

NAC BUILT FORM GUIDELINES

category

2a/

small-medium neighbourhood centre on a wide main road



NACs IN THIS CATEGORY:

Middleborough & Eley Roads, (Oakwood), Blackburn South (39)*

Woodhouse Grove & Elgar Road, Box Hill North (2)

Woodhouse Grove & Station Street, Box Hill (3)

Kerrimuir Shopping Centre, Box Hill North (6)

Thames Street & Station Street, Box Hill North (8)

Pendle Street Shops, Box Hill (9)

Middleborough & Whitehorse Road, Blackburn (16)

Vermont East Shopping Centre, Vermont (31)

Canterbury Road & Florence Road, Surrey Hills (32)

Station Street & Asquith Street, Box Hill South (34)

Riversdale Road & Ferndale Street, Surrey Hills (35)

Wattle Park Shopping Centre, Surrey Hills (36)

Parkmore Village Shopping Centre, Forest Hill (49)

Bennettswood Shopping Centre, Burwood (54)

Houston Shops, Box Hill South (55)

Canterbury Road & Springvale Road, Forest Hill (59)

Inglisby Road, Mont Albert (60)

*Numbers in brackets refer to the Neighbourhood Activity Centre Map overpage.

KEY CHARACTERISTICS:

FORMAT	Small-medium neighbourhood centre fronting onto a wide main road
EXISTING BUILT FORM	Generally 1 to 2 storeys Some 3 storey development
SIZE	Small- medium
ACCESS TO PUBLIC TRANSPORT	Located on a bus route Some located within 400m of a train station or tram route



Canterbury Road & Florence Road, Surrey Hills



Kerrimuir Shopping Centre, Box Hill North



Woodhouse Grove & Station Street, Box Hill

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MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone	11m (3 storeys)	FRONT BOUNDARY <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) REAR BOUNDARY <p><i>Where the rear of the lot abuts a residential property or street:</i></p> <ul style="list-style-type: none"> Buildings up to 7.5m in height should be setback a minimum of 3 metres from the rear boundary <p><i>Where the rear of the lot abuts a lane:</i></p> <ul style="list-style-type: none"> Buildings up to 7.5m in height should be setback a minimum of 1 metre from the rear boundary SIDE BOUNDARY <ul style="list-style-type: none"> None specified 	FRONT BOUNDARY <ul style="list-style-type: none"> Over 11m buildings should be setback a minimum of 3 metres from the ground floor building footprint (at the front) REAR BOUNDARY <ul style="list-style-type: none"> Over 7.5m in height, buildings should be setback a minimum of 5m from the rear boundary Over 11m buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the rear) SIDE BOUNDARY <p><i>Where the side of the lot abuts a residential property:</i></p> <ul style="list-style-type: none"> Over 7.5m the building should be setback 1 metre from that boundary, and Over 11m the building should be setback 3 metres from that boundary.

NB Where the property abuts a residentially zoned property, all measurements of height should be taken from the abutting residential property boundary.

