

5.2 BUILDING HEIGHTS

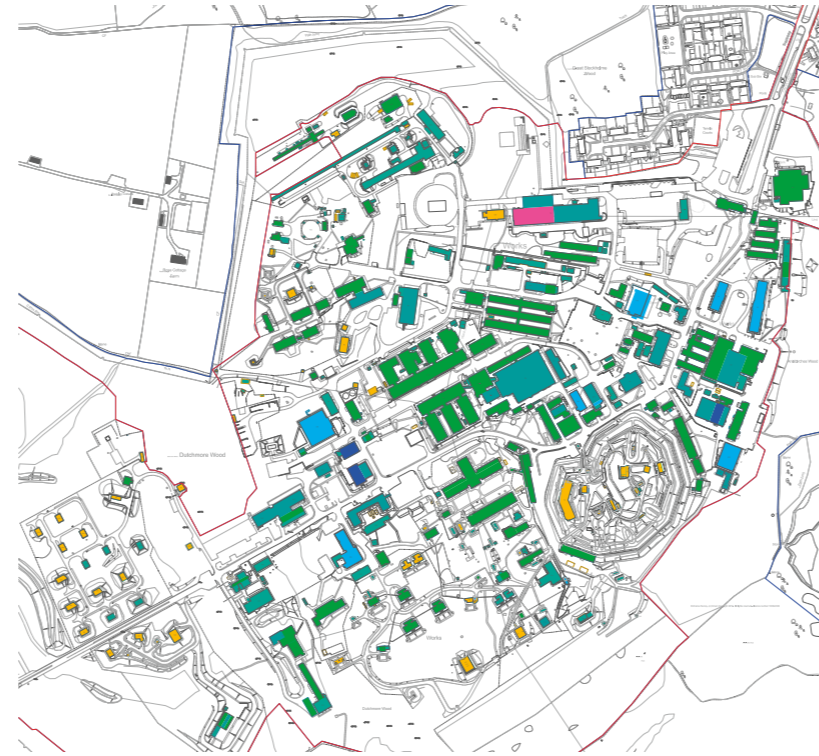
The building heights parameter plan prescribes the maximum height of buildings across the site. These heights have been carefully considered in response to the existing landscape characteristics and views from the surrounding area.

The plan allows for the provision of residential and mixed-use buildings ranging from two to three storeys in height and for commercial and school buildings of up to three storeys (with a taller floor to ceiling height). Taller buildings are located around the village centre (three to four storeys), with heights reducing moving away from the centre.

EXISTING BUILDING STOREY HEIGHTS



EXISTING BUILDING RIDGE HEIGHTS



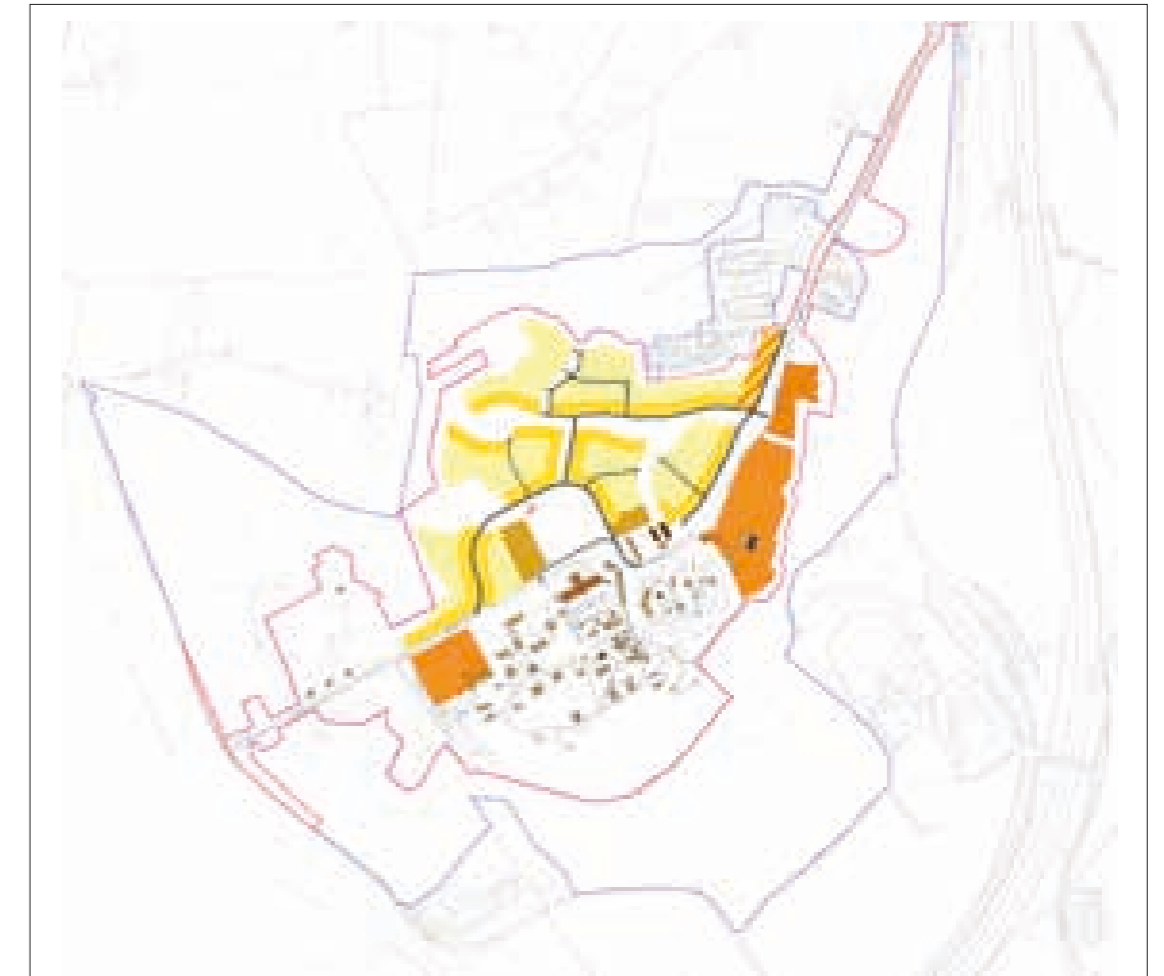
Key Existing Building Storey Heights

- Application boundary
- Applicant's land ownership boundary
- Existing building heights: Unknown
- Existing building heights: 1 storeys
- Existing building heights: 2 storeys
- Existing building heights: 3 storeys

Key Existing Building Ridge Heights

- Application boundary
- Applicant's land ownership boundary
- Existing building ridge height: Unknown
- Existing building ridge height: 0 - 3m
- Existing building ridge height: 3 - 6m
- Existing building ridge height: 6 - 9m
- Existing building ridge height: 9 - 12m
- Existing building ridge height: 12 - 15m
- Existing building ridge height: 16m

2015 EXTANT PERMISSION



Key

- Application boundary
 - Applicant's land ownership boundary
 - Existing building heights: 1 storey
 - Existing building heights: 1.5 storeys
 - Existing building heights: 2 storeys
 - Existing building heights: 3 storeys
 - Proposed community use: up to 1.5 storeys
 - Proposed residential: up to 2 storeys
 - Proposed residential: up to 2.5 storeys
 - Proposed employment or residential: up to 2.5 storeys
 - Proposed mixed use & hotel: up to 2.5 storeys
 - Proposed employment: up to 3 storeys
 - Potential energy centre/laboratory uses flue zone
- Maximum height for residential – 2.5 storeys and located only along the main vehicular routes
 - Up to 2 storeys for the majority of the residential parcels
 - Maximum height for Village Centre – 3 storeys
 - Maximum height for employment – 3 storeys