BLOCK INFORMATION

MINIMUM BOUNDARY SETBACKS

Strathnairn Precinct Code (SPC)
refer to the SPC - Rule 1 Figure 4

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 3C

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11, Table 3C

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

SCALE
1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING 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

- **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, Open Space and Laneways
  Maximum height 1.8m | Minimum setback 0m (100%)
  refer to SPC Rule 8, Table 1, Figure 2

Return Boundary Fencing to Building Line or Side Fence

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.