

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY** Boundary Defined by SDHDC
- 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 3C for mid blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Lower floor level - external wall or unscreened element
- 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
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

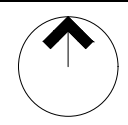
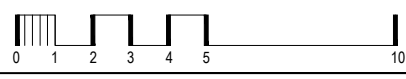
**BLOCK INFORMATION**

STAGE	2A1
ZONE	RZ 3
SECTION	AB
BLOCK	f
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	07/01/20

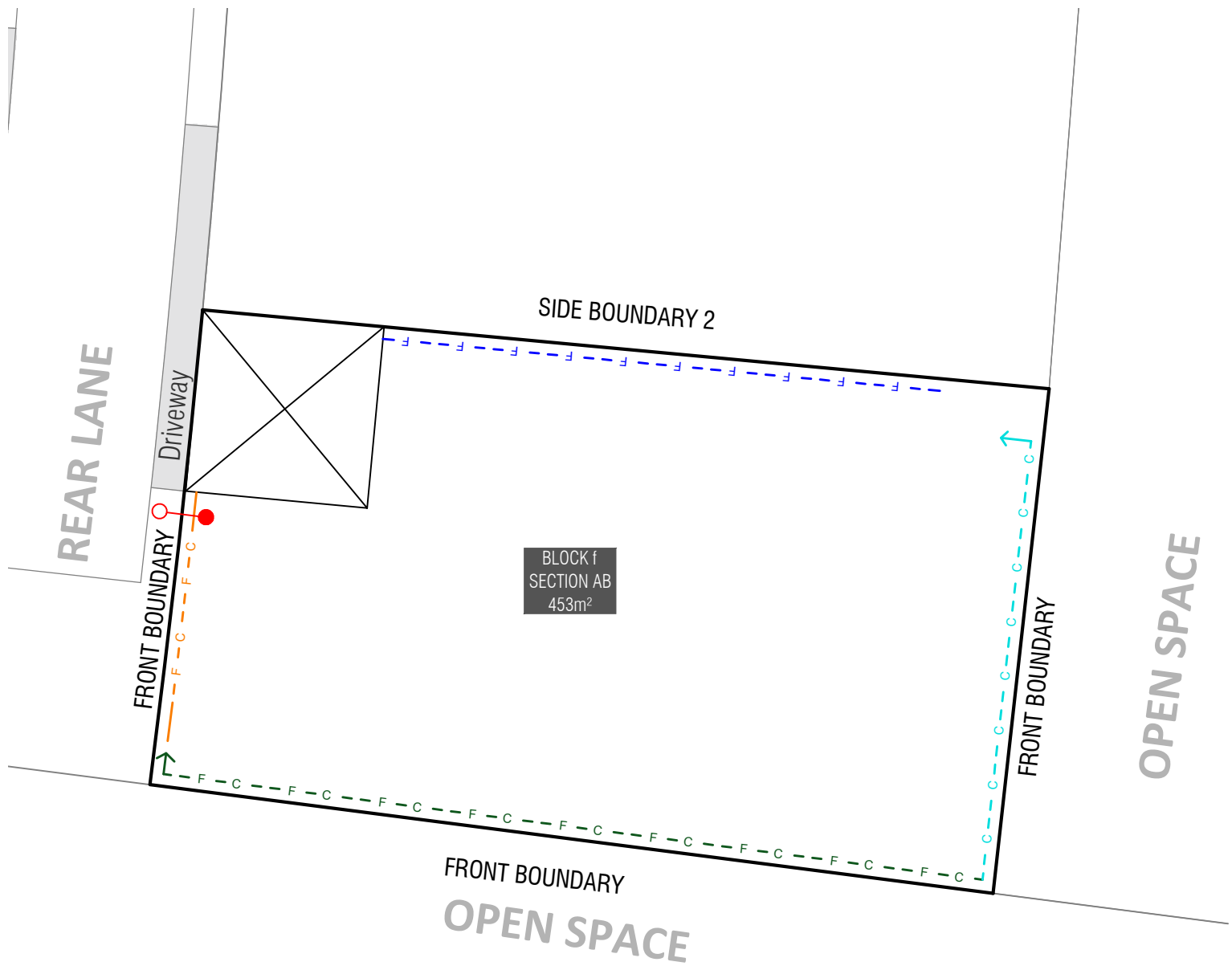
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:200 @A4



**Ginninderry**



**BLOCK PLANNING CONTROLS**  
**BUILDING & SITING CONTROLS PLAN**








**KEY MAP**



**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
- Gate, street address and letterbox to be off lane (as indicated)  
refer to Planning Controls Plan

**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
-  **Optional Front Fencing, Courtyard Walls, Open Space and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan
-  **Optional - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan
-  **Optional - Front Boundary Courtyard Wall**  
Maximum height 1.8m | Minimum setback = 50% of minimum building setback |  
Maximum length = 50% of boundary length  
refer to SDHDC Element 3
-  **Return Boundary Fencing to Building Line or Side Fence**

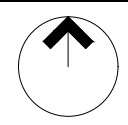
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**