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 Rule11: Table 4
  - side setbacks: refer to Rule11: Table 7

- Strathnairn Precinct Code (SPC)
  - refer to the SPC - Figure 8

- Articulation Elements (Articulation Zone)
  - refer to SPC Figure 8

- Boundary Defined by SDHDC

- Mandatory 2 Storeys by SPC
  - Refer to Figure 8

- Part of Integrated Development Parcel by SPC
  - Refer to Figure 14

- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscreened
**SIDE BOUNDARY 1 OR 2**

**PRIVATE OPEN SPACE (POS)**
- refer to SDHDC: R40 for compact 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

- Private Open Space (POS)
- refer to SDHDC: R40 for compact blocks

- Mandatory Village/Green Link, Courtyard Walls and Fencing
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - refer to SPC Rule 8, Table 1, Figure 2

- Optional Front Fencing, Courtyard Walls, Open Space and Laneways
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - refer to SPC Rule 8, Table 1, Figure 2

- Return Boundary Fencing to Building Line or Side Fence

**SITE LOCATION**

**BLOCK INFORMATION**

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**SCALE**

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