

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Articulation Elements (Articulation Zone) refer to SPC Figure 4
- Mandatory 2 Storeys by SPC** Refer to the SPC - Rule 3, Figure 4
- Mandatory Surveillance Block by SPC** Refer to Figure 11

MINIMUM BOUNDARY SETBACKS

- Strathnairn Precinct Code (SPC) refer to the SPC Rule 1, Rule 2, Figure 4

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

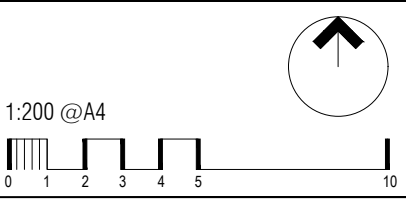
- Lower Floor Level
- Upper Floor Level

BLOCK INFORMATION

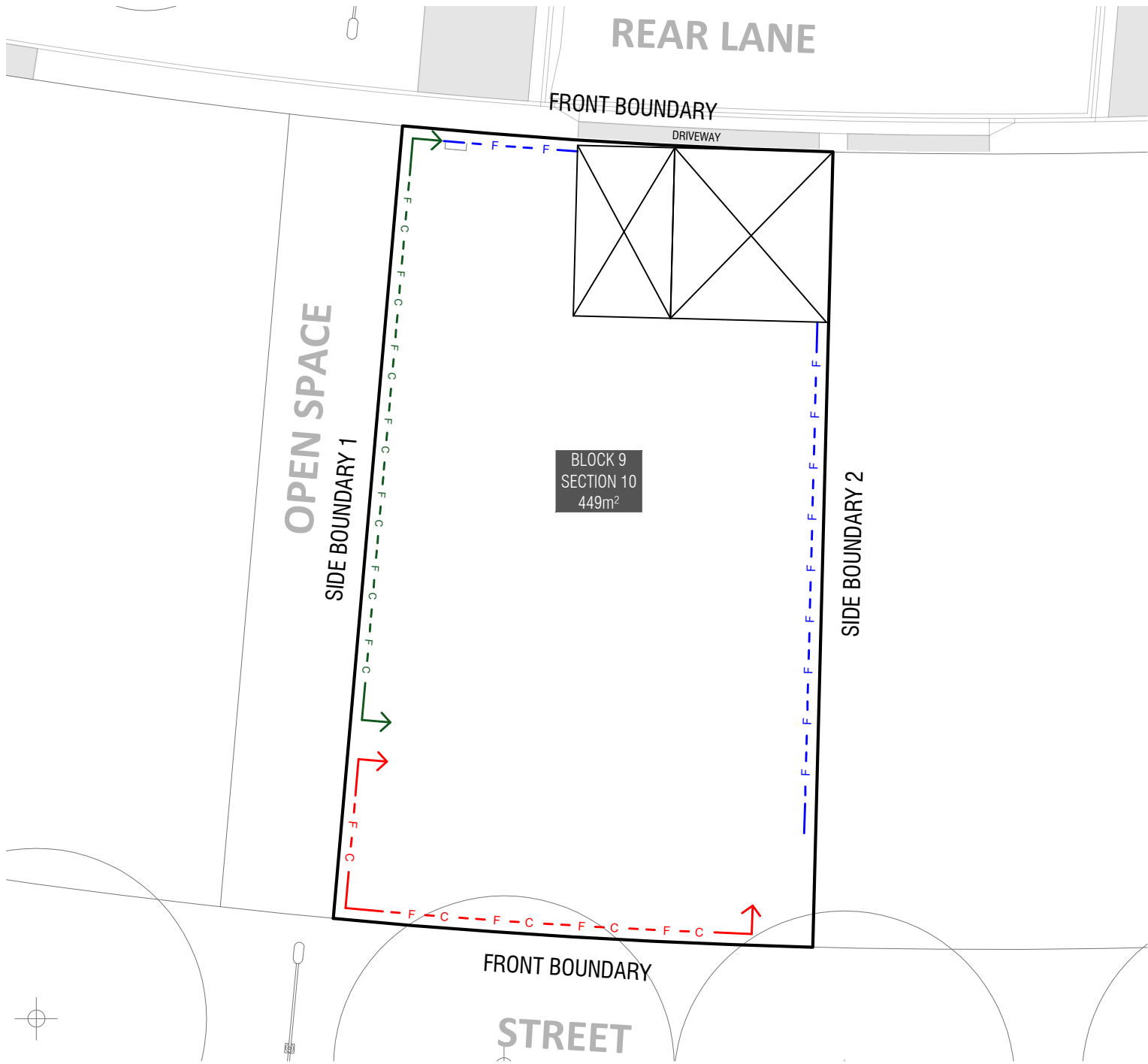
STAGE	1A
ZONE	RZ3
SECTION	10
BLOCK	9
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	17/10/19

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.





BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION

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

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
 refer to MUHDC R61, Table 9A

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
-  **Central Boulevard, Courtyard Walls and Fencing**
 Maximum height: PPOS screen 1.5m | otherwise 1.2m
 Minimum setback: 50% @ 0m | 50% @ 1.0m
 refer to SPC Rule 8, Table 1, Figure 2
-  **Blocks Adjacent to Open Space**
 Maximum height 1.8m | Minimum setback 0m (100%)
 refer to SPC Rule 8, Table 1
-  **Return Boundary Fencing to Building Line or Side Fence**

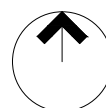
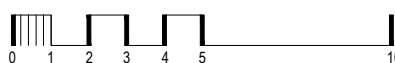
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1:200 @A4



**BLOCK PLANNING CONTROLS
 FENCING CONTROLS PLAN**