

KEY MAP

■ SITE LOCATION

LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC



Mandatory 2 Storeys by SPC
Refer to Figure 5



Part of Integrated Development Parcel by SPC
Refer to Figure 12

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

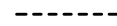


Lower Floor Level



Upper Floor Level

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 3C



Strathnairn Precinct Code (SPC)
refer to the SPC - Rule 1, Rule 2, Figure 5



Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11, Table 3C

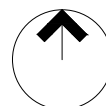
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	6
BLOCK	11
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

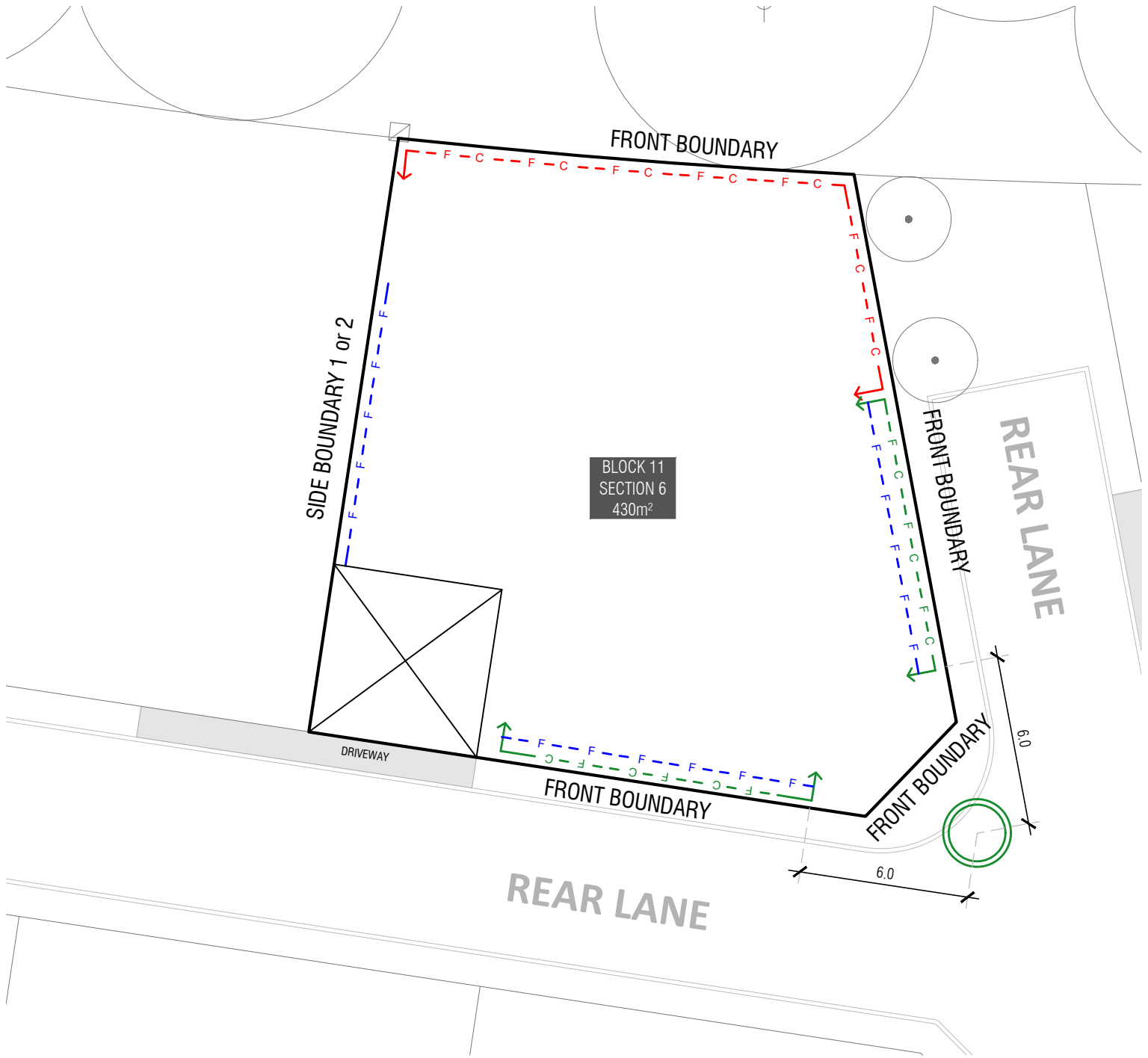
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	28/11/19

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
-  **Optional - Courtyard Wall - Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to SPC Rule 8, Table 1, Figure 1
-  **Mandatory Central Boulevard, Courtyard Walls and Fencing**
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 1.0m
refer to SPC Rule 8, Table 1, Figure 2
-  **Return Boundary Fencing to Building Line or Side Fence**

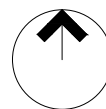
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**