1.5

2.0

3.0

4.0

5.5

8.0

19m²

1:200 @A4

Boulevard

REAR BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY 1 OR 2

SIDE BOUNDARY 1 OR 2

BLOCK INFORMATION

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.

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11:
Table 4 for compact block

Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary Unscreened
Single Dwelling Housing Development Code (SDHDC)
side and rear setbacks: refer to Rule 12:
Table 7 for compact block

Strathnairn Precinct Code (SPC)
refer to SPC - Figure 10

Articulation Elements (Articulation Zone)
refer to SPC - Figure 10

KEY MAP

LEGEND

BOUNDARY

Block Boundary

Garage Location

Boundary Defined by SDHDC

MINIMUM BOUNDARY SETBACKS

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

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

Ginninderry

SITE LOCATION

STAGE

ZONE

SECTION

BLOCK

CLASSIFICATION

HOUSING TYPE

1

2

3

4

5

6

APPROVED

DATE

09/01/20

DIAGRAM

0 1 2 3 4 5 10

REV

DRAWN

CHECKED

A

AK

AK

CS

1:200 @A4

DRAFT

0

A

AK

AK

CS

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MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11:
Table 4 for compact block

Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary Unscreened
Single Dwelling Housing Development Code (SDHDC)
side and rear setbacks: refer to Rule 12:
Table 7 for compact block

Strathnairn Precinct Code (SPC)
refer to SPC - Figure 10

Articulation Elements (Articulation Zone)
refer to SPC - Figure 10

KEY MAP

LEGEND

BOUNDARY

Block Boundary

Garage Location

Boundary Defined by SDHDC

MINIMUM BOUNDARY SETBACKS

INDICATIVE BUILDING FOOTPRINTS

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

Lower Floor Level

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

Ginninderry

SITE LOCATION

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1

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3

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5

6

APPROVED

DATE

09/01/20

DIAGRAM

0 1 2 3 4 5 10

REV

DRAWN

CHECKED

A

AK

AK

CS

1:200 @A4

DRAFT

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AK

CS

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**KEY MAP**
- Site Location

**LEGEND**
- Block Boundary
- Garage Location

**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 SPC Rule 8, Table 1, Figure 2

**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.**

**BLOCK INFORMATION**
- Stage: 1B
- Zone: 20A
- Section: 20
- Block: 17
- Classification: Compact Size
- Housing Type: Single Dwelling

**SCALE**
- 1:200 @ A4