

**Option C: Comprehensive Review of Building Height and Bonus Provisions (Define Desired Built Form and then Establish Controls to Deliver)**

**Scope (summarised)**

Phase 1: Define Desired/Optimal Built Form:

- Stakeholder engagement to explore issues/expectations
- Review infrastructure capacity/demand (including traffic modelling)
- Review Forbes Road, West. (Council March 2015)
- Arrive at understanding and vision for desired built form

Phase 2: Establish Controls to Achieve Desired Built Form

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