

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC OR MUHDC



Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan



Mandatory Surveillance Block
- Where delivered as a Studio Unit above a garage by Planning Controls Plan

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks **only** This does not take into account easements or building envelopes)



Lower Floor Level



Upper Floor Level

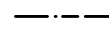
MINIMUM BOUNDARY SETBACKS



Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
Upper floor level (front setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)



Articulation Elements (Articulation Zone)
refer to Planning Controls Plan



Upper Floor Level - Side and Rear Boundary Unscreened

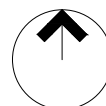
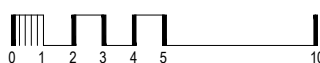
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	AV
BLOCK	y
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/11/19

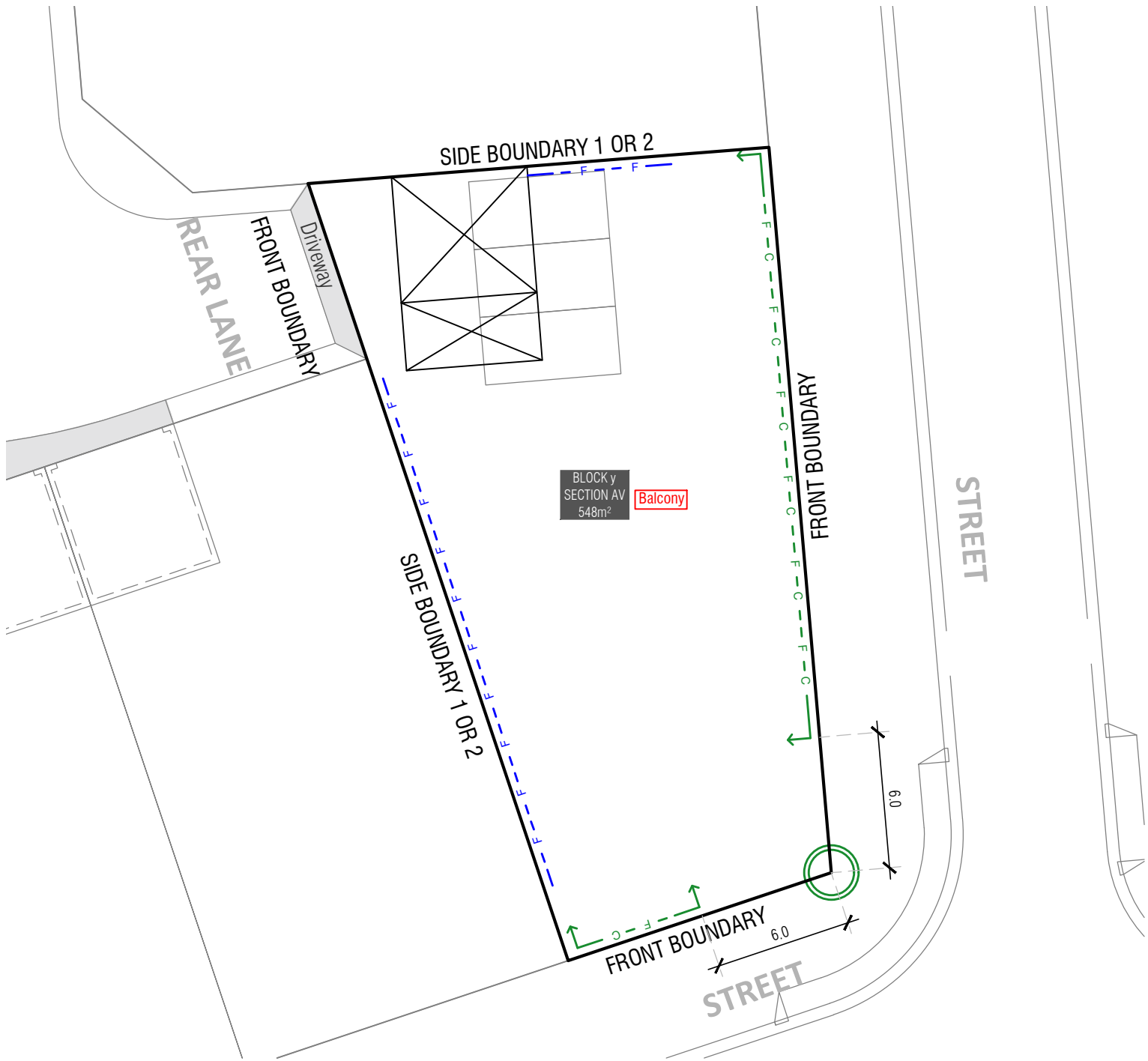
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:250 @A4



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**BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN**



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LEGEND

- Block Boundary
- Garage Location

SINGLE DWELLING PRIVATE OPEN SPACE (POS)

refer to SDHDC: R39 for mid blocks

PPOS

refer to SDHDC R41 and Table 8

MULTI UNIT PRIVATE OPEN SPACE (POS)

refer to MUHDC R39

PPOS

refer to MUHDC R61, Table 9A

PPOS required is minimum 12m² on balcony by Planning Controls Plan

BOUNDARY FENCING

F

Side, Rear and Rear Lane Boundaries

Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line** refer to EPSDD: Fences and Freestanding Walls Factsheet 2014



Corner Identified for Corner Block Control

refer to Fencing Controls Plan

F-C

Optional Courtyard Wall for Corner Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

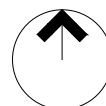
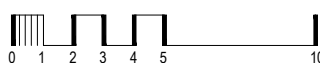
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FENCING CONTROLS PLAN