

Option B: Review/Clarification of Existing CBACP Building Height and Bonus Provisions – But Maintaining Existing Building Height/Built Form Vision

Scope (summarised)

Phase 1: Background:

- Stakeholder engagement to further understand/refine issues relating to bonus height mechanisms (Note: modification to existing height principles would be out of scope)
- Review Forbes Road, west. (Council March 2015)

Phase 2: Review/Clarify Existing Building Height and Bonus Provisions

- Consider alternative built form height controls (plot ratio, building envelopes etc)
- Consider alternative bonus height approaches (further exploration of “threshold height concept”, community needs, options to measure merit of bonus items)
- Review precinct funding options – value capture, developer contributions, special area rates
- Prepare controls to achieve built form vision, including further stakeholder engagement