

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)

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)

\*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
<p>14.5m (4 storeys)</p> <p>7.5m (2 storeys) on a boundary adjoining a Residential zone</p>	11m (3 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 up to 7.5m in height should be set back a minimum of 3 metres from the rear boundary</li> <li>Over 7.5m in height buildings should be set back a minimum of 5 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 up to 7.5m in height should be set back a minimum of 1 metre from the rear boundary</li> <li>Over 7.5m buildings should be set back a minimum of 3 metres from the rear boundary</li> </ul> <p><b>SIDE BOUNDARY</b></p> <ul style="list-style-type: none"> <li>None specified</li> </ul> <p><i>NB All measurements of height should be taken from the abutting residential property boundary.</i></p>	<p><b>FRONT BOUNDARY</b></p> <ul style="list-style-type: none"> <li>Over 11m 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 11m 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 the building should be set back 1 metre from that boundary, and</li> <li>Over 11m the building 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>

