

8.2.18 The Spit Master Plan height sensitive area - building height overlay code

8.2.18.1 Application

This code applies to assessing any material change of use or building work where indicated within **Part 5.10 Categories of development and assessment – Overlays**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

8.2.18.2 Purpose

- (1) The purpose of The Spit Master Plan height sensitive area - building height overlay code is to ensure development contributes to and protects the planned built form character of The Spit Master Plan height sensitive area, as expressed on the **Building height overlay map** and set out in The Spit Master Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development within The Spit Master Plan height sensitive area has a building and structure height that does not exceed that indicated on the **Building height overlay map**, except where explicitly outlined in The Spit Master Plan and provided for below:
 - (i) To provide a landmark and viewing platform for tourists, a single tower structure within **The Top of The Spit precinct** (adjacent to the Seaway) may only exceed the **Building height overlay map** where:
 - (A) the building or structure presents as a unique sculptural form that signifies its landmark status;
 - (B) the building or structure has the appearance of a structure bracing against the prevailing winds; and
 - (C) the building or structure height is sufficient to capture views and acts as a landmark for the Top of The Spit, enhancing the park experience and setting.
 - (ii) Development within **The Top of The Spit precinct** may exceed the **Building height overlay map** where it includes an occasional two storey feature element up 11.5 metres.
 - (iii) Theme park rides and associated structures within the Sea World theme park may exceed the **Building height overlay map** and do not have a prescribed height limit.
 - (b) The height of any potential cruise ship terminal building and associated structures, located within Philip Park, determined through a future investigation, may exceed the **Building height overlay map** but is limited to 3 storeys and 15 metres.

Note: The Spit Master Plan's consideration of a potential cruise ship terminal does not imply State Government support for, or opposition to, the terminal.

Note: Building and structure height

- (1) The Spit Master Plan height sensitive area utilises both metres and storeys, in accordance with The Spit Master Plan. As a result, development needs to comply with both storeys and metres.

Commented [OCOP1]: Not significantly different
Administrative or Minor

Commented [OCOP2]: R1 - Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 34 – Changes in response to Ministerial conditions – The Spit Master Plan

Commented [OCOP3]: Not significantly different
Administrative or Minor

Commented [OCOP4]: Not significantly different
Administrative or Minor

Commented [OCOP5]: Not significantly different
Administrative or Minor

Commented [OCOP6]: Not significantly different
Administrative or Minor

Commented [OCOP7]: Not significantly different
Administrative or Minor