

6.2.3 Building Height Requirements

Under the SUZ2, the following building height requirements apply:

- > Buildings should not exceed an overall height of 26 metres.
- > Building elements above 20 metres (6 storeys) should be setback at an angle of 45 degrees (1:1) from the street wall up to 26 metres in height.
- > The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

6.2.4 Setbacks Requirements

Under the SUZ2, the following setback requirements apply:

- > Buildings should be set back a minimum of 6 metres from the street.

6.2.5 Grandstand Guidelines

The SUZ2 includes the following guidelines which should be met for an application for buildings and works to construct a grandstand:

- > Ensure that the grandstand is architecturally compatible with the streetscape character of Wilson Street and has its primary pedestrian and vehicle access from Thomas Street.
- > Ensure that the Wilson Street side of the grandstand is placed within a high quality landscaped setting.
- > Ensure that 'back of house' areas are screened from surrounding residential streets and spaces.

6.2.6 Use of the Land for an Event or a Place of Assembly

The SUZ2 states that Land must not be used for a place of assembly (for non-racing events) for more than 400 people or for a place of assembly (for racing events) for more than 5,000 people unless an Event Management Plan has been approved by the responsible authority.

6.2.7 Application Requirements

The SUZ2 calls for several technical reports and plans to be provided as part of an application to construct a building or construct or carry out works.

Whilst not required, elements of these application requirements have been brought forward to inform the preparation of this Master Plan.

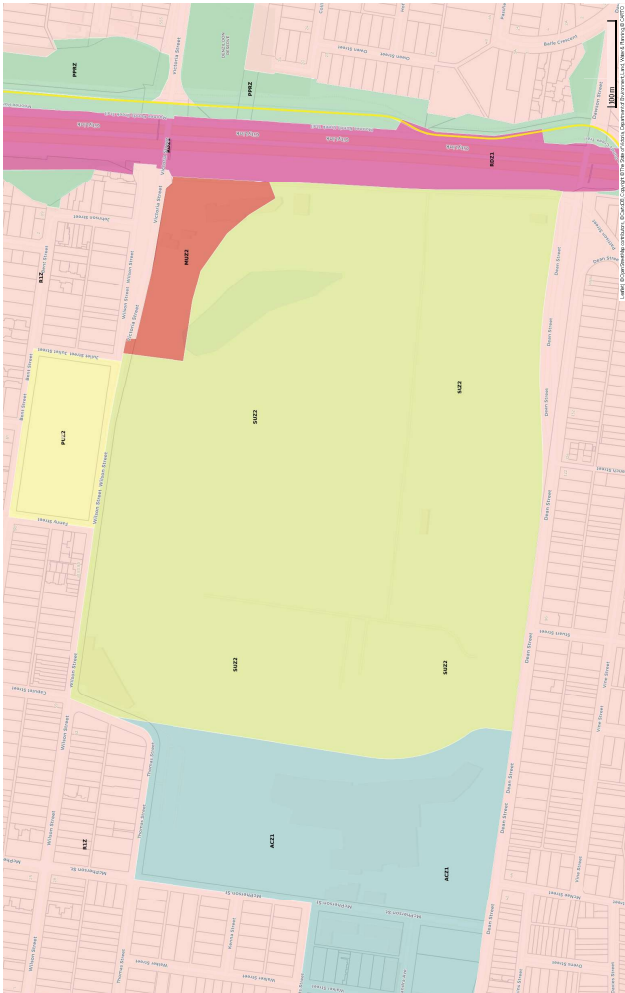


Figure 8. Zone Plan