



## P3 – Coastal Lots Sub-Precinct

The Coastal Lots precinct will evolve into a high-quality residential neighbourhood within easy reach of public transport. New homes will be medium density, designed to fit the area's character, with more trees, green verges, and safer walking connections.

### Our Goals

- Encourage well-designed infill housing that respects the existing character of the neighbourhood.
- Support grouped and apartment-style homes that make good use of land near transport and open space.
- Reinforce Jecks Street as a green link connecting the foreshore, parklands and Wanliss Street transit stop.
- Protect and increase tree canopy through generous setbacks and deep soil areas.
- Avoid battle-axe subdivision to maintain safe, attractive streetscapes.
- Improve laneways for better access and new development opportunities.



### Development Notes

- Grouped and multiple dwellings (R60-R80) which is typically 2-4 storeys.
- Generous front setbacks (4-6 m) and landscaped verges.
- No parking allowed between buildings and the street (except for visitor bays).
- Garages located behind the building line.
- Laneways to be upgraded for two-way movement.
- Public art required for developments with 10 or more dwellings or construction over \$5 million.

### References

Detailed requirements for frontage types, podium heights, setbacks, glazing, awnings, vehicle access and parking are set out in:

- Table 11 – Coastal lots Built Form Controls – page 42
- Figure 15 – Coastal lots Sub-Precinct Requirements – page 40