

KEY MAP

■ SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

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 4 for compact block
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened Single Dwelling Housing Development Code (SDHDC) side and rear setbacks: refer to Rule 12: Table 7 for compact block
- Strathnairn Precinct Code (SPC) refer to the SPC - Figure 10
- Articulation Elements (Articulation Zone) refer to SPC - Figure 10

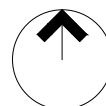
BLOCK INFORMATION

STAGE	1B
ZONE	RZ4
SECTION	20
BLOCK	28
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	09/01/20

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 ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
 1:200 @A4



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



LEGEND

Block Boundary

Garage Location

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

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

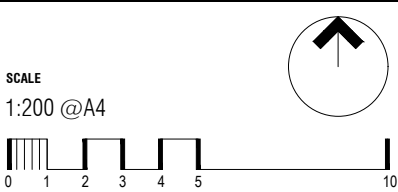
Return Boundary Fencing to Building Line or Side Fence

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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**