KEY MAP

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

Part of Integrated Development Parcel by SPC
Refer to Figure 14

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	23
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

0 1 2 3 4 5 10

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

KEY MAP

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

F — **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

F C — **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

BLOCK INFORMATION

STAGE	1B
ZONE	RZ4
SECTION	20
BLOCK	23
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:200 @A4

0 1 2 3 4 5 10

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN