

KEY MAP



LEGEND

- SITE LOCATION
- 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)
garage setbacks: refer to Rule 11:
Table 4 for compact block
side and rear setbacks: refer to Rule 12:
Table 7 for compact blocks
- Articulation Elements (Articulation Zone)
refer to Planning Controls Plan
- 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)
- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscreened

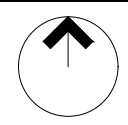
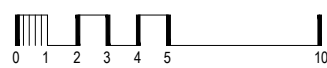
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	BI
BLOCK	b
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

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

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
1:250 @A4



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



KEY MAP



LEGEND



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

- **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: 100% @ 0m
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

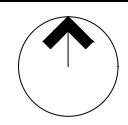
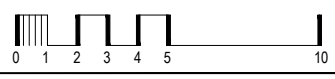
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1:250 @A4



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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN