



**Bentleigh MAC
Urban Analysis
and Built Form
Review**

Figure 79:
Built Form
Controls 1/2

Legend

Built Form Review Boundary	Recent Development (Storey)	Existing Parking (Retained)
Railway/ Station	Recent Approval (Storey)	Improved Parking/ Consolidated
Key Open Space	Significant heritage building	Surface Parking/ Utilities
New Public Open Space	Contributory place	Anchor Retail

Preferred Building Height

2 storeys (8m)	6 storeys (20.8m)
3 storeys (11.2m)	7 storeys (24m)
4 storeys (14.4m)	8 storeys (27.2m)
5 storeys (17.6m)	

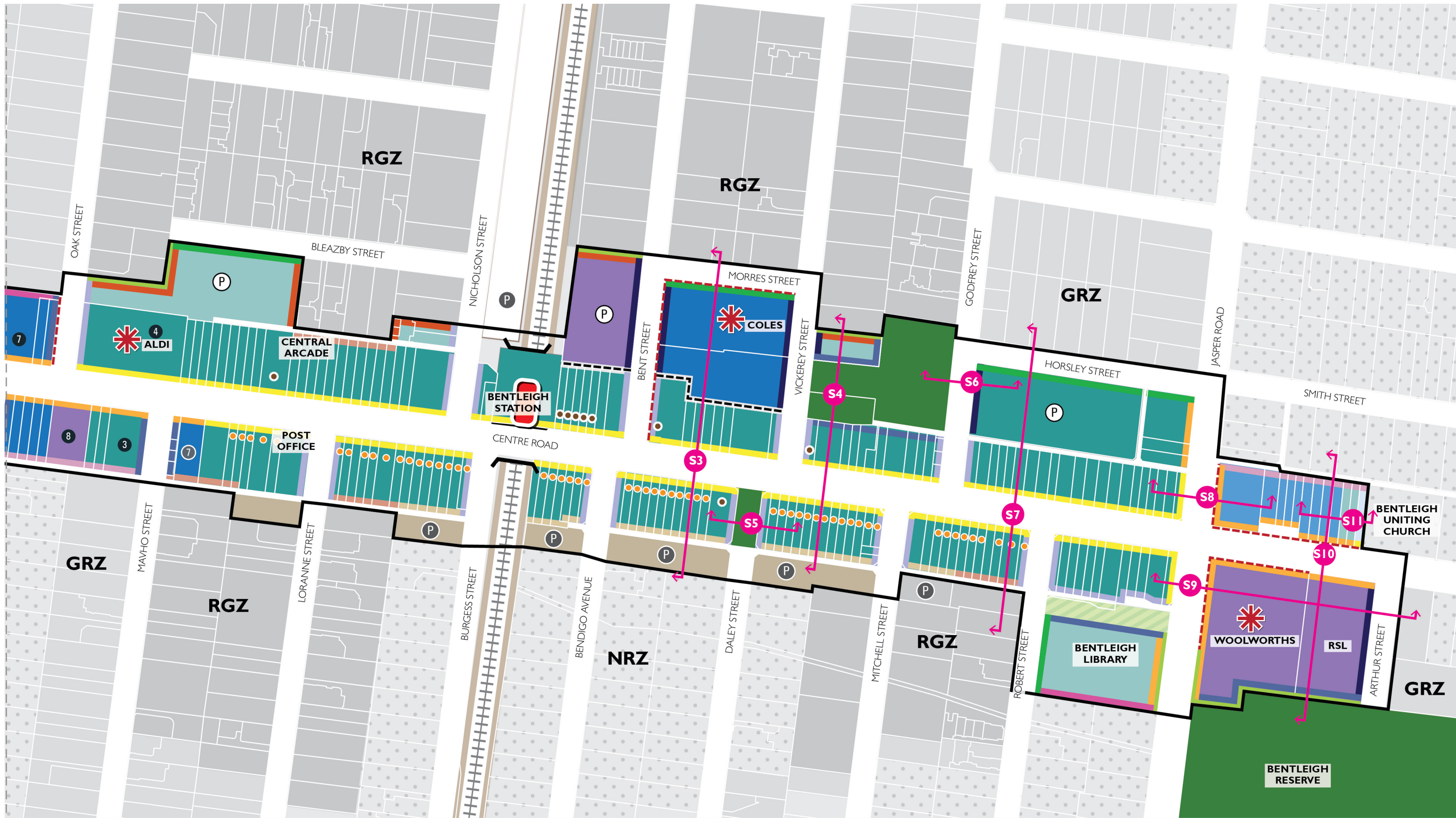
Interface type

Type 1A - Centre Road	Type 2C - Side Street
Type 1B - Centre Road / Jasper Road	Type 3 - Residential Transition Street
Type 2A - Side Street	Type 4A - Residential (NRZ/GRZ - no laneway)
Type 2B - Side Street	Type 4B - Residential (NRZ/GRZ - with laneway)

Ground Level Setback

Type 5A - RGZ (without Laneway)	Footpath Widening (varies)
Type 5B - RGZ (with Laneway)	Laneway Setback (3m)
Type 5C - PUZ and car parking	Landscape Setback (5m)

Project Ref: 20220091
Dwg No.: UDD-001
Scale: 2250 @A3
Date: 30.09.22
Revision: C



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