

NAC BUILT FORM GUIDELINES

category

1a/

small-medium neighbourhood
centre on a standard width road

NACs IN THIS CATEGORY:

Milne Road & Sewell Street, Mont Albert North (1)*

Second Avenue, Box Hill North (4)

Trawool Street Neighbourhood Centre, Blackburn North (5)

Arcade Road Shops, Mont Albert North (7)

Caroline Crescent & Katrina Street, Blackburn North (12)

Charlton Street & Raymond Street, Blackburn North (13)

Diana Drive Shops, Blackburn North (14)

Springfield & Surrey Road, Blackburn (15)

Laburnum Village Shopping Centre, Blackburn (17)

Indra Road & Baratta Street, Blackburn South (20)

Vicki Street, Blackburn South (21)

Mitcham Road & Andover Avenue, Mitcham (22)

Junction Road & Charles Street, Nunawading (23)

McKeon Road & Quarry Road, Mitcham (24)

Lindsay Avenue, Nunawading (25)

Mountain View Road, Nunawading (26)

Dampier Grove Shopping Centre, Mitcham (27)

Mount Pleasant Road, Nunawading (28)

Rangeview Shopping Centre, Mitcham (29)

Rooks Road & Beech Street, Nunawading (30)

Birdwood & Devon Street, Box Hill South (33)

Banksia Street, Surrey Hills (37)

Faelen & Puerta Street, Burwood (38)

Holland & Fulton Road, Blackburn South (40)

Eley Road & Shaun Avenue Shopping Centre, Blackburn South (41)

Royton Street, Burwood East (42)

Cromwell & McIntyre Street, Burwood (43)

Highbury & Middleborough Road, Burwood East (44)

Bettina Street & Benwerrin Drive, Burwood East (45)

Centre Road & Beddoe Road, Vermont (48)

Jolimont Road, Forest Hill (50)

Hawthorn Road & Robinlee Avenue, Burwood East (51)

Hutchison & Ruby Street, Burwood (52)

Sevenoaks Road, Burwood East (53)

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

KEY CHARACTERISTICS:

FORMAT	Small neighbourhood shopping strip fronting onto a local, standard width street
EXISTING BUILT FORM	Low scale buildings between 1 to 2 storeys
SIZE	Small
ACCESS TO PUBLIC TRANSPORT	Located on a bus route or within 400m of a bus route Some centres located on a tram route Generally not located within 400m of a train station



Caroline Crescent & Katrina Street, Blackburn North



Laburnum Village Shopping Centre, Blackburn



Charlton Street & Raymond Street, Blackburn North

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BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
<p>11m (3 storeys)</p> <p>7.5m (2 storeys) on a boundary adjoining a Residential zone</p>	7.5m (2 storeys)	<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"> Buildings should be setback 1 metre from the rear boundary <p>SIDE BOUNDARY</p> <ul style="list-style-type: none"> None specified 	<p>FRONT BOUNDARY</p> <ul style="list-style-type: none"> Over 7.5m 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 buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the rear) <p>SIDE BOUNDARY</p> <ul style="list-style-type: none"> Where the side of the lot abuts a residential property, buildings over 7.5m should be set back 1 metre from that boundary <p><i>NB All measurements of height should be taken from the abutting residential property boundary.</i></p>

