

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by SPC
Refer to Figure 14
- Articulation Elements (Articulation Zone)
refer to SPC - Figure 8
- MINIMUM BOUNDARY SETBACKS**
- Single Dwelling Housing Development Code (SDHDC) side and rear setbacks: *refer to Rule 12: Table 6B for mid blocks,*
- Strathnairn Precinct Code (SPC) *refer to the SPC - Figure 8*
- 1.5m or nil setback to a max length of 13m *refer to SDHDC Rule 15, Table 6B*
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

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

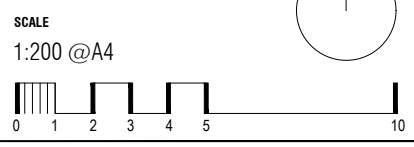
- Lower Floor Level
- Upper Floor Level

BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	26
BLOCK	7
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

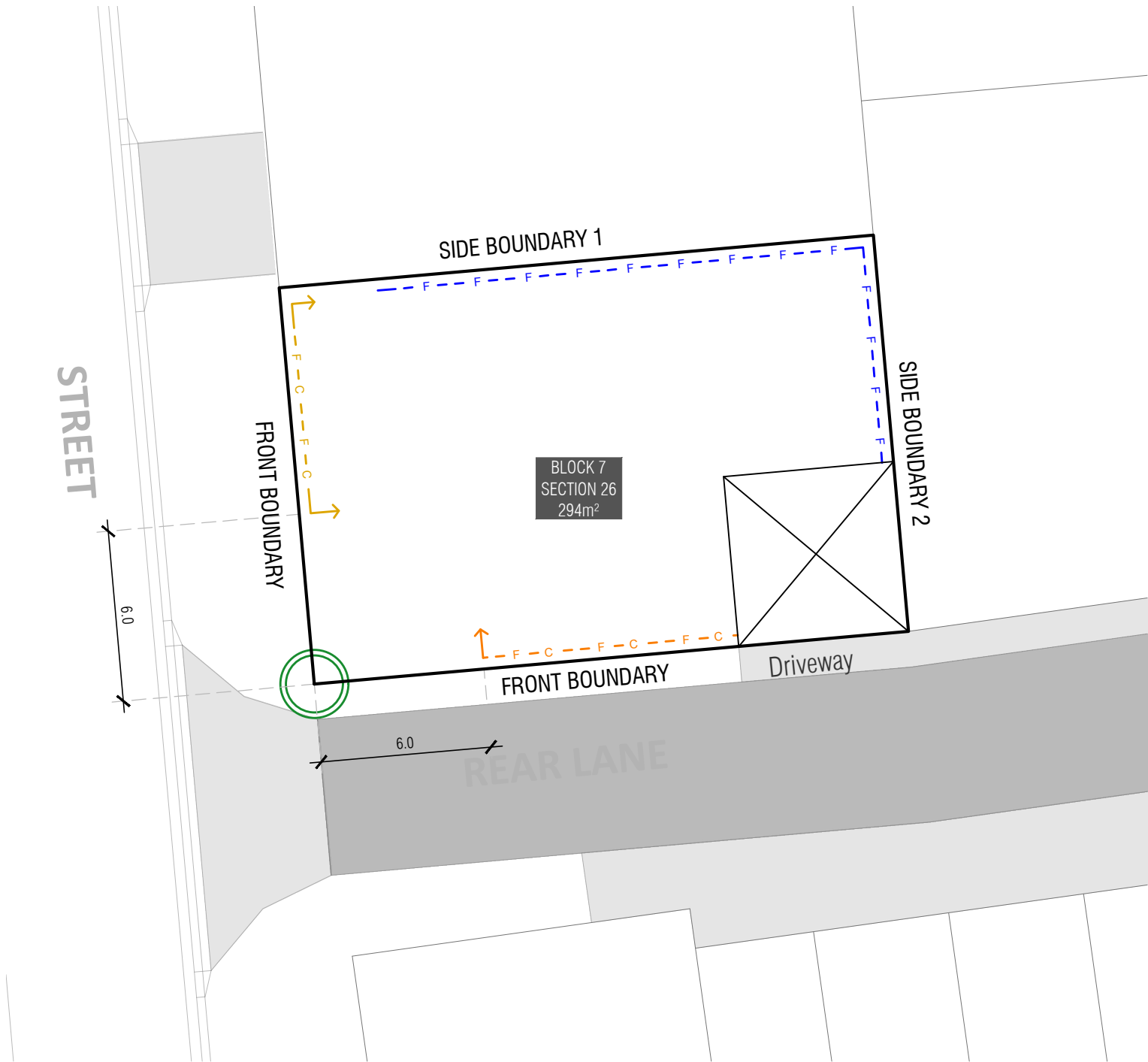
REV DRAWN CHECKED APPROVED DATE
A AK AK CS 03/01/20

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.



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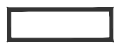

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION






LEGEND

-  Block Boundary
-  Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size 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: 50% @ 0m | 50% @ 0.6m
refer to SPC Rule 8, Table 1, Figure 2
-  **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
-  **Corner Identified for Corner Block Control**
refer to SPC Table 1, Figure 1
-  **Return Boundary Fencing to Building Line or Side Fence**

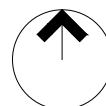
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	26
BLOCK	7
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/01/20

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SCALE
1:200 @A4



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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**