NAC BUILT FORM GUIDELINES

category

3/

large car based centre on a wide main road

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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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BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
21.5m (6 storeys)	14.5m (4 storeys)	**FRONT BOUNDARY** ▪ Buildings should be built to the front boundary (zero metre front setback) **SIDE OR REAR BOUNDARY** *Where the side or rear of the lot abuts a residential property or street:* ▪ Buildings should be set back a minimum of 5 metres from the side or rear boundary ▪ The setback area should be heavily landscaped *Where the rear of the lot abuts a lane:* ▪ Buildings should be set back a minimum of 3 metres from the side or rear boundary ▪ The setback area should be heavily landscaped	**FRONT BOUNDARY** ▪ Over 14.5m buildings should be setback a minimum of 3 metres from the ground floor building footprint (at the street frontage) **SIDE OR REAR BOUNDARY** ▪ Over 14.5m buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the side or rear) *NB All measurements of height should be taken from the abutting residential property boundary where relevant.*

street | **FRONT**

REAR | residential