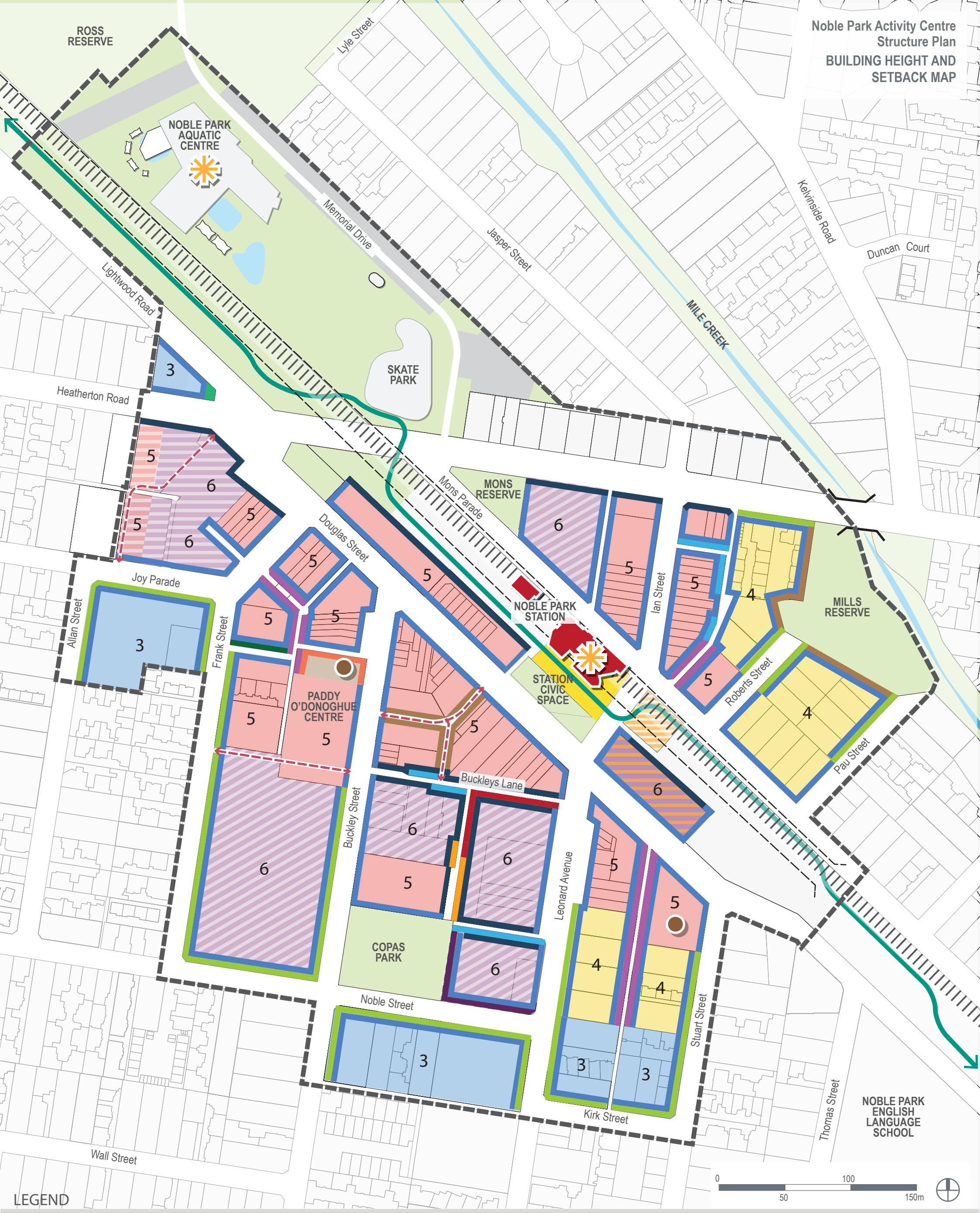


Noble Park Activity Centre
Structure Plan
BUILDING HEIGHT AND
SETBACK MAP



LEGEND

EXISTING & FUTURE FEATURES

- | | | |
|-----------------------|------------------------------------|--|
| elevated railway line | site with heritage building | activity centre boundary |
| railway station | station civic space | indicative location of pedestrian mid-block connection |
| mile creek | existing open space / reserve | |
| bridge | IDO site | |
| djerring trail | key redevelopment block (KRB) | |
| landmark site | IDO site & key redevelopment block | |

PREFERRED BUILDING & STREETWALL/PODIUM HEIGHT

- | | |
|--|----------------|
| 6
higher change
Key Redevelopment Block
6 storey (21.5m)* | 5 storey (18m) |
| 5
moderate change
5 storey (18m) | 3 storey (11m) |
| 4
low change
4 storey (14.5m) | 2 storey (9m) |
| 3
low change
3 storey (11m) | |
| 2
low change
2 storey (9m) | |
- * If individual sites within a Key Redevelopment Block are unable to make a landholding of at least 2000sqm, the preferred building height for development defaults to 5 storey height

GROUND LEVEL SETBACK

- | | |
|------|--|
| 1.5m | 2.75m from lane centreline (widening required) |
| 3.5m | 4m from lane centreline (widening required) |
| 5m | 4.5m from lane centreline (widening required) |
| 7m | 5.5m lane (a new lane) |
| | 7.5m from lane centreline (widening required) |