SITE LOCATION

Block Boundary
Garage Location
Boundary Defined by SDHDC

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)
  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 the SPC - Figure 10

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

DRAWN
CHECKED
SCALE
REV
DATE

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

1:200 @A4

0 1 2 3 4 5
10

STREET

Driveway

1.5
1.5
4.0
2.0
5.5
3.0

BLOCK 24
SECTION 20
196m²

BLOCK INFORMATION

STAGE 1B
ZONE 2BA
SECTION 20
BLOCK 24
CLASSIFICATION COMPACT SIZE
HOUSING TYPE SINGLE DWELLING

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.
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

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R40 for compact blocks

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

Return Boundary Fencing to Building Line or Side Fence

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