

KEY MAP

■ SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11, Table 3C
- Mandatory 2 Storeys** by SPC
Refer to the SPC - Rule 3, Figure 4

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 3C
- Strathnairn Precinct Code (SPC)
refer to the SPC - Rule 1, Figure 4

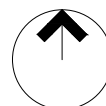
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	10
BLOCK	2
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

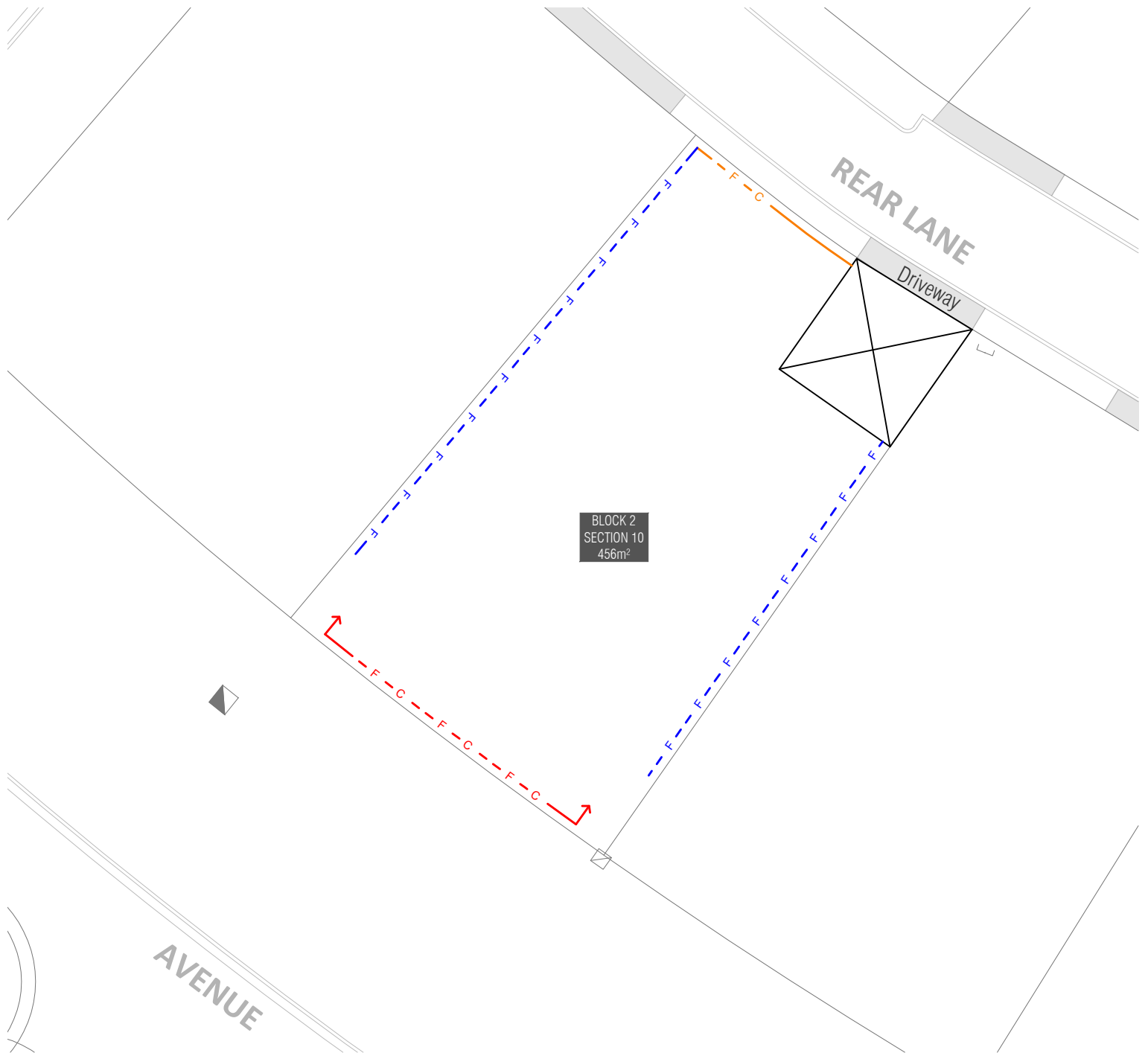
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	18/10/19

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 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



BLOCK 2
SECTION 10
456m²

AVENUE

REAR LANE

Driveway



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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 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
- Front Fencing, Courtyard Walls and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1, Figure 2

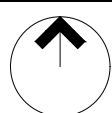
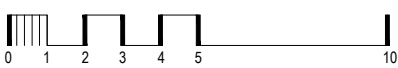
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN