

NAC BUILT FORM GUIDELINES

category

2b/

large neighbourhood centre on a wide main road



NACs IN THIS CATEGORY:

Box Hill South Shopping Centre, Box Hill / Box Hill South (11)

Middleborough & Canterbury Road, Blackburn/ Blackburn South (18)

Blackburn South Shopping Centre, Blackburn South (19)

Vermont Village Shopping Centre, Vermont (47)

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

KEY CHARACTERISTICS:

FORMAT	Large neighbourhood centre fronting onto a wide main road
EXISTING BUILT FORM	Generally 1 to 2 storeys Some 3 storey development
SIZE	Large
ACCESS TO PUBLIC TRANSPORT	Located on a bus route Some located on a tram route



Vermont Village Shopping Centre



Wattle Park Shopping Centre



Box Hill South Shopping Centre

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BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
<p>18m (5 storeys)</p> <p>7.5m (2 storeys) on a boundary adjoining a residential zone</p>	<p>11m (3 storeys)</p>	<p>FRONT BOUNDARY</p> <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) <p>REAR BOUNDARY</p> <p><i>Where the rear of the lot abuts a residential property or street:</i></p> <ul style="list-style-type: none"> Buildings should be set back 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"> None specified <p>SIDE BOUNDARY</p> <ul style="list-style-type: none"> None specified 	<p>FRONT BOUNDARY</p> <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) <p>REAR BOUNDARY</p> <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) <p>SIDE BOUNDARY</p> <p><i>Where the side of the lot abuts a residential property or street:</i></p> <ul style="list-style-type: none"> Over 7.5m buildings should be setback a minimum of 1 metre from the ground floor footprint. Over 11m buildings should be setback a minimum of 3 metres from the ground floor building footprint.

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

