



Building Height

Parameter Plan

- Up to 5 storeys**
If Residential above Non-Residential Use: Maximum Building Height = 22.2m
If all Non-Residential Use: Maximum Building Height = 27m
- Up to 7 storeys**
If Residential above Non-Residential Use: Maximum Building Height = 28.8m
If all Non-Residential Use: Maximum Building Height = 36m
- Up to 8 storeys**
If Residential above Non-Residential Use: Maximum Building Height = 32.1m
If all Non-Residential Use: Maximum Building Height = 40.5m
- Opportunity for taller building up to 12 storeys**
Residential above Non-Residential Use: Maximum Building Height = 45.3m
Indicates general location only. Footprint, form, massing and specific height to be determined through technical assessments, detailed design and consideration through the planning process at reserved matters stage.

Approximate floor to floor heights:

- Residential Use = 3.3m
- Non-Residential Use = 4.5m
- Allowance for Possible Pitched Roof = 4.5m

All height measurements are to be taken from proposed ground levels and include allowance for possible pitched roof.

The height parameters show maximum heights for each zone. Within each zone and across the site, variation in form and height is to be achieved through detailed design at reserved matters stage.

All depicted areas and features subject to a lateral tolerance of +/-10m unless otherwise specified.

- Outline Application Boundary
- Indicative Block Layout
(Detail to be confirmed at reserved matter stage).
- Existing Buildings