

KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Part of Integrated Development Parcel 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

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11: Table 3C for mid blocks

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11: Table 3C for mid blocks side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Lower floor level - external wall or unscreened element Upper floor level - external wall (screened)
- 1.5m nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

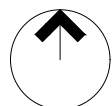
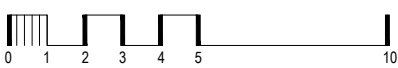
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	AV
BLOCK	z
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	JE	11/11/2019

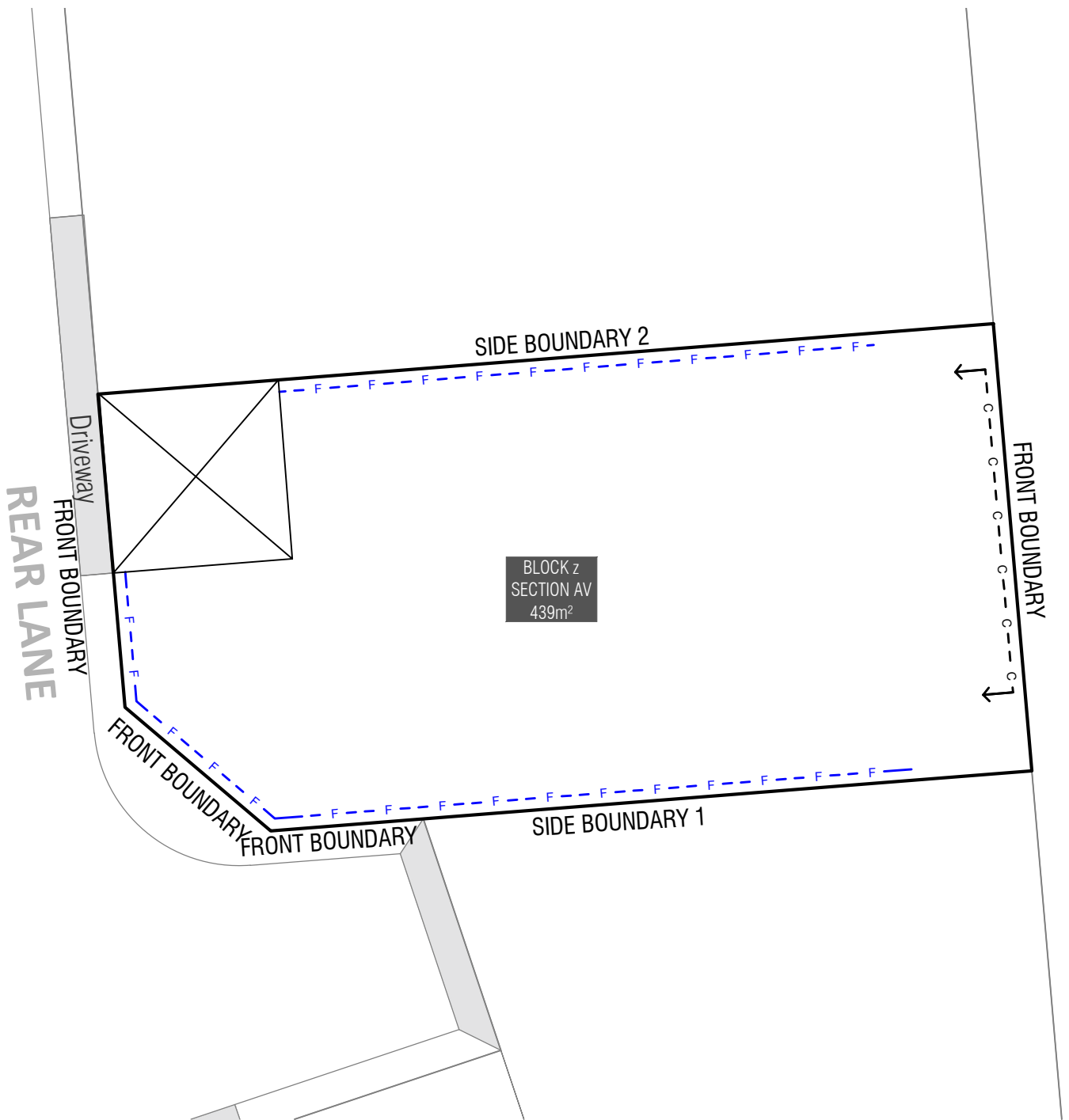
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:200 @A4



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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

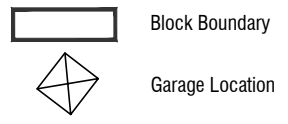


BLOCK z
SECTION AV
439m²

KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

BOUNDARY FENCING

- 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
- Optional Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = 50% of minimum building setback |
Maximum length = 50% of boundary length
refer to SDHDC Element 3
- Return Boundary Fencing to Building Line or Side Fence**

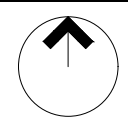
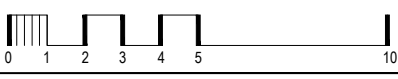
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN