

NOTES

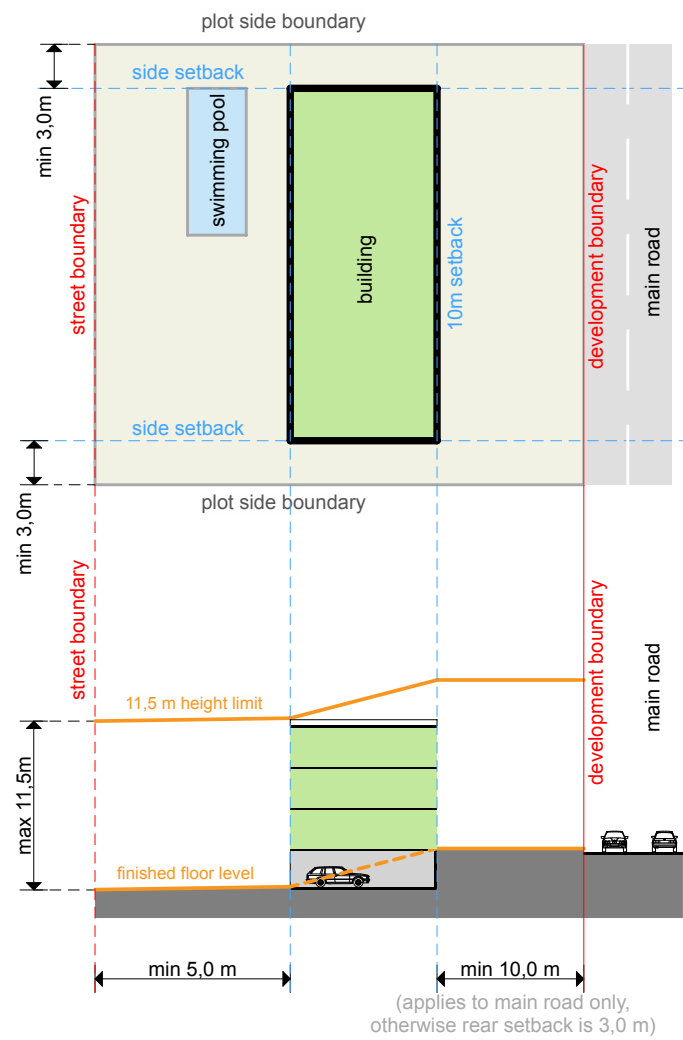
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The *site coverage ratio* (SCR) is the ratio of the building area (the area when the building is viewed from directly above) to the site area (the area of the land on which the building is built)

Example of SCR calculation:

For an SCR of 0.3:1
If site area = 1000m²
building's footprint allowed = 300m²



ZONE 1, four storey apartment buildings



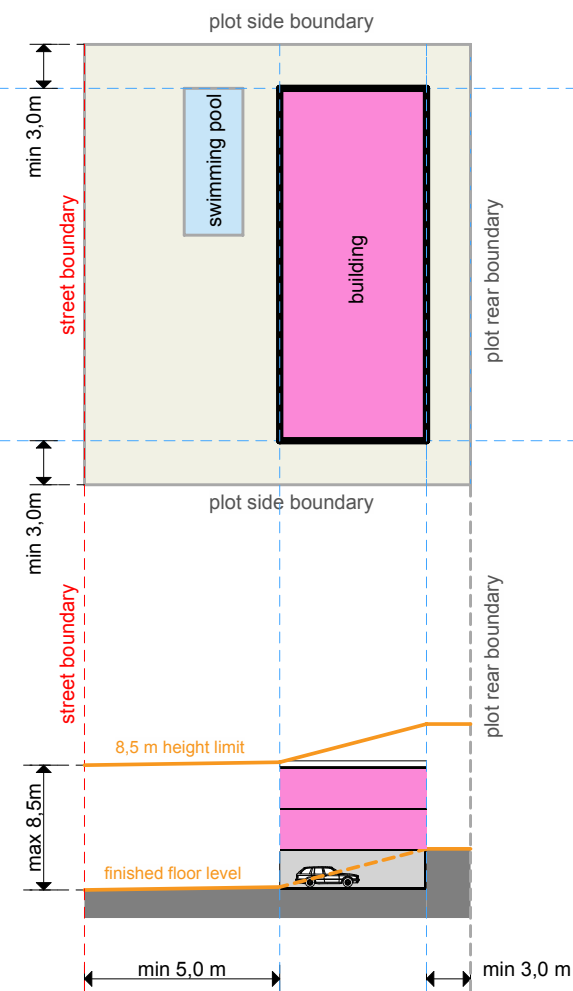
Four storey apartment building,
(ground floor + 3 levels)

Relevant local regulations to comply with:

- Size of individual plots can vary from 800 m² to 1500 m². Site side boundaries can be adjusted to suit the proposed design. Street and development boundaries must be respected.
- Maximum *Site Coverage Ratio* (SCR)** allowed is 0.3 :1
- Front/street setback is 5,0m
- Setback from the main road is 10,0m
- Side and rear setback is 3,0m
- Maximum building height is 11,5m from the finished floor level



ZONE 2, three storey apartment buildings



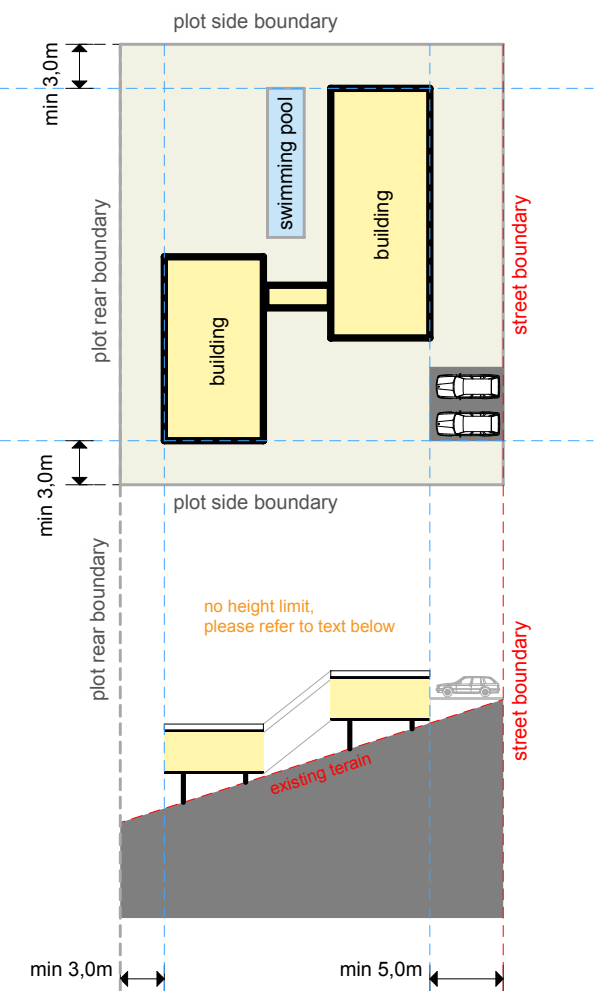
Three storey apartment building,
(ground floor + 2 levels)

Relevant local regulations to comply with:

- Size of individual plots can vary from 800 m² to 1500 m². Site side boundaries can be adjusted to suit the proposed design. Street and development boundaries must be respected.
- Maximum *Site Coverage Ratio* (SCR)** allowed is 0.3 :1
- Front/street setback is 5,0m
- Side and rear setback is 3,0m
- Maximum building height is 8,5m from the finished floor level



ZONE 5, private one storey villas



One storey prefabricated private villas
(1 level, on piles)

Relevant local regulations to comply with:

- Size of individual plots can vary from 500 m² to 1000 m². Site side boundaries can be adjusted to suit the proposed design. Street and development boundaries must be respected.
- Maximum *Site Coverage Ratio* (SCR)** allowed is 0.3 :1
- Front/street setback is 5,0m
- Side and rear setback is 3,0m
- **There is no official building height limit in this zone. The only limit is that the building must be maximum of one storey in height and to be constructed on the piles, not to interfere directly with the land.**

project name:

Starigrad Masterplan, Site Regulations

date: 29/09/2022 rev: 03

architects:

Martin Dudasko & Ian Bryan Architects

scale:

n.a.