MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11, Table 3C
- Strathnairn Precinct Code (SPC) refer to the SPC - Rule 1, Figure 4

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only) This does not take into account easements or building envelopes)

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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.

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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4

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BLOCK INFORMATION

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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.
**KEY MAP**
- BLACK: SITE LOCATION

**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 Central Boulevard, Courtyard Walls and Fencing
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 50% @ 0m | 50% @ 1.0m
  - refer to SPC Rule 8, Table 1, Figure 2
- Front Fencing, Courtyard Walls and Laneways
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - refer to SPC Rule 8, Table 1, Figure 2

**SITE LOCATION**

**BLOCK INFORMATION**

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**SCALE**
1:200 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**