Wirraway MSS
Municipal Strategic Statement

Map 2C: Community Infrastructure Investigation Areas

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**LEGEND**

Community Infrastructure Investigation Areas

- **Sport and recreation hub**
- **Arts and cultural hub**
- **Education and community hub (primary)**
- **Education and community hub (secondary)**
- **Health and wellbeing hub**

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Wirraway DDO
Design Development Overlay
Map 1: Building Typologies

LEGEND

- **Low - mid rise**
- **Mid-rise**
- **Hybrid (predominantly mid-rise)**
Wirraway DDO
Design Development Overlay
Map 2: Building Heights

LEGEND

- Core area
- Building heights
  - 15.4m mandatory (4 storeys)
  - 15.4m discretionary (4 storeys)
  - 23m (6 storeys)
  - 23m mandatory* (6 storeys)
  - 36m (10 storeys)
  - 43m (12 storeys)
  - 81m (24 storeys)

- Existing public open space
- New public open space

*Maximum street wall height of 4 storeys and setback 10m above street wall
LEGEND

Active frontages
- - - - Primary (80% permeability)
- - - - Secondary Type 1 (60% permeability)
- - - - Secondary Type 2 (20% permeability)

New laneway
(Location indicative)
Wirraway DDO
Design Development Overlay
Map 4: Overshadowing

LEGEND

A
Public open space
Overshadowing control from 11am to 2pm, 21 June to 22 September

B
Public open space
Overshadowing control from 11am to 2pm, 22 September

C
Public open space
Overshadowing control from 12:30pm to 3:30pm, 22 September

D
Public open space
Overshadowing control from 10:00am to 1:00pm, 22 September

Plummer St Boulevard (first 6m north of property boundaries)
Overshadowing control from 11am to 2pm, 22 September

New and existing public open space
No overshadowing controls