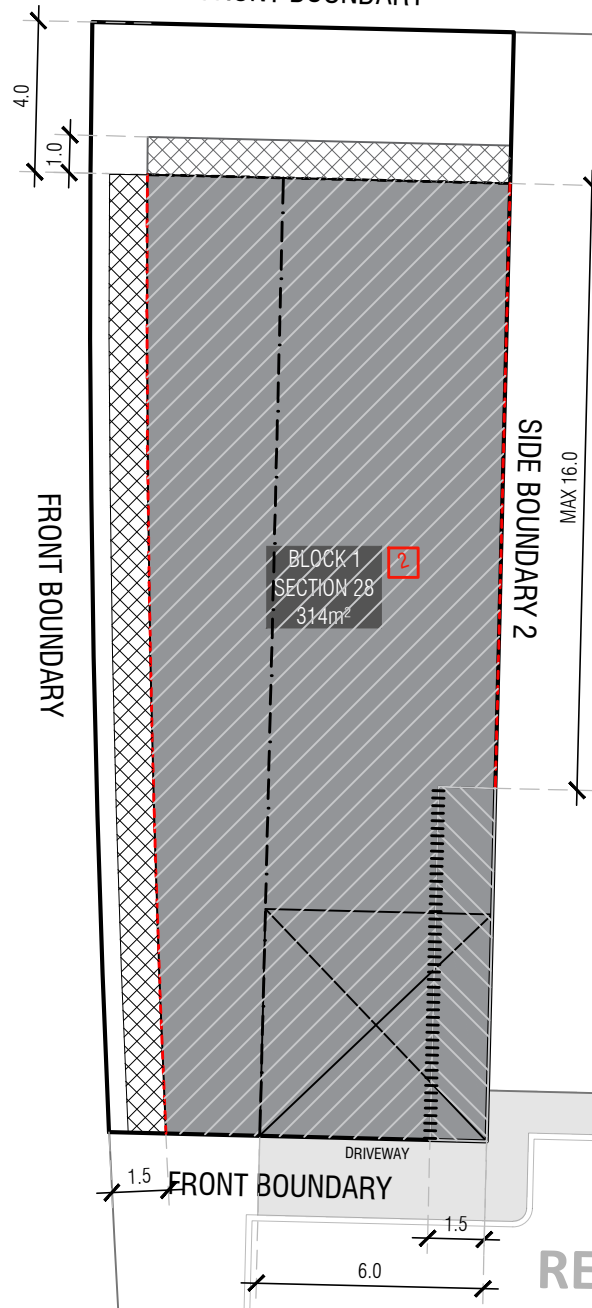


STREET

FRONT BOUNDARY



SIDE BOUNDARY 2
MAX 16.0

REAR LANE

KEY MAP

SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory 2 Storeys by SPC Refer to Figure 8

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only)

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 3C
side and rear setbacks: refer to Rule 12, Table 6B
- Strathnairn Precinct Code (SPC)
refer to the SPC - Rule 1, Rule 2, Figure 8
- 1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 12, Rule 15, Table 6B
- Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11, Table 3C
- Articulation Elements (Articulation Zone)
refer to SPC Figure 8

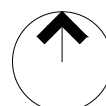
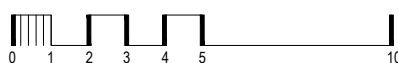
BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	28
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

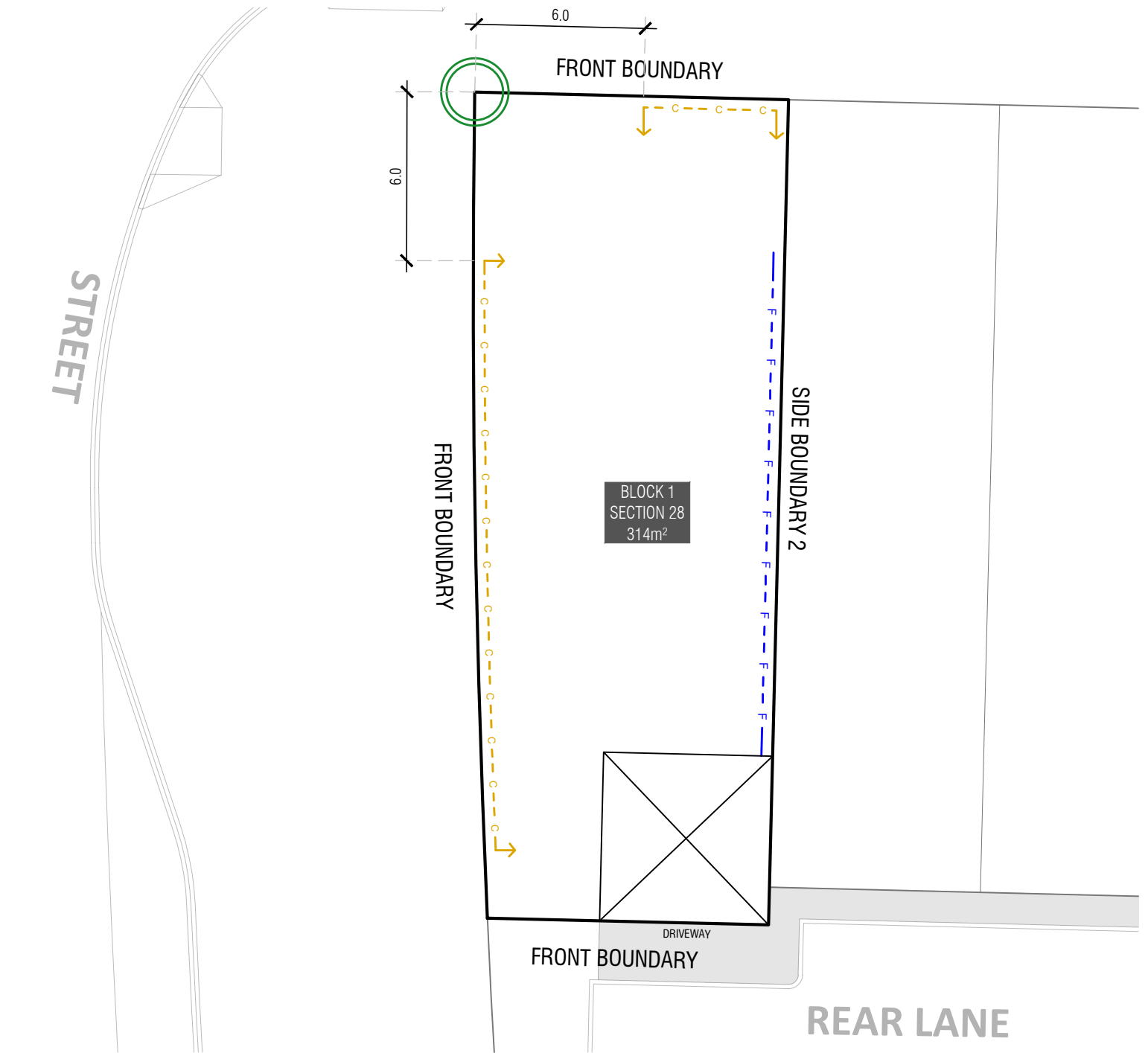
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	29/11/19

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.

SCALE
1:200 @A4



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
- Corner Identified for Corner Block Control**
refer to SPC Table 1, Figure 1
- 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**

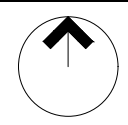
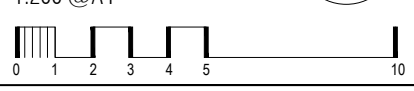
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SCALE
1:200 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN