



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY** Boundary Defined by SDHDC
- Mandatory Surveillance Block**
- Where delivered as a Studio Unit above a garage 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 Rule 11: Table 3C for mid blocks
side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B
- 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	2B2
ZONE	RZ 3
SECTION	BM
BLOCK	k
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

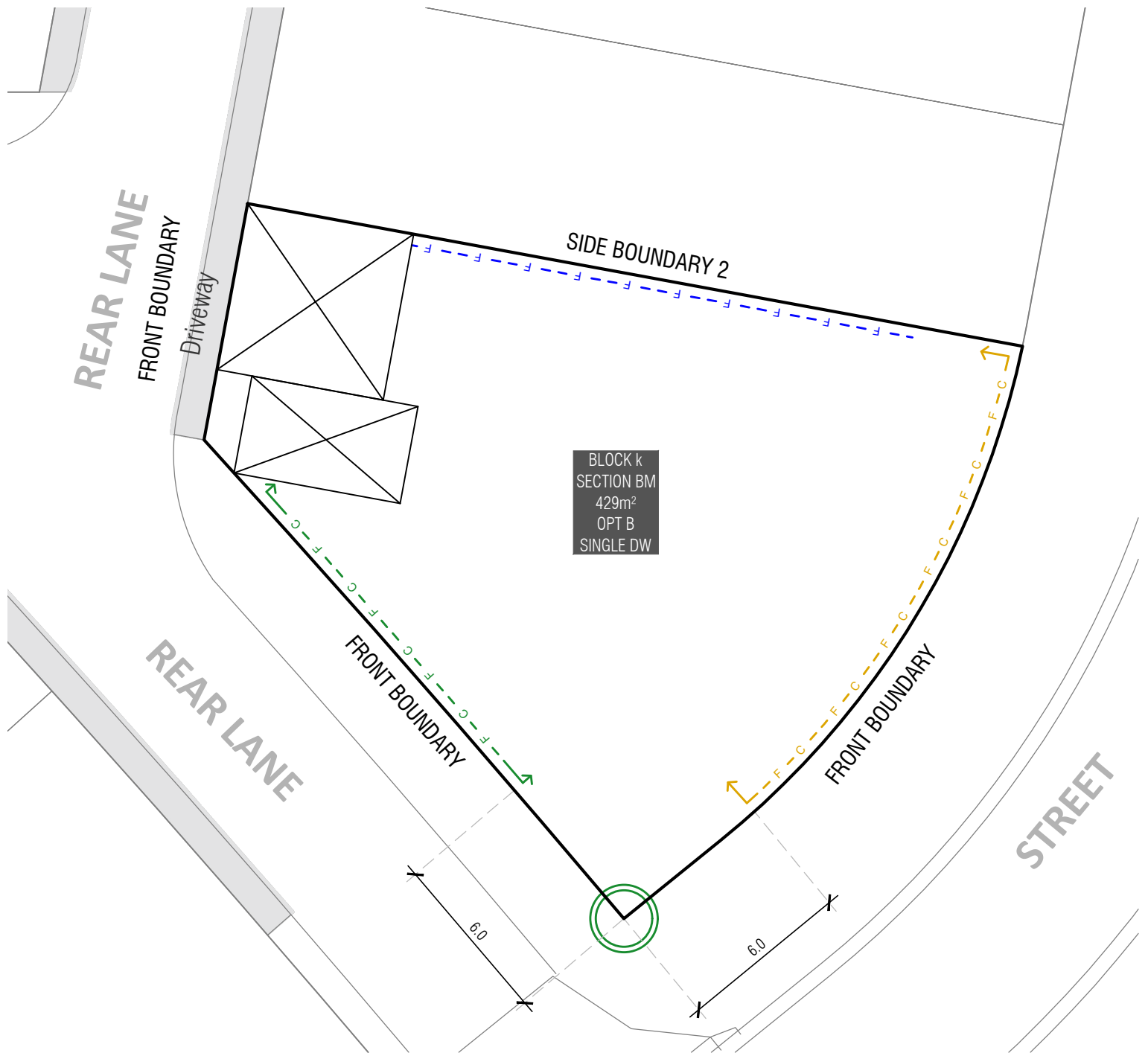
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	01/01/20

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

BOUNDARY FENCING

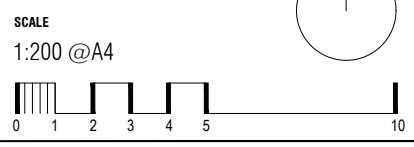
-  **Side, Rear and Rear Lane Boundaries**
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
-  **Mandatory Village/Green Link, Courtyard Walls and Fencing**
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.6m
refer to Fencing Controls Plan
-  **Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
-  **Optional - Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan
-  **Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**