

NAC BUILT FORM GUIDELINES

category

1b/

large neighbourhood centre on a standard width road



NACs IN THIS CATEGORY:

Mont Albert Village Shopping Centre, Mont Albert (10)\*

North Blackburn Shopping Centre, North Blackburn (58)

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

KEY CHARACTERISTICS:

FORMAT	Large neighbourhood centre fronting onto a local, standard width road
EXISTING BUILT FORM	Low scale buildings between 1 to 2 storeys
SIZE	Large
ACCESS TO PUBLIC TRANSPORT	Located on a bus route Generally located within 800m of a train station or tram corridor



Mont Albert Village Shopping Centre



Mont Albert Village Shopping Centre



North Blackburn Shopping Centre

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BUILT FORM GUIDELINES

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

