



KEY MAP

■ SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Defined by MUHDC



Blocks 500sqm < 550sqm subject to mid size block provisions
Refer to Figure 14



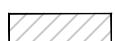
Mandatory Surveillance Block by SPC
Refer to Figure 14

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



Articulation Elements (Articulation Zone)
refer to SPC Figure 8

MINIMUM BOUNDARY SETBACKS



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

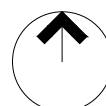
BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	26
BLOCK	6
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

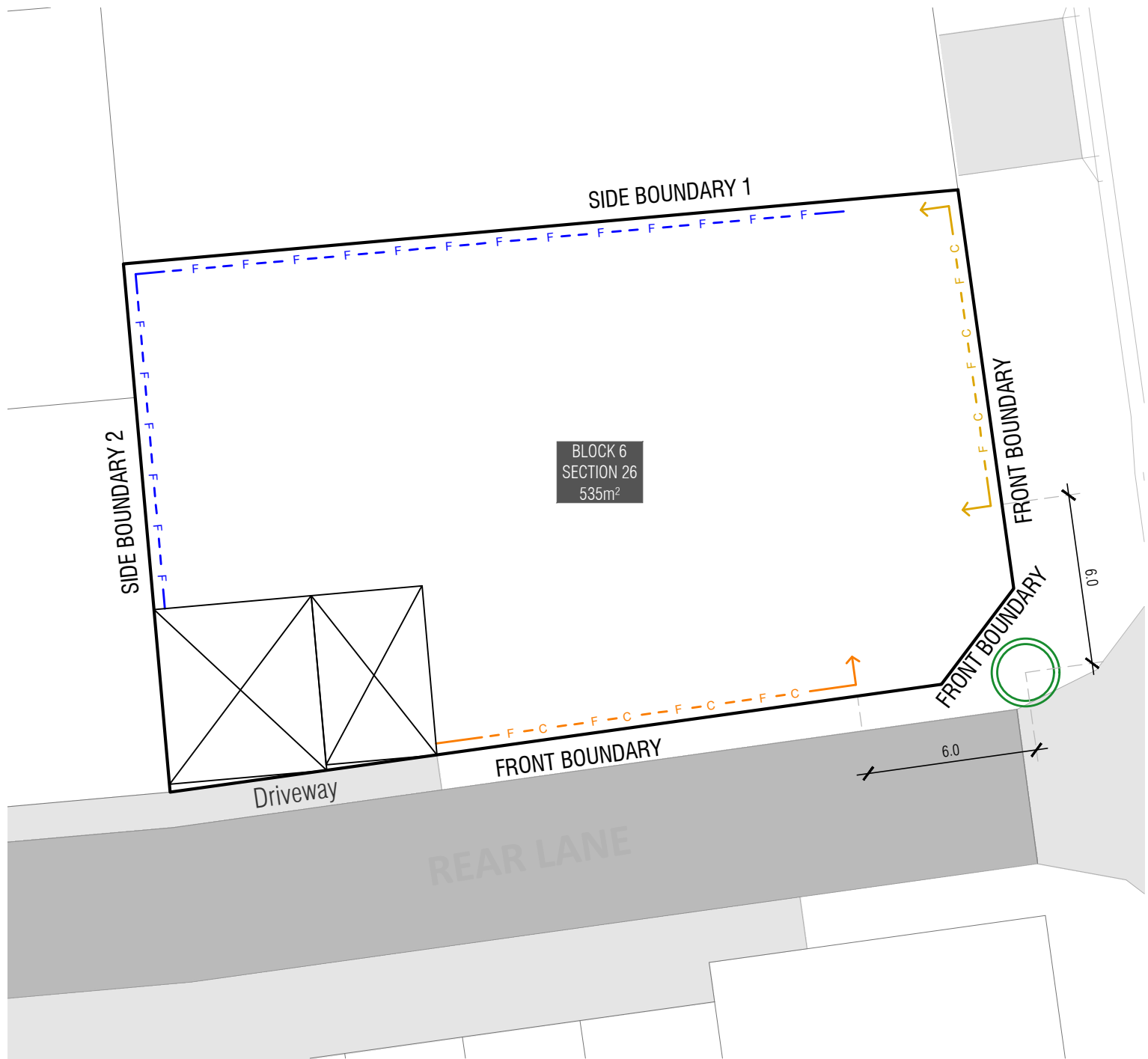
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/01/20

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.

SCALE
1:200 @A4



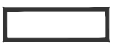

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION

LEGEND






-  Block Boundary
-  Garage Location

SINGLE DWELLING PRIVATE OPEN SPACE (POS)
 refer to SDHDC: R39 for mid blocks
PPOS
 refer to SDHDC R41 and Table 8

MULTI UNIT PRIVATE OPEN SPACE (POS)
 refer to MUHDC R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
 refer to MUHDC R61, Table 9A

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**

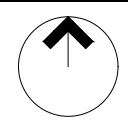
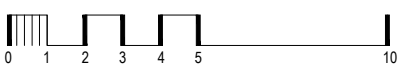
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SCALE
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN