

NAC BUILT FORM GUIDELINES

category

3/

large car based centre on a wide main road



NACs IN THIS CATEGORY:

Brentford Square Shopping Centre, Forest Hill (46)\*

Vermont South Shopping Centre, Vermont South (56)

Burwood One, Burwood East (57)

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

KEY CHARACTERISTICS:

FORMAT	Large car focussed centre with large car parking areas
EXISTING BUILT FORM	Generally 1 to 3 storeys
SIZE	Large
ACCESS TO PUBLIC TRANSPORT	Located on a bus route Some located on a tram route Not located within 400m of a train station



Brentford Square Shopping Centre



Vermont South Shopping Centre



Burwood One, Burwood East

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MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
21.5m (6 storeys)	14.5m (4 storeys)	<p><b>FRONT BOUNDARY</b></p> <ul style="list-style-type: none"> <li>Buildings should be built to the front boundary (zero metre front setback)</li> </ul> <p><b>SIDE OR REAR BOUNDARY</b></p> <p><i>Where the side or rear of the lot abuts a residential property or street:</i></p> <ul style="list-style-type: none"> <li>Buildings should be set back a minimum of 5 metres from the side or rear boundary</li> <li>The setback area should be heavily landscaped</li> </ul> <p><i>Where the side or rear of the lot abuts a lane:</i></p> <ul style="list-style-type: none"> <li>Buildings should be set back a minimum of 3 metres from the side or rear boundary</li> <li>The setback area should be heavily landscaped</li> </ul>	<p><b>FRONT BOUNDARY</b></p> <ul style="list-style-type: none"> <li>Over 14.5m buildings should be setback a minimum of 3 metres from the ground floor building footprint (at the street frontage)</li> </ul> <p><b>SIDE OR REAR BOUNDARY</b></p> <ul style="list-style-type: none"> <li>Over 14.5m buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the side or rear)</li> </ul>

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

