MINIMUM BOUNDARY SETBACKS

- Strathnairn Precinct Code (SPC) refer to the SPC - Rule 1, Figure 3
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule 11, Table 3C
  - side and rear setbacks: refer to Rule 12, Table 6B
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by SPC refer to Figure 11
- Indicative Building Footprints (based on min. building setbacks only)
  - Lower Floor Level
  - Upper Floor Level

INDICATIVE BUILDING FOOTPRINTS

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 TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

1:200 @A4
**BLOCK INFORMATION**

- **STAGE**: A
- **ZONE**: 022
- **SECTION**: 15
- **BLOCK**: 1
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**SITE LOCATION**

- **STAGE**: 1A
- **ZONE**: RZ3
- **SECTION**: 15
- **BLOCK**: 1
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING

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**BOUNDARY FENCING**

**Site, Rear and Rear Lane Boundaries**
- Maximum height 1.8m
- Minimum setback 0m (100%)
- Behind front building line
  
  - refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

**Front Fencing, Courtyard Walls and Laneways**
- Maximum height 1.8m
- Minimum setback 0m (100%)
  
  - refer to SPC Rule 8, Table 1, Figure 2

**Corner Identified for Corner Block Control**
  
  - refer to SPC Table 1, Figure 1

**Corner Blocks**
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.6m (50%)
- No fencing within 6m of the corner
  
  - refer to SPC Rule 8, Table 1, Figure 1

**Return Boundary Fencing to Building Line or Side Fence**

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**DRAWN**

- **C Convertible**
- **S Site Location**
- **F Fencing**
- **C Corner Identification**
- **P Private Open Space**

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**KEY MAP**

- **SITE LOCATION**
- **Block Boundary**
- **Garage Location**

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**LEGAL**

- **DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

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**APPROVED**

- **DRAWN**: 10/09/19
- **CHECKED**: 10/09/19
- **REV**: 1

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**Ginninderry BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

**SCALE**: 1:200 @ A4