

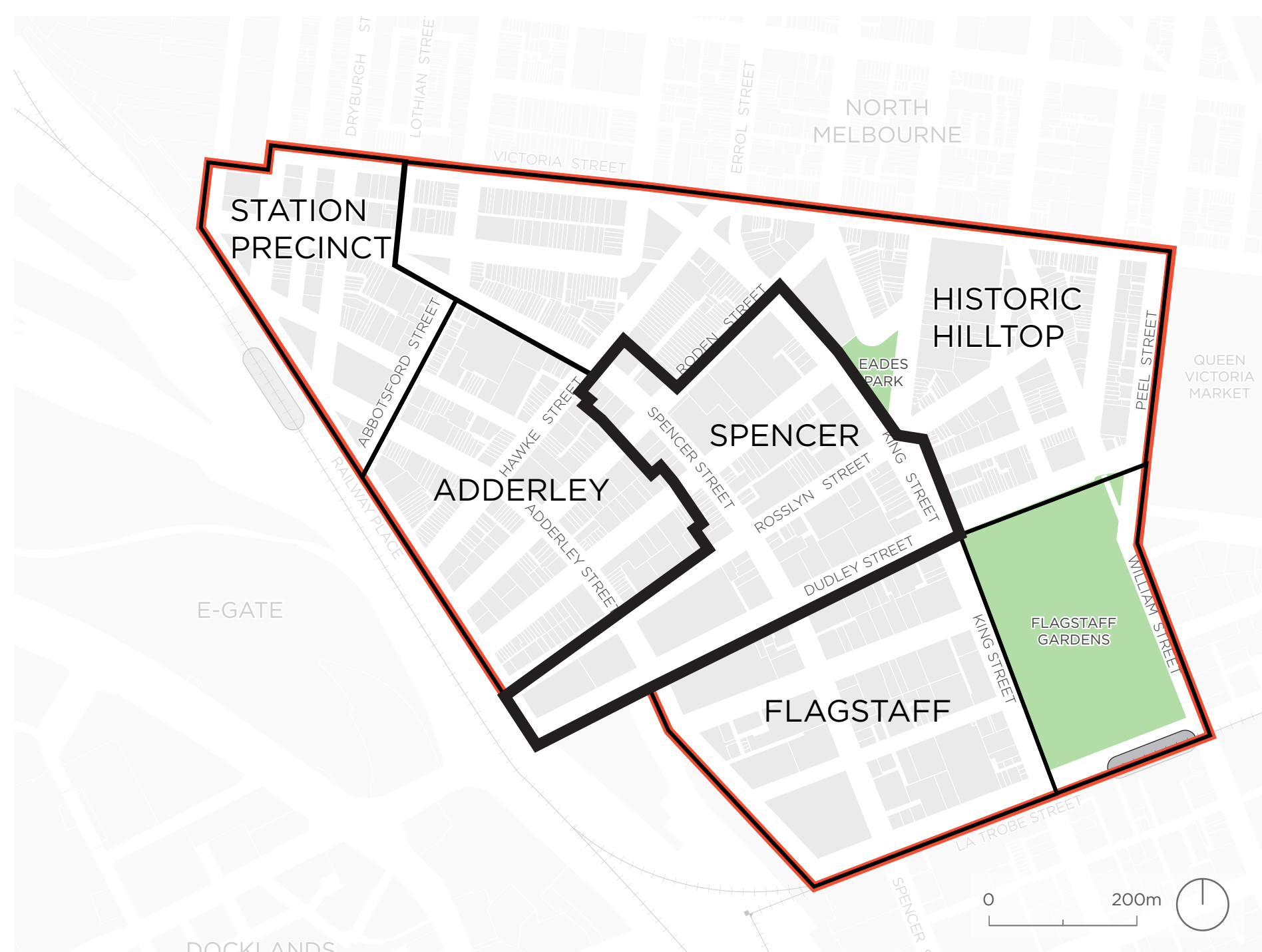
# SPENCER

## PRECINCT SPOTLIGHT

Spencer Precinct Aerial



Location in Structure Plan Area



Density and built form in the Spencer Precinct

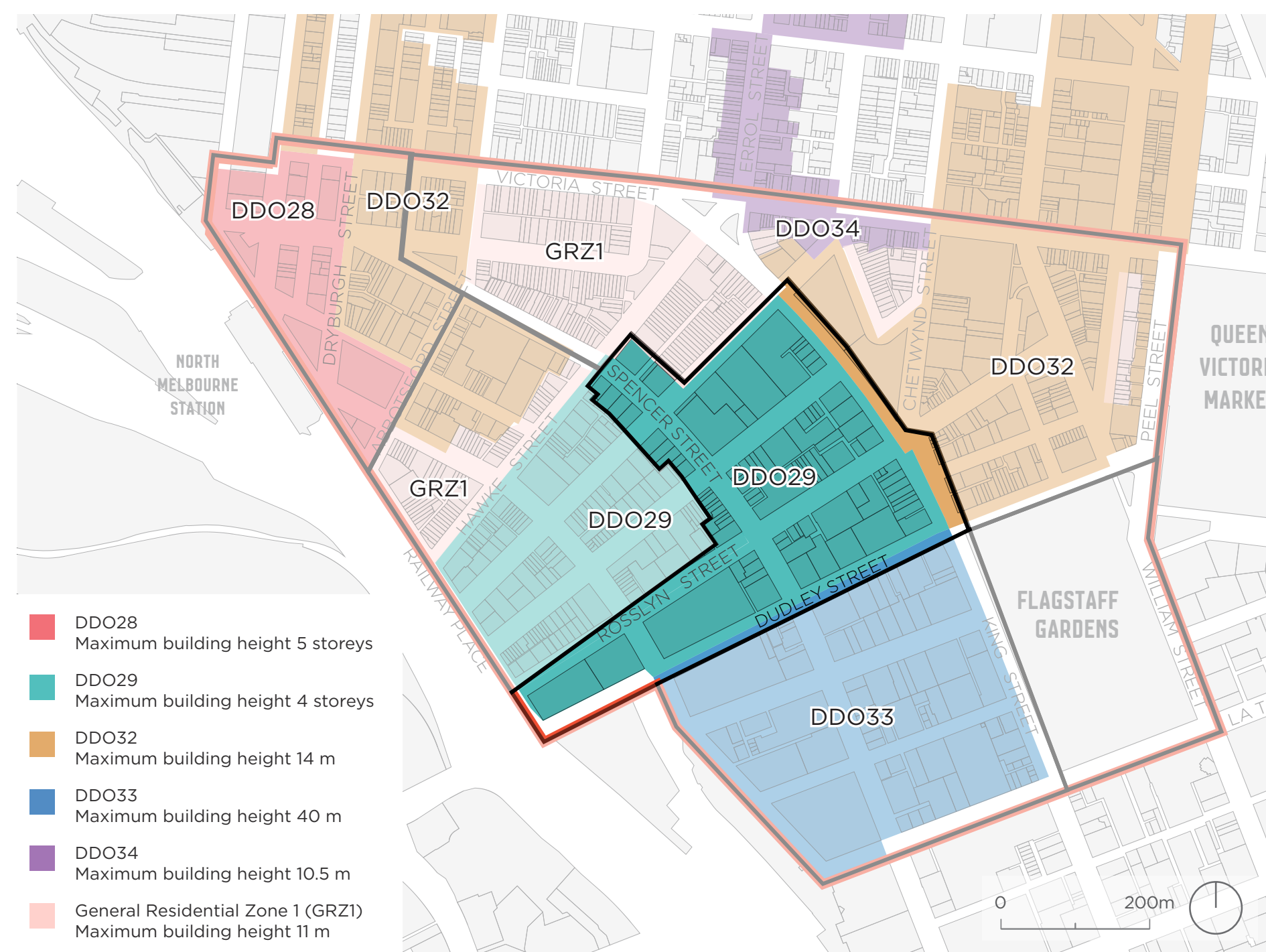
Spencer will be a mid-rise area that supports high quality design, with new buildings a maximum of eight storeys tall. Higher built form will be focused on Spencer Street, Dudley Street, and King Street, with lower built form on side streets. In contrast to the central city, tower and podium towers will not be supported. Instead, alternative typologies that respond to the characteristics of individual sites will be expected. Former warehouses will be reused or sensitively redeveloped to retain a sense of history.

Activities and land uses in the Spencer Precinct

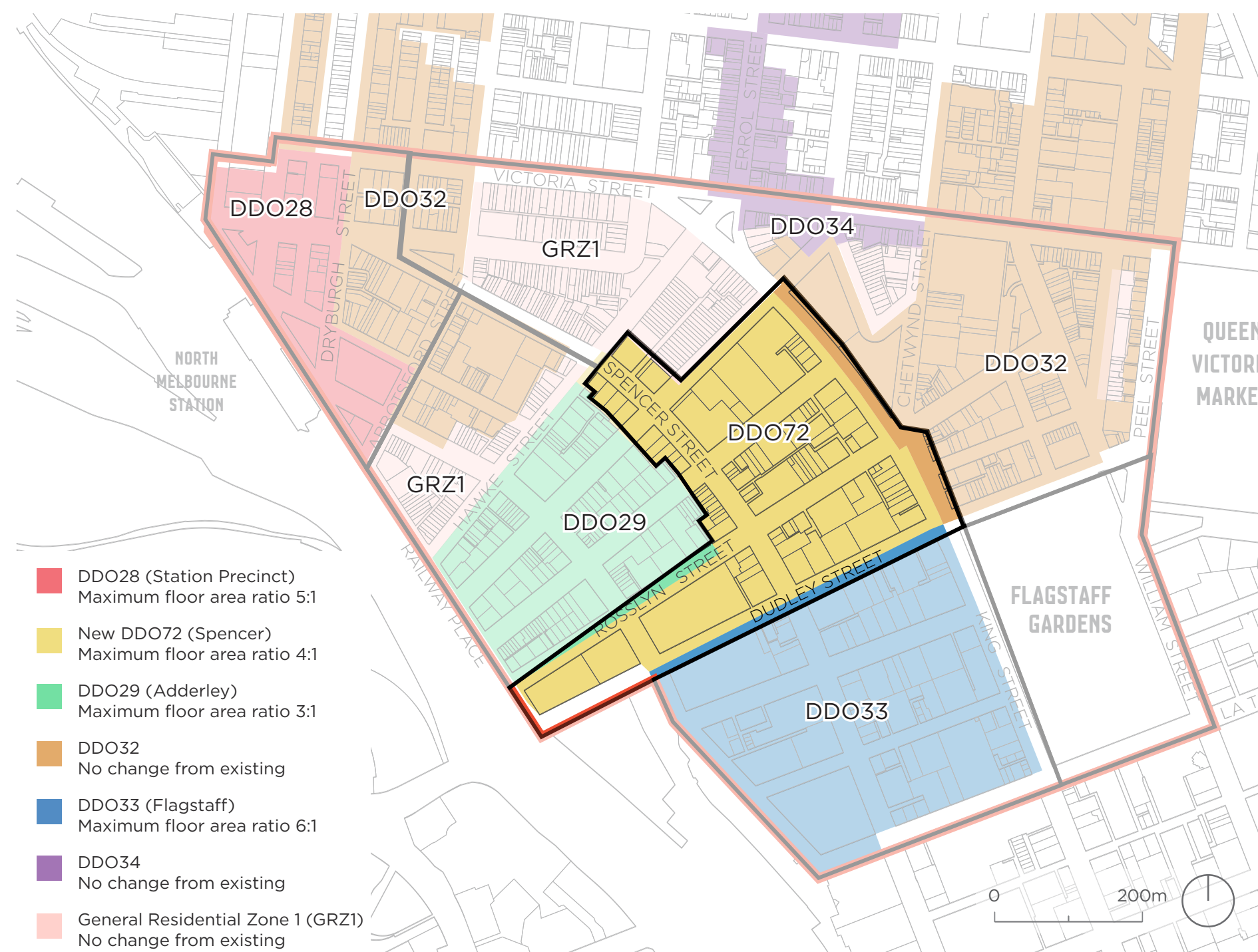
Spencer will be a mixed use area focused around the busy local high street on Spencer Street, lined with shops, cafes, restaurants and bars south of Hawke Street. Some of these uses will turn the corner into the quieter, greener side streets. Mixed use will be achieved through rezoning Spencer to a special use zone, with a minimum requirements for employment floor space.

## DENSITY & BUILT FORM

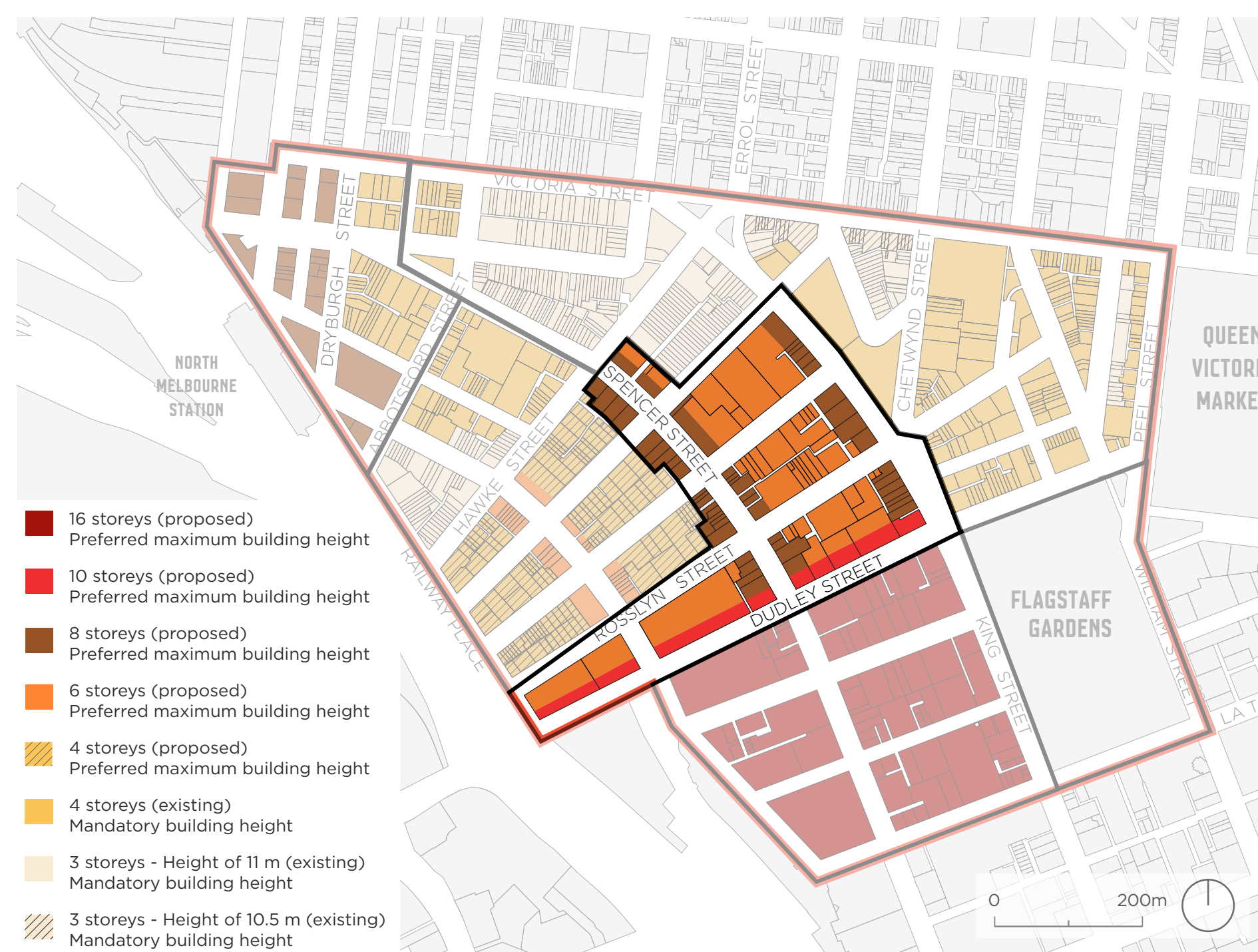
Existing Design and Development Overlay



Proposed changes to the Design and Development Overlay



Proposed and existing building heights

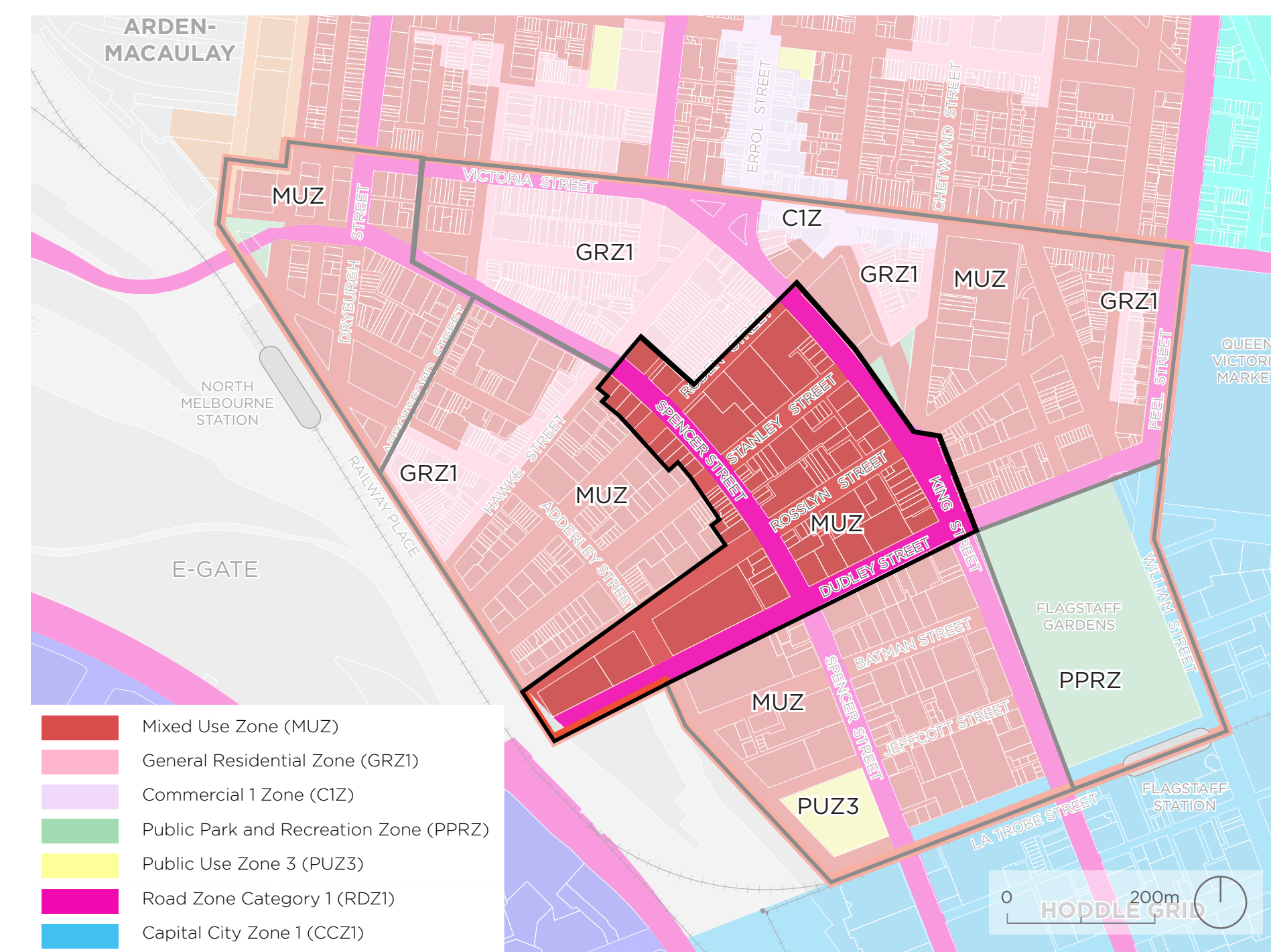


Character buildings



## ACTIVITIES & LAND USE

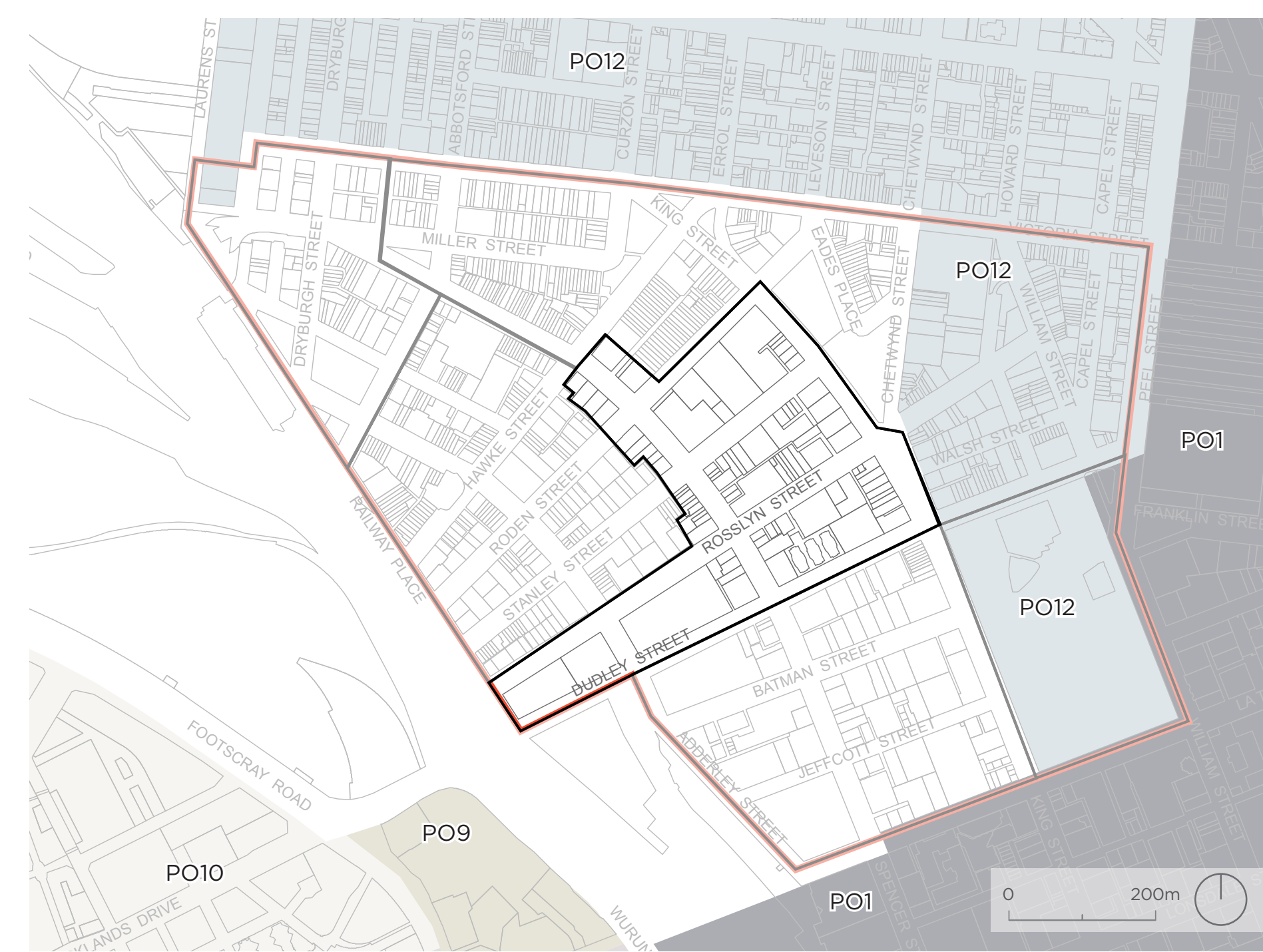
Existing Zones



Proposed changes to Zones



Existing Parking Overlay



Proposed changes to the Parking Overlay

