

## Current Code Policy Overview

### Zoning

- The whole of the Affected Area is located within the **Established Neighbourhood Zone**.

### Overlays

- The following Overlays apply to the Affected Area:
  - Airports Building Heights (Regulated) (All structures over 45 metres)
  - Advertising near Signalised Intersections
  - Future Road Widening [only 137,139 & 141 Kensington Road & 319 Portrush Road]
  - Heritage Adjacency
  - Hazards (Flooding) [only approx. 2m<sup>2</sup> of 139 Kensington Road, adjacent southern allotment boundary]
  - Hazards (Flooding – General) [only portion of 137,139 & 141 Kensington Road]
  - Major Urban Transport Routes [only 141 Kensington Road & 319 Portrush Road]
  - Local Heritage Place [apply only to 139 Kensington Road]
  - Prescribed wells Area
  - Regulated and Significant Tree
  - Stormwater Management
  - Traffic Generating Development
  - Urban Tree Canopy

### Local Variations (TNVs)

- The following Local Variations (TNVs) apply to the Affected Area:
  - a minimum frontage for a detached dwelling of 9m, semi-detached dwelling of 8m, row dwelling of 6m, group dwelling of 18m, residential flat building of 18m;
  - a minimum site area for a detached dwelling of 250m<sup>2</sup>, semi-detached dwelling of 250m<sup>2</sup>, row dwelling of 250m<sup>2</sup>, group dwelling of 250m<sup>2</sup>; and
  - maximum building height at two (2) building levels.

## Proposed Code Policy Overview

### Zoning

- The Code Amendment will rezone the whole of the Affected Area to the Community Facilities Zone with Neighbourhood Subzone.

### Overlays

- The Code Amendment will retain the following Overlays that currently apply to the Affected Area:
  - Airports Building Heights (Regulated) (All structures over 45 metres)
  - Advertising near Signalised Intersections
  - Future Road Widening [only 137,139 & 141 Kensington Road & 319 Portrush Road]
  - Heritage Adjacency
  - Hazards (Flooding) [only approx. 2m2 of 139 Kensington Road, adjacent southern allotment boundary]
  - Hazards (Flooding – General) [only portion of 137,139 & 141 Kensington Road]
  - Major Urban Transport Routes [only 141 Kensington Road & 319 Portrush Road]
  - Local Heritage Place [apply only to 139 Kensington Road]
  - Prescribed wells Area
  - Regulated and Significant Tree
  - Traffic Generating Development
  - Urban Transport Routes [only 137 & 139 Kensington Road]
- The Code Amendment will remove the application of the following Overlays from the whole of the Affected Area:
  - Stormwater Management
  - Urban Tree Canopy

### Local Variations (TNVs)

- The Implementation of the following Local Variations (TNVs):
  - Apply for the western area of the site along the Donegal Street frontage:
    - » Maximum building height is 3 levels;

- » Maximum building height is 12.5 metres;
- Replace the existing maximum building height (2 building levels) for the northern and eastern portion of the site extending along the Portrush Road frontage around the local heritage place:
  - » Maximum building height is 5 levels;
  - » Maximum building height is 18.5 metres;