

7.2.11.2 Kangaroo Point south neighbourhood plan code

7.2.11.2.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Kangaroo Point south neighbourhood plan area if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a neighbourhood plan (section 5.9); or
 - (b) impact assessable development.
- (2) Land in the Kangaroo Point south neighbourhood plan area is identified on the NPM-011.2 Kangaroo Point south neighbourhood plan map and includes the following precincts:
 - (a) Main Street precinct (Kangaroo Point south neighbourhood plan/NPP-001):
 - (i) Neighbourhood heart sub-precinct (Kangaroo Point south neighbourhood plan/NPP-001a).
 - (b) Character residential precinct (Kangaroo Point south neighbourhood plan/NPP-002);
 - (c) Raymond Park south precinct (Kangaroo Point south neighbourhood plan/NPP-003);
 - (d) River Terrace precinct (Kangaroo Point south neighbourhood plan/NPP-004);
 - (e) Shafston Avenue precinct (Kangaroo Point south neighbourhood plan/NPP-005);
 - (f) Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006);
 - (g) Wellington and Lytton roads precinct (Kangaroo Point south neighbourhood plan/NPP-007):
 - (i) Manilla Street sub-precinct (Kangaroo Point south neighbourhood plan/NPP-007a).
- (3) When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—This neighbourhood plan includes a table of assessment with level of assessment variations to those in sections 5.5, 5.6, 5.7, 5.8 and 5.10. Refer to Table 5.9.33.A, Table 5.9.33.B, Table 5.9.33.C and Table 5.9.33.D.

7.2.11.2.2 Purpose

- (1) The purpose of the Kangaroo Point south neighbourhood plan code is to provide finer grained planning at a local level for the Kangaroo Point south neighbourhood plan area.
- (2) The purpose of the Kangaroo Point south neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the Kangaroo Point south neighbourhood plan area.
- (3) The overall outcomes for the Kangaroo Point south neighbourhood plan area are:
 - (a) Kangaroo Point south is a vibrant, transit oriented, mixed use community that complements the City Centre and Woolloongabba centre and embraces the Brisbane River.
 - (b) Development creates a strong spatial form comprising 3 distinct residential neighbourhoods providing a variety of housing types focused on a neighbourhood heart and intersected by high-intensity, mixed use corridors along main roads.
 - (c) Development achieves excellence in environmentally sustainable development, including green roofs and podiums, and exhibits best practice

- in architecture, innovation and subtropical design, with taller buildings having a clear podium and slender tower form.
- (d) Development achieves a height and density that makes efficient use of land, but does not overburden local transport, infrastructure, public space or community facilities.
 - (e) Building heights are stepped down from main road corridors to create a sympathetic transition to heritage places and the Character residential precinct (Kangaroo Point south neighbourhood plan/NPP-002).
 - (f) Development creates a vibrant, high-quality public domain and streetscape, with human-scale buildings at street frontages and active non-residential uses at the ground storey where in a zone in the centre zones category.
 - (g) Development maintains the visual prominence of the Kangaroo Point Cliffs when viewed from the City Centre.
 - (h) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct and site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
- (4) Main Street precinct (Kangaroo Point south neighbourhood plan/NPP-001) overall outcomes are:
- (a) Main Street is a key north–south arterial road that abuts a number of high-quality, intact, character residential areas and connects the City Centre, Fortitude Valley and Woolloongabba and is the historic gateway to the city from the south.
 - (b) Recognising and reinforcing this role, Main Street is revitalised as a high-amenity mixed use activity corridor in Kangaroo Point south.
 - (c) Buildings create an active, urban edge to Main Street.
 - (d) Buildings have a podium and slender tower form.
 - (e) Significant corners in the Neighbourhood heart sub-precinct (Kangaroo Point south neighbourhood plan/NPP-001a) indicated in Figure a include provision of public open space and design excellence.
 - (f) Main Street becomes a subtropical boulevard to complement new development and improve functionality and amenity.
 - (g) There will be no loss of existing road capacity, with any additional land for streetscape improvements to be provided for through developer dedication.
 - (h) Development that abuts character residential areas incorporates interface treatments including setbacks and building height transitions to minimise amenity impacts.
 - (i) Development in the Neighbourhood heart sub-precinct (Kangaroo Point south neighbourhood plan/NPP-001a):
 - (i) creates a new neighbourhood heart at the intersection of Main Street and Baines Street and is the main commercial and retail hub within Kangaroo Point south;
 - (ii) ensures that at the ground storey, buildings are built to the Main Street alignment and have a continuous active frontage.
- (5) Character residential precinct (Kangaroo Point south neighbourhood plan/NPP-002) overall outcomes are:
- (a) The precinct is a predominantly low density residential area that contains a large number of closely spaced, intact late 19th century and early 20th century ‘tin and timber’ detached houses.

- (b) Development is of a bulk and height that is compatible with the existing small-scale, low-rise built form.
- (6) Raymond Park south precinct (Kangaroo Point south neighbourhood plan/NPP-003) overall outcomes are:
 - (a) Capitalising on its proximity to the Woolloongabba public transit hub, the precinct is revitalised as a medium density residential precinct.
 - (b) New development achieves a human-scale living environment.
 - (c) Buildings promote safety and integrate well with the street.
 - (d) Baines Street west of Duke Street is a small-scale, low-impact active frontage that includes high-amenity centre activities such as restaurants interspersed with residential uses and having a fine grained built form.
 - (e) Development is orientated towards and directly overlooks Raymond Park to activate its southern edge.
 - (f) Centre activities include boundary interface treatments to minimise impacts on adjoining residential uses.
 - (g) Duke Street is a neighbourhood shade way that includes high-quality pedestrian and cyclist paths that safely and efficiently connect Raymond Park with Vulture Street and The 'Gabba' stadium.
- (7) River Terrace precinct (Kangaroo Point south neighbourhood plan/NPP-004) overall outcomes are:
 - (a) Overlooking the Brisbane River and with extensive views to the CBD and Mt Coot-tha, River Terrace is a high-amenity location of city-wide significance.
 - (b) River Terrace is a medium density residential precinct exhibiting design excellence.
 - (c) The visual dominance of the Kangaroo Point Cliffs when viewed from the CBD is maintained.
 - (d) Land at the northern end of River Terrace adjacent to the Kangaroo Point Park is suitable for mixed use development including small-scale, low-impact commercial uses having an active frontage at the ground storey with residential uses above. Due to the highly visible location of this site, development demonstrates design excellence and integrates with the eastern edge of the Kangaroo Point Park.
 - (e) Leopard Street contains a cluster of significant heritage and character buildings that are protected.
 - (f) Improvements to the Kangaroo Point Park enable greater public use and enjoyment of this key recreational and leisure asset. Improvements are of a small scale to minimise visual impact and do not adversely impact on the continued use of the Kangaroo Point Cliffs as a premier rock climbing and abseiling destination.
- (8) Shafston Avenue precinct (Kangaroo Point south neighbourhood plan/NPP-005) overall outcomes are:
 - (a) Shafston Avenue is a main arterial road that functions as a transition between the higher-rise Kangaroo Point peninsula and lower-rise Kangaroo Point south.
 - (b) Shafston Avenue is transformed into a high-amenity residential corridor.
 - (c) For sites greater than 1,200m² west of Connor Street, the maximum building height is 8 storeys subject to appropriate boundary interface provisions.
- (9) Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006) overall outcomes are:

- (a) Vulture Street is a key east–west arterial road that connects West End, South Brisbane and Woolloongabba and is fronted by The ‘Gabba’ stadium, which is a sporting venue of national significance.
 - (b) The precinct will be revitalised as a high amenity, commercial focused mixed use urban activity corridor having the greatest density and height in Kangaroo Point south.
 - (c) Buildings create an active, urban edge to Vulture Street and have a podium and slender tower form.
 - (d) Maximum building height in the precinct is 15 storeys.
 - (e) Landmark gateways and significant corners indicated in Figure a include provision of public open space and design excellence.
 - (f) Vulture Street is transformed into a subtropical boulevard, complementing new development and improving safety and amenity for visitors to The ‘Gabba stadium.
- (10) Wellington and Lytton roads precinct (Kangaroo Point south neighbourhood plan/NPP-007) overall outcomes are:
- (a) The precinct is a mixed use precinct.
 - (b) Significant corners indicated in Figure a include the provision of public open space and design excellence.
 - (c) Lytton Road is revitalised as a mixed retail, commercial and residential street. Development overlooks Mowbray Park.
 - (d) Due to its proximity to the established low density residential area of East Brisbane, new development provides a transition in building heights to minimise amenity impacts.
 - (e) The East Brisbane State School performs an education function for Kangaroo Point south and the broader community. New development on this site is for education purposes and maintains the existing low-rise built form and heritage character.
 - (f) Development in the Manilla Street sub-precinct (Kangaroo Point south neighbourhood plan/NPP-007a):
 - (i) recognises its historic role as a light industry area, and revitalises it as a high-amenity mixed use area comprising low impact, creative industry and residential uses;
 - (ii) for creative industry tenancies can include a ground-floor retail component associated with the industry.

7.2.11.2.3 Assessment criteria

The following table identifies the assessment criteria for assessable development.

Table 7.2.11.2.3.A—Criteria for assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Development is of a height, scale and form that achieves the intended outcome for the	AO1.1 Development has a minimum site area of 800m ² .

<p>precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> (a) consistent with anticipated density and assumed infrastructure demand; (b) aligned with community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development of adjoining sites. <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p>AO1.2</p> <p>Development complies with the number of storeys and building height in Table 7.2.11.2.3.B.</p> <p>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p> <p>AO1.3</p> <p>Development site cover is a maximum of:</p> <ul style="list-style-type: none"> (a) 80% if including a residential use where in a zone in the centre zones category or the Mixed use zone; (b) 70% if in the Medium density residential zone or the Up to 8 storeys zone precinct of the High density residential zone; (c) 50% in any area for a tower component of a building being any part of the building above the maximum podium height. <p>AO1.4</p> <p>Development provides building setbacks in accordance with Table 7.2.11.2.3.C.</p> <p>Note—Where not specified, the maximum building footprint is to be in accordance with the planning scheme.</p>
<p>PO2</p> <p>Development provides a transition in building height to surrounding residential areas and heritage places and does not create an overbearing appearance or significantly impact on their privacy and amenity.</p>	<p>AO2.1</p> <p>Development provides a building height transition where adjoining a heritage place or indicated as a ‘Transition’ in Figure a.</p> <p>AO2.2</p> <p>Development fronting Mark Lane has a maximum building height in accordance with Table 7.2.11.2.3.B within 20m of the street alignment in accordance with Figure b.</p> <p>Note—Additional overall height that may be permissible for a significant corner or landmark site does not allow additional height within the transition.</p>
<p>PO3</p> <p>Development, of a building over 8 storeys, comprises a modulated podium and clearly defined slender tower to create a fine-</p>	<p>AO3.1</p> <p>Development of a building greater than 8 storeys has a podium that is at least 2 storeys and no greater than 4 storeys.</p>

<p>grain, human-scale street environment and enable solar access, cross ventilation and privacy.</p>	<p>A03.2</p> <p>Development for a residential use where in a zone in the Residential zones category, a zone in the Centre zones category or the Mixed use zone provides a podium that is heavily modulated to clearly distinguish individual dwellings.</p> <p>Note—Blank, bulky podiums are to be avoided. Podium design should feature heavy modulation and articulation that creates a human scale, giving the appearance of a multi-level subtropical townhouse.</p>
	<p>A03.3</p> <p>Development ensures a tower has a maximum horizontal dimension of 40m.</p>
	<p>A03.4</p> <p>Development provides a minimum setback of 10m between towers within a site.</p>
<p>Land use mix</p>	
<p>PO4</p> <p>Development in the Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006) comprises predominantly employment-generating uses.</p>	<p>AO4</p> <p>Development where in a zone in the Centre zones category or the Mixed use zone in the Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006) ensures residential uses do not exceed 60% of the gross floor area.</p>
<p>PO5</p> <p>Development where in a zone in the Centre zones category or the Mixed use zone has a mix of residential and non-residential uses that contribute to the creation of vibrant, mixed use environments.</p>	<p>AO5.1</p> <p>Development where in a zone in the Centre zones category or the Mixed use zone ensures the ground storey is occupied by non-residential centre activities.</p>
	<p>AO5.2</p> <p>Development in the Neighbourhood heart sub-precinct (Kangaroo point south neighbourhood plan/NPP-001a), ensures the ground storey is occupied by non-residential centre activities that encourage pedestrian traffic and interaction between indoor and outdoor spaces, such as food and drink outlet and small retail tenancies.</p>
<p>Building design</p>	
<p>PO6</p> <p>Development exhibits best practice in architecture, innovation and subtropical design and:</p> <p>(a) addresses all elevations, with front, rear and side elevations displaying a</p>	<p>AO6</p> <p>No acceptable outcome is prescribed.</p>

<p>high level of articulation and high-quality materials and finishes;</p> <p>(b) has a vertical articulation of building form and mass with proportions compatible with the height, scale and setting of the building;</p> <p>(c) if equal to or greater than 8 storeys in height, is designed to address the skyline and silhouette by tapering, sculpting or other measures that reduce building mass and bulk at the upper floors.</p>	
<p>Public realm</p>	
<p>PO7</p> <p>Development:</p> <p>(a) has a visible presence on and considerable interaction with streets, cross block links, arcades and public open space;</p> <p>(b) creates a consistent urban streetscape;</p> <p>(c) creates a strong connection between the footpath and adjoining development at ground level;</p> <p>(d) creates a human-scale frontage to the street;</p> <p>(e) provides a high-quality streetscape with a strong pedestrian focus through landscape and footpath works that are consistent with the desired role and function of each street indicated in the streetscape hierarchy;</p> <p>(f) reinforces the distinctive character and identity of each precinct and sub-precinct within the Kangaroo Point south neighbourhood plan area;</p> <p>(g) promotes public realm safety and provides ample casual surveillance opportunities.</p> <p>Note—Where required, development provides bus infrastructure such as seating and shelter in accordance with Disability Discrimination Act standards.</p>	<p>A07</p> <p>Development involving residential components of a building provides:</p> <p>(a) a ground storey facade that is set back between 3m and 6m from the front property boundary;</p> <p>(b) landscaping with deep planting creating a useable and safe space for either public or private recreation</p>
<p>If in a zone in the Centre zones category or the Mixed use zone</p>	
<p>PO8</p> <p>Development where in a zone in the Centre zones category or the Mixed use zone has:</p> <p>(a) an activated, pedestrian-friendly and</p>	<p>AO8.1</p> <p>Development ensures non-residential uses are located on the ground storey directly adjoining and accessible to streets, cross block links, arcades or open space.</p>

<p>human-scale facade;</p> <p>(b) a concentration and variety of active uses;</p> <p>(c) a strong visual and physical connection between internal and external spaces;</p> <p>(d) useable outdoor or semi-outdoor spaces that support outdoor lifestyles and engage with the public domain and provide a transition between public spaces and private spaces;</p> <p>(e) a permeable edge to the street, which creates both a visual widening of the street section and an amenable edge to pedestrian movement.</p>	<p>AO8.2</p> <p>Development includes balconies, living areas, entries and windows that overlook streets, cross block links, arcades or open space.</p>
	<p>AO8.3</p> <p>Development ensures the ground storey of a building is built to the side boundary for a minimum distance of 10m from the front property boundary, except in a location subject to a requirement for provision of an overland flow path, open space, cross block link or arcade.</p>
	<p>AO8.4</p> <p>Development of a foyer occupies a maximum of 25% of the site frontage, is open to the public realm and contains activities and spaces that attract people such as reception desks, seating areas, cafes, shopfront galleries and display spaces.</p>
	<p>AO8.5</p> <p>Development in the Neighbourhood heart sub-precinct (Kangaroo point south neighbourhood plan/NPP-001a) or the Neighbourhood centre zone fronting Baines Street provides an active frontage that ensures:</p> <p>(a) a continuous built form to the street;</p> <p>(b) a ground storey comprising small-scale individual tenancies, each with a maximum width of 25m;</p> <p>(c) at least 1 pedestrian entrance for every 25m of building frontage;</p> <p>(d) external wall materials are a minimum 30% transparent up to a height of 2.5m above footpath level.</p>
<p>Connectivity</p>	
<p>PO9</p> <p>Development contributes to an integrated and continuous pedestrian and cyclist</p>	<p>AO9.1</p> <p>Development ensures arcades are provided in accordance with Figure a.</p>

<p>network that facilitates logical and direct access to activity centres, public transport facilities and public open spaces through the provision of arcades that:</p> <ul style="list-style-type: none"> (a) have a design, width and scale that reflects their function and location; (b) have a tenure that provides appropriate public access for the type of link; (c) are bordered by buildings that have a design, site layout and ground storey treatment that promotes activation and surveillance of arcades. 	<p>AO9.2</p> <p>Development provides arcades that:</p> <ul style="list-style-type: none"> (a) have a minimum corridor width of 6m and a minimum unobstructed pavement width of 3m; (b) are provided at-grade with the street; (c) are designed so that bin collection and car parking areas are not located adjacent to these connections and service vehicle access is not permitted through these connections.
<p>Parking, access and servicing</p>	
<p>PO10</p> <p>Development vehicle entrances, servicing and car parking areas must be designed and located to:</p> <ul style="list-style-type: none"> (a) be visually unobtrusive and not dominate the streetscape; (b) ensure active street frontages that facilitate passive casual surveillance; (c) minimise disruption to building frontages and the pedestrian environment; (d) reduce pedestrian and vehicular conflict; (e) maintain the integrity, quality and primacy of footpaths; (f) discourage on-street parking; (g) ensure convenient pedestrian and cyclist access; (h) allow for flexible allocation between uses and conversion to alternative uses over time. 	<p>AO10.1</p> <p>Development provides only 1 vehicle access point to car parking areas.</p>
	<p>AO10.2</p> <p>Development does not locate vehicle access points less than 30m apart.</p> <p><small>Note—Shared vehicle access points are used where possible.</small></p>
	<p>AO10.3</p> <p>Development does not provide vehicle entrances wider than 5.5m or higher than 3.5m.</p>
<p>Casual surveillance</p>	
<p>PO11</p> <p>Development of the locations identified for casual surveillance in Figure a enhances safety and activation of the public realm by integrating with and providing ample opportunities for casual surveillance of Raymond Park, Mowbray Park and the Kangaroo Point Park.</p>	<p>AO11</p> <p>No acceptable outcome is prescribed.</p>
<p>Significant corners and landmark sites</p>	

<p>PO12</p> <p>Development on a landmark site provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the Kangaroo Point south neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage places or local landmarks; 	<p>AO12.1</p> <p>Development that includes a landmark site, as identified in Figure a, provides a minimum of 10% of the development site for publicly accessible open space.</p> <p>Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.</p>
<p>PO13</p> <p>Development on a significant corner site, as indicated in Figure a, provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the Kangaroo Point south neighbourhood plan area, precinct or sub-precinct through marking a node, an 	<p>AO12.2</p> <p>Development emphasises the landmark site and its setting and:</p> <ul style="list-style-type: none"> (a) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (b) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (c) provides an interesting and varied skyline and silhouette; (d) uses high-quality and durable materials and finishes; (e) integrates landscaping, building entries and the public realm at the ground plane. <p>Note—Council’s Independent Design Advisory Panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> <p>AO13.1</p> <p>Development is designed to emphasise the corner setting and:</p> <ul style="list-style-type: none"> (a) provides building entries on both street frontages; or (b) provides a single main entry at the corner. <p>AO13.2</p> <p>Development provides an inverted corner land dedication of 5m x 5m excluding the footpath width in the corner land dedication sites indicated in the Streetscape hierarchy overlay.</p> <p>Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.</p>

<p>intersection or connection point in the neighbourhood;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>(e) where a land dedication is required:</p> <p>(i) accommodating a deep-planted large feature tree within the dedication area;</p> <p>(ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.</p>	<p>AO13.3</p> <p>Any part of the building including the basement but excluding awnings is kept outside of the corner land dedication area.</p>
---	---

Table 7.2.11.2.3.B—Maximum building height

Development	Building height (number of storeys)
Mark Lane	
Development fronting Mark Lane within 20m of the street alignment	5
If in the Main Street precinct (Kangaroo Point south neighbourhood plan/NPP-001)	
Development of a site 800m ² or greater but less than 1,200m ²	5
Development of a site 1,200m ² or greater	8
If in the Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006)	
Development of a site 800m ² or greater if in the High density residential zone	8
Development of a site 800m ² or greater but less than 1,200m ² if in the Mixed use zone or Community facilities zone	8
Development of a site 1,200m ² or greater if in the Mixed use zone or Community facilities zone	15
If in the Wellington and Lytton roads precinct (Kangaroo Point south neighbourhood plan/NPP-007)	
Development of a site 800m ² or greater but less than 1,200m ²	5
Development of a site 1,200m ² or greater	8
If in the Raymond Park south precinct (Kangaroo Point south neighbourhood plan/NPP-003)	
Development of a site 1,200m ² or greater if south of Princess Street	8
If in the Shafston Avenue precinct (Kangaroo Point south neighbourhood plan/NPP-005)	

Development of a site 1,200m ² or greater if west of Connor Street	8
If on a site shown as a significant corner site in Figure a	
Development of a site 1,200m ² or greater	An additional 2 storeys where providing public open space and demonstrating design excellence
If in the Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006), where shown as a landmark site or significant corner site in Figure a	
Development of a site 1,200m ² or greater	An additional 5 storeys where providing public open space and demonstrating design excellence

Note—Where not specified in this table, height of buildings is to be in accordance with the planning scheme.

Table 7.2.11.2.3.C—Minimum building setback

Level	Front setback (m)	Side setback (m)	Rear setback (m)
If in a zone in the Residential zones category			
Up to 8 storeys	3	5	10
Podium	0	5	10
Tower	6	5	10
If in a zone in the Centre zones category or the Mixed use zone			
Up to 8 storeys	0	3m for non-residential 5m for residential	8m for non-residential 10m for residential
Podium	0	0m for non-residential 5m for residential	0m for non-residential 10m for residential
Tower	6	5	10
If in a zone in the Centre zones category or the Mixed use zone, where for a development with a rear or side boundary to a zone in the Residential zones category or the Community facilities zone			
Wall up to 4.5m high	Not specified	1.5m	
Wall up to 7.5m high	Not specified	2m	
Wall over 7.5m high	Not specified	2m plus 0.5m for every 3m (or part of 3m) over 7.5m height	

Note—Greater setbacks may be required to satisfy all requirements such as overland flow, open space and deep planting.

Note—Where development provides an arcade, the building setback to that arcade may be considered a front setback provided that adequate distance between buildings, both within the site and on adjacent sites, is maintained to satisfy requirements for privacy and amenity.

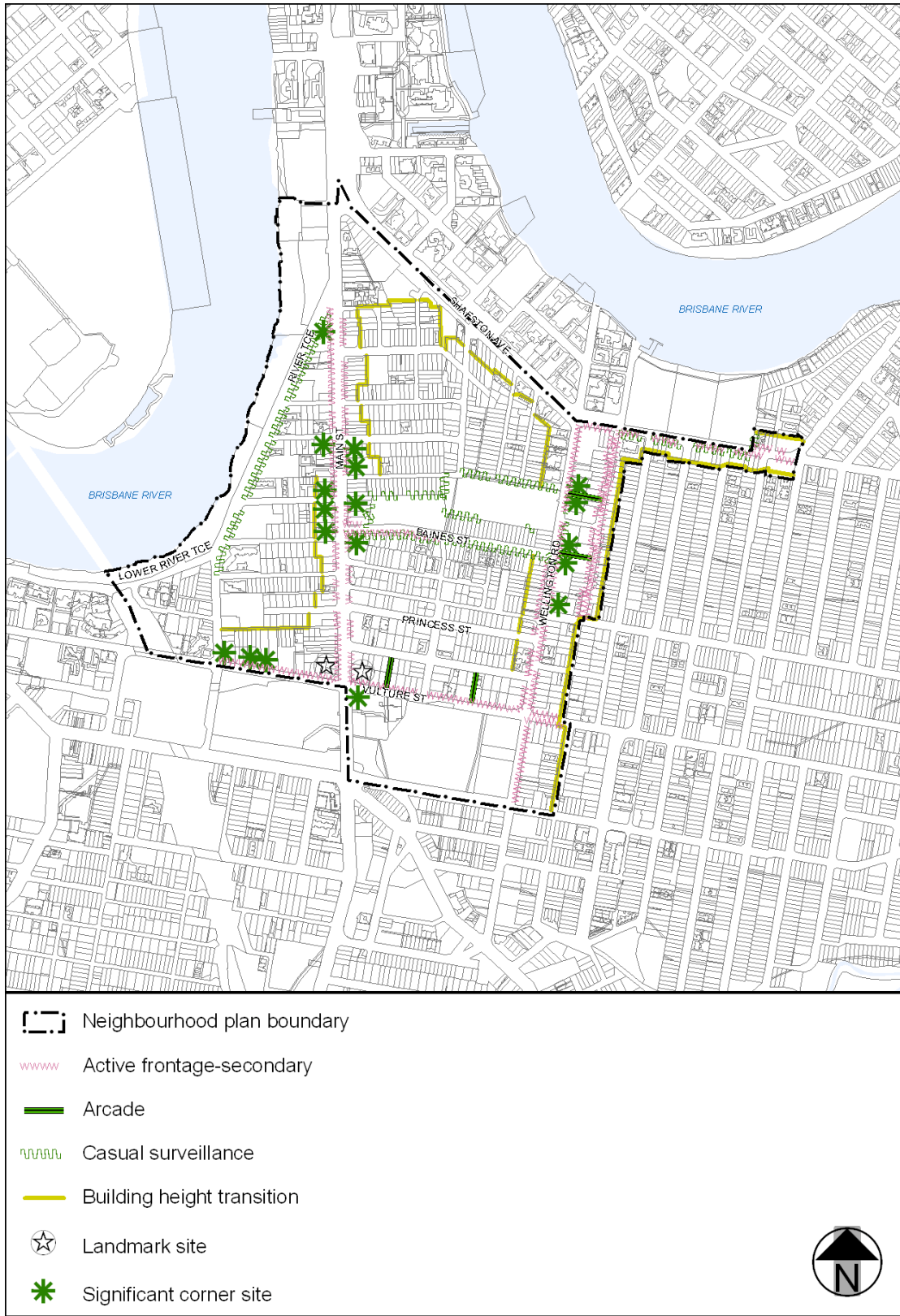


Figure a—Public realm, building height transitions and key sites

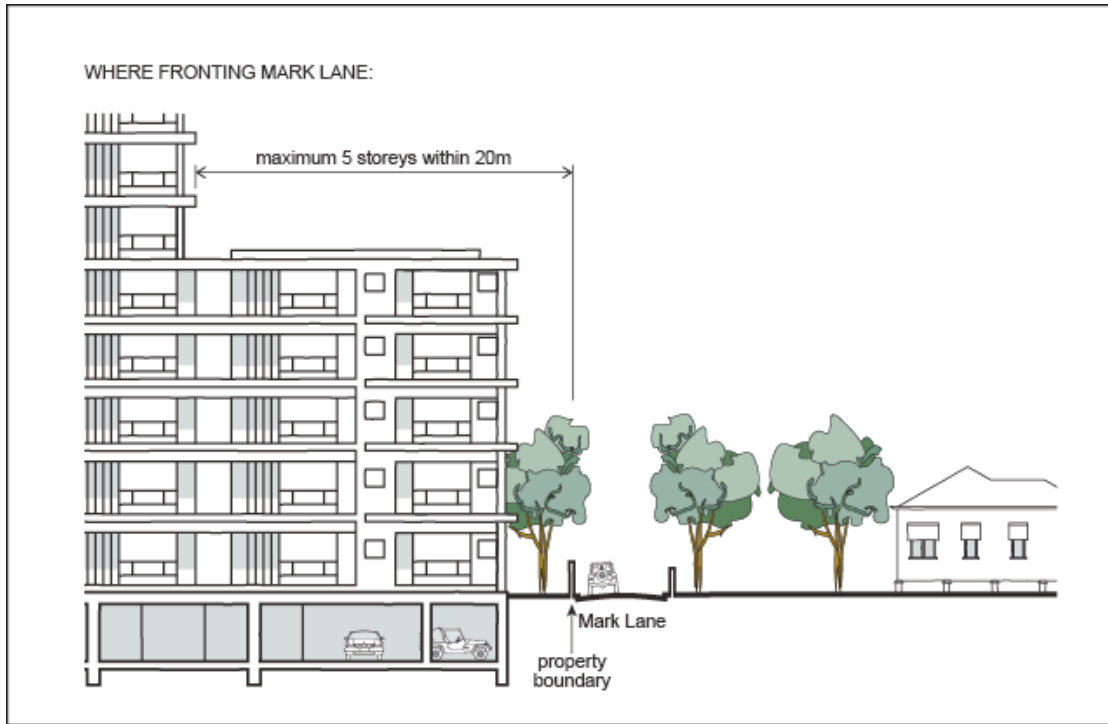


Figure b—Transition