

STREET BLOCK PLAN FOR AREA BOUNDED BY MAKEPEACE ROAD (NOVENA PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the residential development along Makepeace Road.

LOCATION

 Boundary of Control Area

The prescribed planning parameters for the street block plan are set out below.

PARAMETERS		REQUIREMENTS		
1	Land Use	Residential		
2	Height	Terrace housing: Maximum 3-storey building envelope Flat: Maximum 4-storey		
3	Building Form	Party-wall development (terrace housing or flat) with no windows openings along the common boundary of the intermediate buildings		
4	Setback Requirements		Road Buffer/Common Boundary	Green Buffer
		Front	Western row: 1 st storey: 5.1m (min) Upper storeys: 2.4m (min) Eastern row: 1 st storey: 7.2m (min) Upper storeys: 4.8m (min) Car porch: 2.4m (min) from boundary	NIL
		Side	May abut side boundary along a side lane, otherwise to setback 1 st and 2 nd storey: 2m (min) 3 rd and 4 th storey: 3m (min)	NIL
		Rear	May abut rear boundary	NIL
5	Floor to Floor Height	1 st storey: 4.5m (max) Upper storeys: 3.6m (max)		