

# MIBA Precincts

PRECINCT	BUILDING HEIGHT <sup>1</sup>		SITE COVER	PLOT RATIO	FRONT ROAD SETBACK	SIDE ROAD SETBACK	REAR SETBACK	SIDE SET-BACK
	STOREYS	METERS						

## 1 MIBA

1(1) Esplanade		25m		1:1.5	10m	3m	10m	0m
1(2) Core		25m		1:1	6m	3m	10m	0m
1(3) Highway		15m		1:1	6m	3m	10m	0m
1(4) South		15m		1:1	6m	3m	10m	0m <sup>2</sup>
1(5) Marine Industry		25m		1:1	6m	3m	10m	

## 2 Marine Village

2(1) Marina	N/A	N/A	N/A	N/A	N/A		N/A	N/A
2(2) Shipyard	N/A	25m	N/A	N/A	SEE CODE		SEE CODE	SEE CODE
2(3) Marina Centre		25m		1:1.5	0m		0m	0m
2(4) Marina Residential2	3R				0m		6m	0m
2(5) Hotel	1C+4R	16m						
2(6) Marina Apartments	12R							
Area A	6R							
Area B	8R	27m						
Plots	12R							
2(7) Marina Pavilion	3C	12m			N/A		N/A	N/A
2(8) Golf Residential	3R				0m		6m	0m

## 3 Residential

3(1) Residential West								
3(3) Residential South								
3(3) Residential East	Common provisions apply across the three residential precincts							
Lots ≤ 449m <sup>2</sup>	2R	8.5m			3m <sup>****</sup>	3m		
Lots ≥ 450m <sup>2</sup> to 800m <sup>2</sup>	2R	8.5m			3m <sup>****</sup>			
Lots ≥ 800m <sup>2</sup>	2R	8.5m			3m <sup>****</sup>			

## 4 Open Space

4(1) Golf Club	2C							
4(2) Golf Course								
4(3) Open Space								

### Notes:

#### 1. Building Height

Storeys refers to the number of floors in the building including the ground floor

Residential storey heights are predicated on 3m (floor level to floor level)

Commercial storey heights are predicated as 4m (floor level to floor level)

Metres refers to the maximum building height relative to local made ground (ie, pad level)

Building height (Metres) allows for the specified number of floors plus an allowance for roof features and structural roof plant (excluding antennae, masts and telecommunication devices)

2. Side Setback for the MIBA 1(4) South Precinct is 10m if the site adjoins land in a residential zone and 0m otherwise

3. Marina Residential and Golf Residential

Front Setback refers to the street frontage

Rear Setback refers to the lot frontage to the marina/public walkway or Golf Course (as appropriate)

Source: PMM