

SUBJECT LOTS

CURRENT ZONING

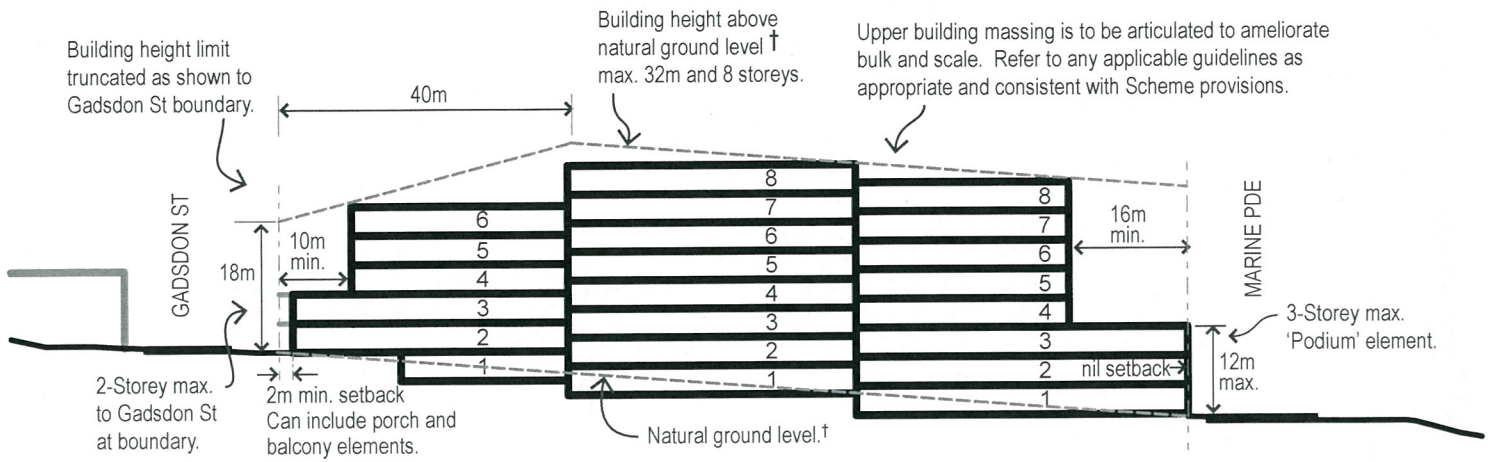
## Schedule 14 — Development Zone Provisions

[clause 6.2.]

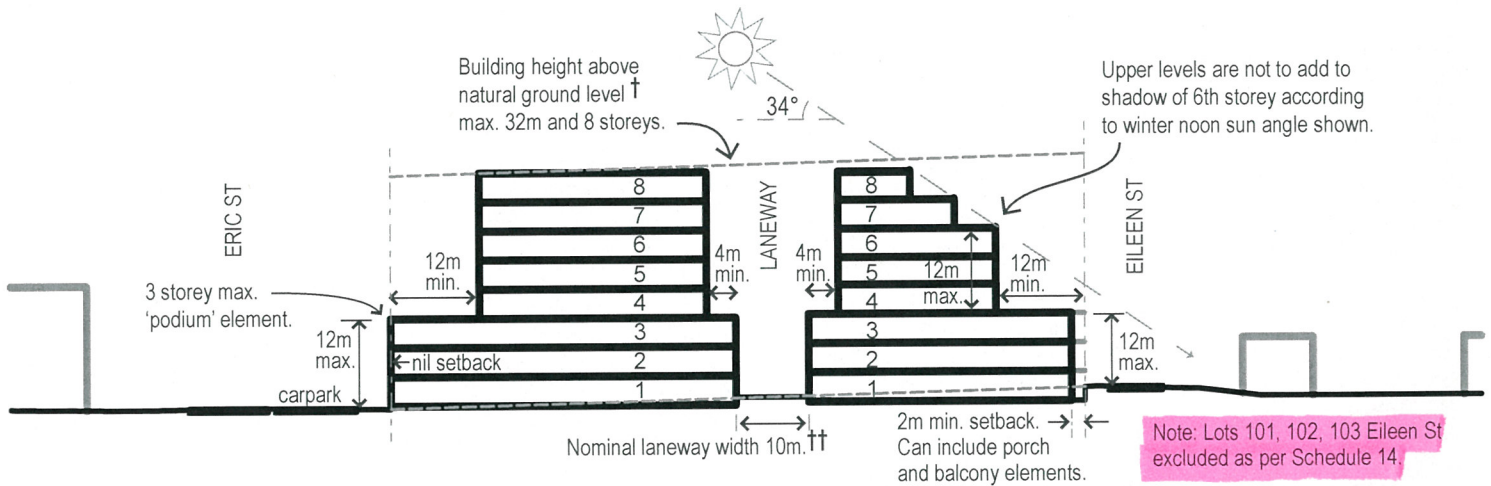
Pursuant to clauses 6.2.3.2 and 6.2.3.4 of the Scheme the development provisions for the Development Zones are contained in this Schedule 14.

Development Zone	Provisions
<p>'A' – Lots bound by Marine Parade, Eric, Gadsdon and Eileen Streets – Ocean Beach Hotel site (with the exception of Lots 101, 102 &amp; 103 Eileen Street).</p>	<ul style="list-style-type: none"> <li>• This Development zone is also subject to Special Control Area 2 and associated provisions – refer clause 6.4 and Schedule 15.</li> <li>• Comprehensive planning for the area shall be undertaken through the preparation and approval of a Structure Plan, in accordance with clause 6.2, to provide the basis for subdivision, strata subdivision and development.</li> <li>• Land uses shown on the adopted Structure Plan shall apply in accordance with clause 6.2.8 and clause 6.4, and where there is any inconsistency clause 6.4 and Schedule 15 shall prevail.</li> <li>• The Structure Plan will provide for the ground floor being limited to non-residential uses as provided for in clause 6.4 and Schedule 15, recognising the Council's aim of maintaining the socially 'active' nature of the area, with the exception of those areas where it is permitted on Diagram 8 of Schedule 15.</li> </ul>
<p>'B' - Lot 34, rear 253 Marmion Street (Council former depot site).</p>	<ul style="list-style-type: none"> <li>• Comprehensive planning for the area shall be undertaken through the preparation and approval of a Structure Plan, in accordance with Clause 6.2, to guide subdivision and development.</li> <li>• Land uses shown on the Structure Plan shall apply in accordance with Clause 6.2.8.</li> <li>• The Structure Plan will provide for residential development comprising a range of dwelling types, sizes and densities to take full advantage of the opportunity for more intense urban infill on this unique site.</li> <li>• The Structure Plan will include consideration of —</li> </ul>

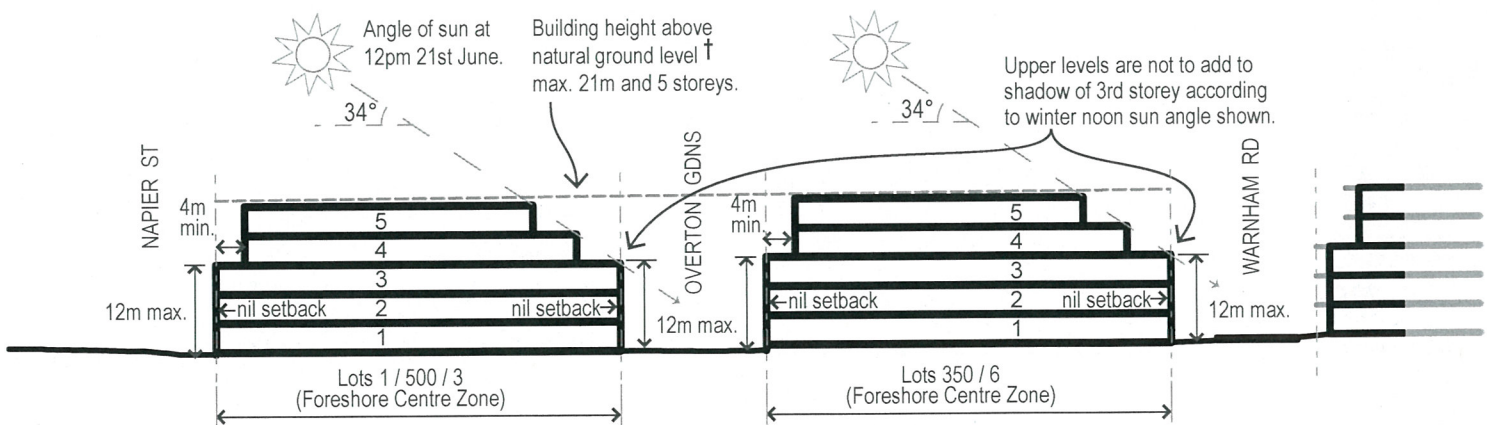
# Schedule 15 - Building Control Diagrams for Special Control Area 2 [Clause 6.4]



**Diagram 1. East-West section through Ocean Beach Hotel site (Development Zone A)**



**Diagram 2. North-South section through Ocean Beach Hotel site (Development Zone A)**



**Diagram 3. North-South section through Foreshore Centre Zone**

Note: Diagrams 1-2 show indicative terracing of building volumes and ground levels for site gradient. Development proposals can be modified as appropriate within the parameters annotated on the diagram and/or others that may apply to the site/development consistent with the Scheme.

† For the purposes of Schedule 15, Natural Ground Level (NGL) is the surface interpolated between the existing ground levels at site boundaries.

†† The location, width, tenure and access of the laneway is to be addressed in the Structure Plan (Clause 6.2).

Schedule 15 - Building Control Diagrams for Special Control Area 2 [Clause 6.4]

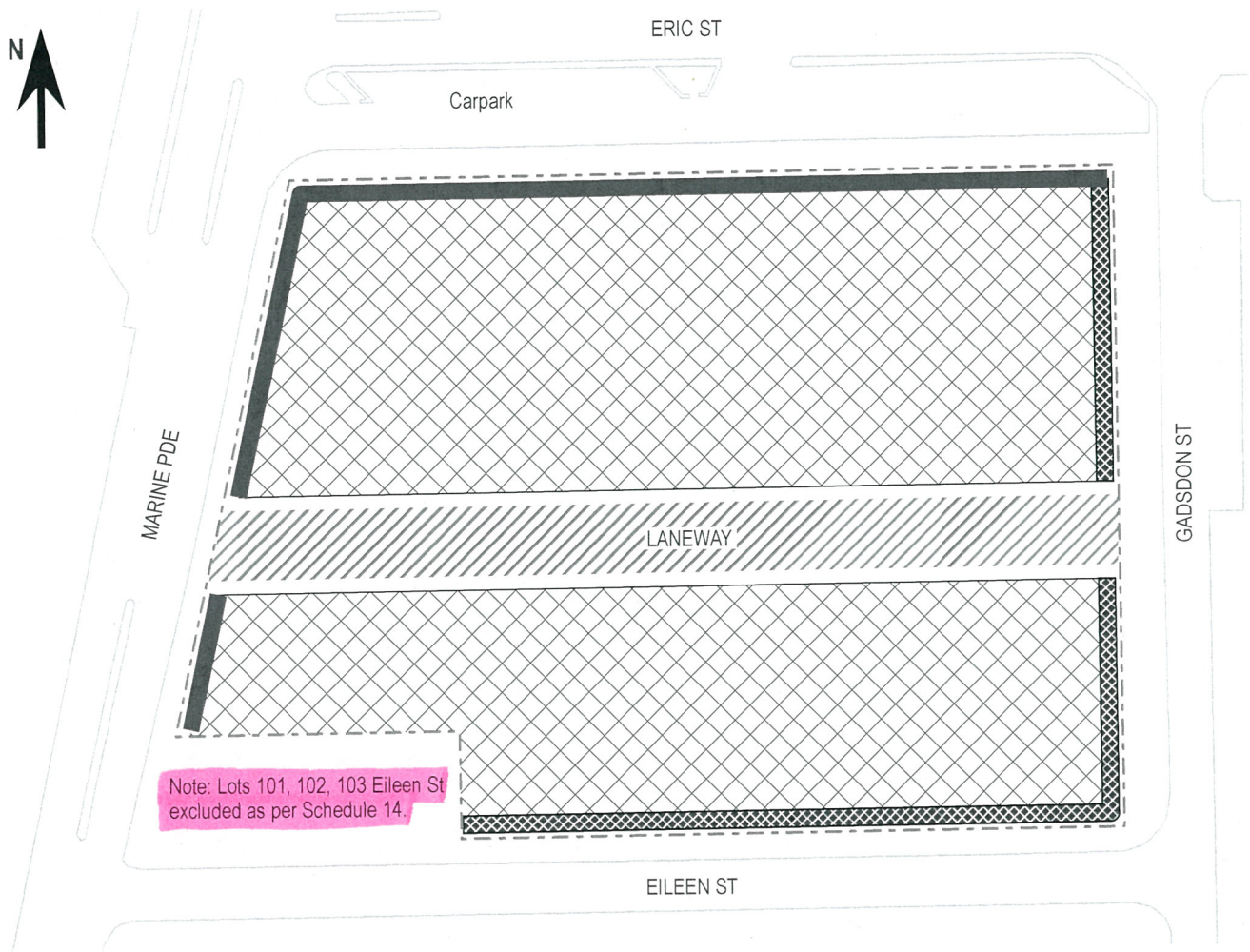






Diagram 8. Building Design Controls Plan of Ocean Beach Hotel site (Development Zone A)

-  Development area.
-  Active public frontage at street.
-  Residential frontage.
-  Laneway - location, width, tenure and access to be addressed in the Structure Plan (Clause 6.2).