

KEY MAP



LEGEND

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC or MUHDC
- 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

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 (Excluding Garages/Carports)
Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks
1.5m or nil setback for garage
refer to SDHDC Rule 15, Table 6B
refer to the Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

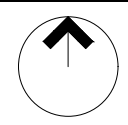
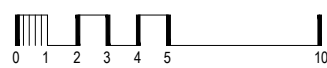
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	AG
BLOCK	t
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	22/11/19

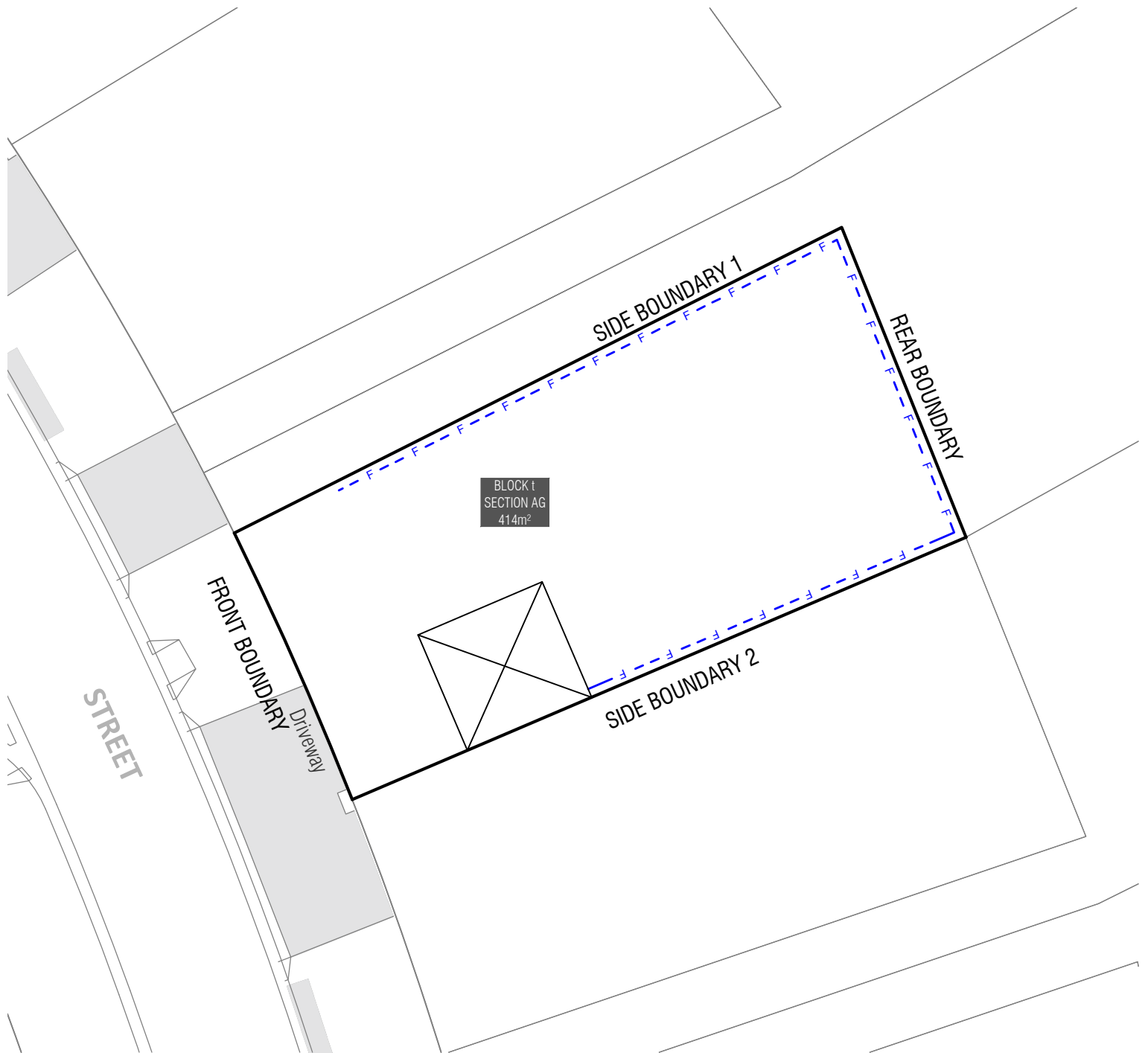
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:250 @A4



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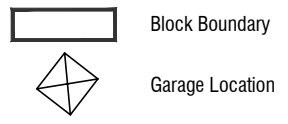
**BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN**



KEY MAP



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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

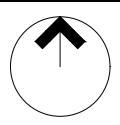
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FENCING CONTROLS PLAN