



3

**BUILT FORM GUIDELINES BY
CATEGORY OF CENTRE**

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

NAC BUILT FORM GUIDELINES

category

1a/

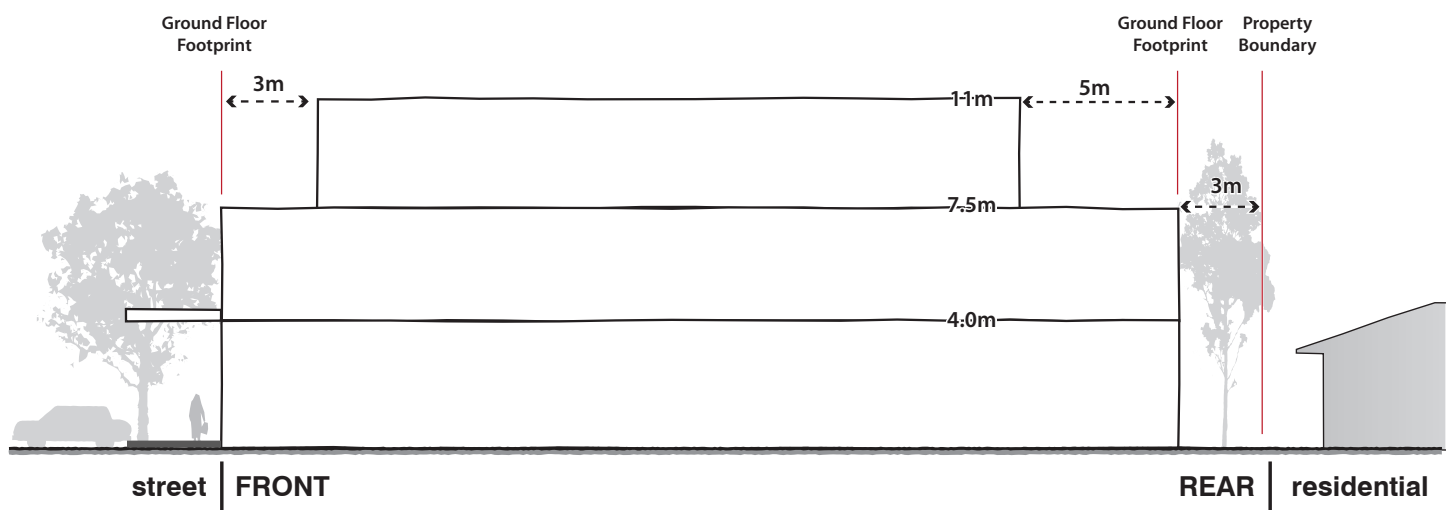
small-medium neighbourhood
centre on a standard width road



BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
11m (3 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone	7.5m (2 storeys)	FRONT BOUNDARY <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) REAR BOUNDARY <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 SIDE BOUNDARY <ul style="list-style-type: none"> None specified 	FRONT BOUNDARY <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) REAR BOUNDARY <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) SIDE BOUNDARY <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

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



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

NAC BUILT FORM GUIDELINES

category

1b/

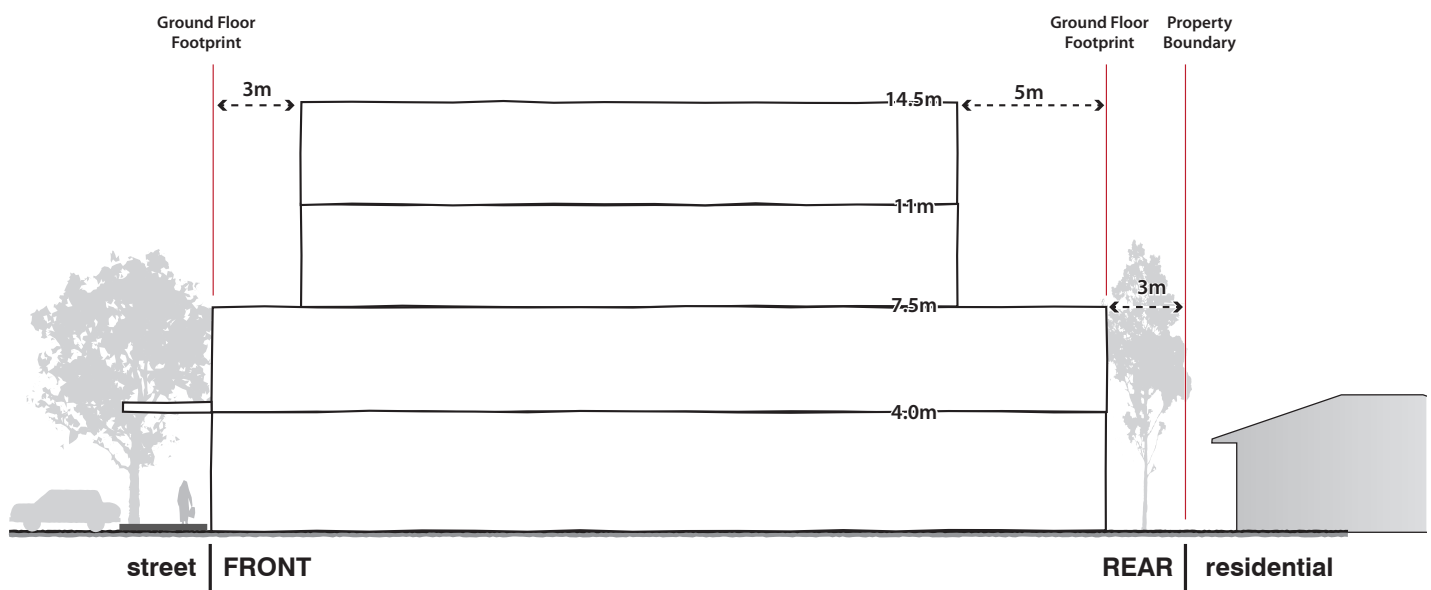
large neighbourhood centre on a
standard width road



BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone	7.5m (2 storeys)	FRONT BOUNDARY <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) REAR BOUNDARY <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 SIDE BOUNDARY <ul style="list-style-type: none"> None specified 	FRONT BOUNDARY <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) REAR BOUNDARY <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) SIDE BOUNDARY <p><i>Where the side of the lot abuts a residential property:</i></p> <ul style="list-style-type: none"> Over 7.5m buildings should be set back 1 metre from that boundary, and Over 11m buildings should be setback 3 metres from that boundary.

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



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)

Wattle Park Shopping Centre, Surrey Hills (36)

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)

Inglisby Road, Mont Albert (60)

*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

NAC BUILT FORM GUIDELINES

category

2a/

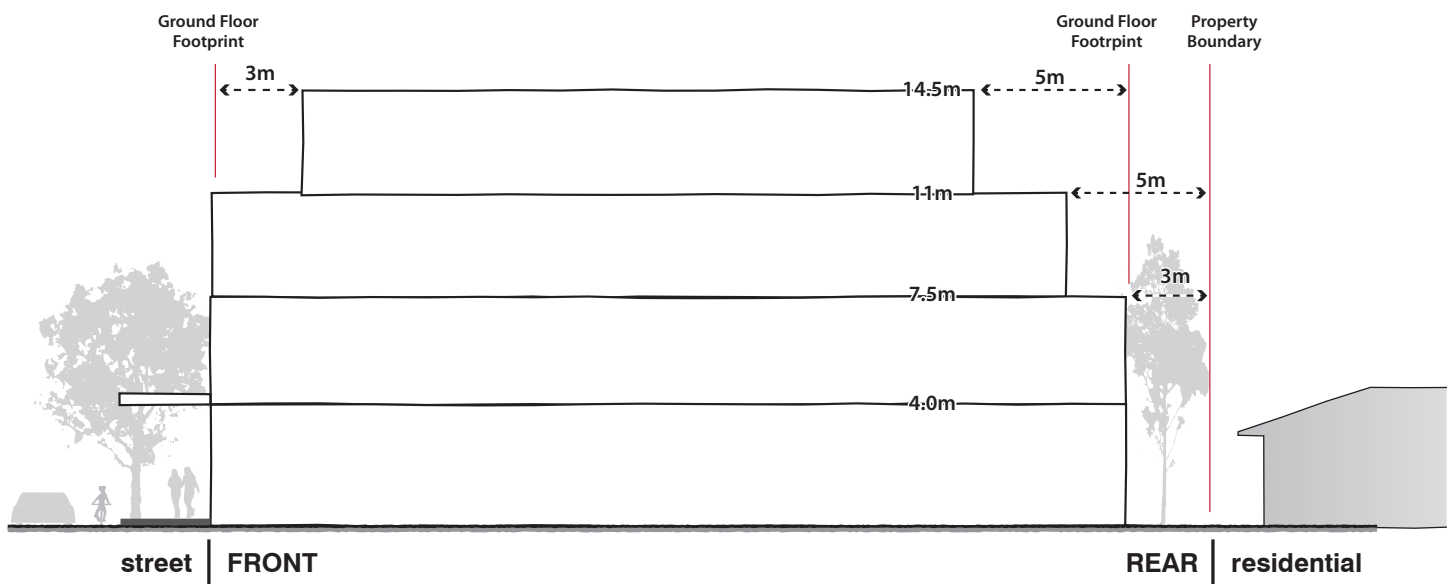
small-medium neighbourhood
centre on a wide main road



BUILT FORM GUIDELINES

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

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



2b/

large neighbourhood centre on a wide main road



NACs IN THIS CATEGORY:

Box Hill South Shopping Centre, Box Hill / Box Hill South (11)

Middleborough & Canterbury Road, Blackburn/ Blackburn South (18)

Blackburn South Shopping Centre, Blackburn South (19)

Vermont Village Shopping Centre, Vermont (47)

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

KEY CHARACTERISTICS:

FORMAT	Large neighbourhood centre fronting onto a wide main road
EXISTING BUILT FORM	Generally 1 to 2 storeys Some 3 storey development
SIZE	Large
ACCESS TO PUBLIC TRANSPORT	Located on a bus route Some located on a tram route



Vermont Village Shopping Centre



Blackburn South Shopping Centre



Box Hill South Shopping Centre

NAC BUILT FORM GUIDELINES

category

2b/

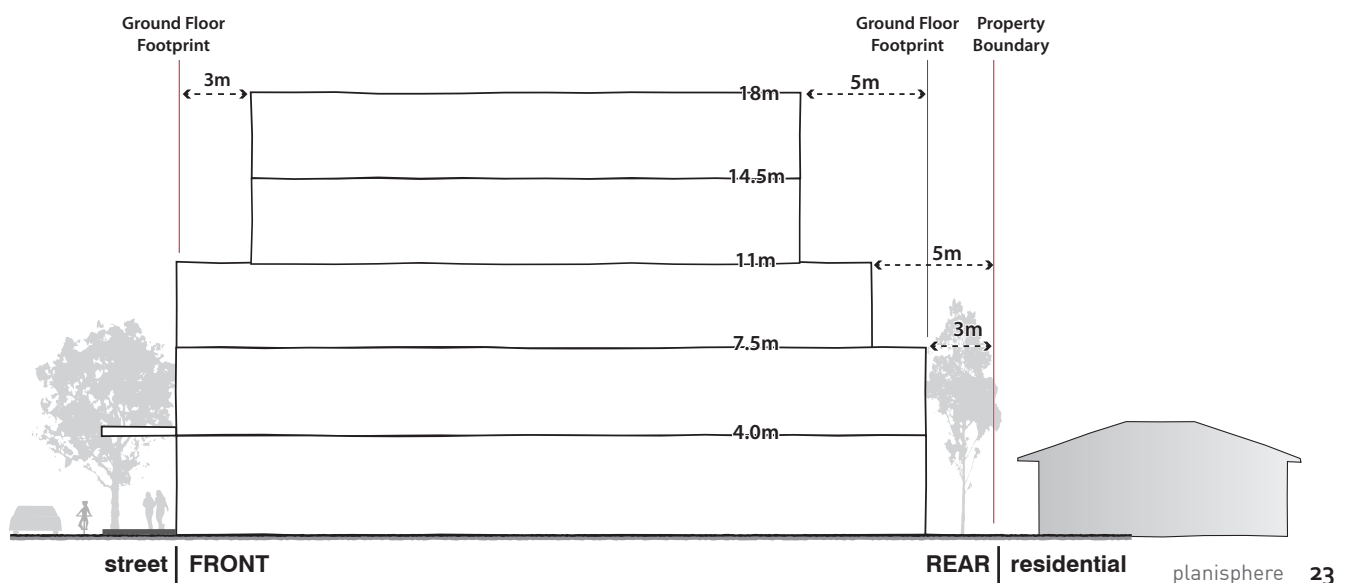
large neighbourhood centre on a wide main road



BUILT FORM GUIDELINES

MAXIMUM HEIGHT	MAXIMUM STREET WALL HEIGHT	MINIMUM GROUND LEVEL SETBACK	BUILDING SETBACKS
18m (5 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone	11m (3 storeys)	FRONT BOUNDARY <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) REAR BOUNDARY <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"> None specified SIDE BOUNDARY <ul style="list-style-type: none"> None specified 	FRONT BOUNDARY <ul style="list-style-type: none"> Over 11m buildings should be setback a minimum of 3 metres from the ground floor building footprint (at the front) REAR BOUNDARY <ul style="list-style-type: none"> Over 7.5m in height, buildings should be setback a minimum of 5m from the rear boundary Over 11m buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the rear) SIDE BOUNDARY <p><i>Where the side of the lot abuts a residential property or street:</i></p> <ul style="list-style-type: none"> Over 7.5m buildings should be setback a minimum of 1 metre from the ground floor footprint. Over 11m buildings should be setback a minimum of 3 metres from the ground floor building footprint.

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



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

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.

NAC BUILT FORM GUIDELINES

category

3/

large car based centre on a wide main road



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 <ul style="list-style-type: none"> Buildings should be built to the front boundary (zero metre front setback) SIDE OR REAR BOUNDARY <p><i>Where the side or 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 5 metres from the side or rear boundary The setback area should be heavily landscaped <p><i>Where the side or rear of the lot abuts a lane:</i></p> <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Over 14.5m buildings should be setback a minimum of 5 metres from the ground floor building footprint (at the side or rear)

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

