Diagram Labels

4.0
3.0
4.0
3.0
1.5
REAR BOUNDARY
SIDE BOUNDARY
MAX 12.0
2.0
0.9
REAR BOUNDARY
FRONT BOUNDARY
STREET

BLOCK f
SECTION BI
250m²
IN

(ALL FLOOR)
1.5
SIDE BOUNDARY
GARAGE
Driveway
3.0
5.5

KEY MAP

SITE LOCATION

LEGEND

☐	Block Boundary
◇	Garage Location
BOUNDARY	Boundary Defined by SDHDC
IN	Part of Integrated Development Parcel by *Planning Controls Plan*

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 Rule11:
Table 4 for compact block
side and rear setbacks: refer to Rule 12:
Table 7 for compact block

- - - - - - - Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
(Excluding Garages/Carports)
Upper floor level (front setbacks) - external wall or
unscreened element
Upper floor level (side setbacks) - external wall (screened)

▨ Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

||||||||||| All Floor Level - Side and Rear Boundary - Screened

—·—·— Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	BI
BLOCK	f
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE
1:200 @A4

0 1 2 3 4 5 10

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY

REAR BOUNDARY

BLOCK f
SECTION Bl
250m²

FRONT BOUNDARY

F — C

STREET

SIDE BOUNDARY

Driveway

KEY MAP

SITE LOCATION

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 Fencing Controls Plan
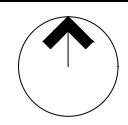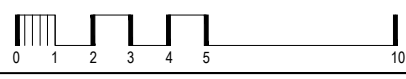
Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	Bl
BLOCK	f
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	23/12/19

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. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS 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
FENCING CONTROLS PLAN