STREET
BLOCK 16
SECTION 23
250m²
SIDE BOUNDARY 1 OR 2
SIDE BOUNDARY 1 OR 2
FRONT BOUNDARY
FRONT BOUNDARY
Driveway
REAR LANE

BLOCK INFORMATION
STAGE 1B
ZONE RZ3
SECTION 23
BLOCK 16
CLASSIFICATION COMPACT SIZE
HOUSING TYPE SINGLE DWELLING

KEY MAP
SITE LOCATION

LEGEND
Block Boundary
Garage Location
Boundary Defined by SDHDC
Mandatory 2 Storeys by SPC
Part of Integrated Development Parcel by SPC
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
Articulation Elements (Articulation Zone)
refer to SPC Figure 8

MINIMUM BOUNDARY SETBACKS

--- Single Dwelling Housing Development Code (SDHDC)
front front setbacks: refer to Rule11: Table 4
Side setbacks: refer to Rule12: Table 7

--- Strathnairn Precinct Code (SPC)
refer to the SPC - Figure 8

--- Articulation Elements (Articulation Zone)
refer to SPC Figure 8

--- All Floor Level - Side and Rear Boundary - Screened
--- All Floor Level - Side and Rear Boundary Unscreened

IN

IN

SCALE
1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**SITE LOCATION**

**LEGEND**
- Block Boundary
- Garage Location

**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
- 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

**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**

**SITE LOCATION**

**LEGEND**
- Block Boundary
- Garage Location

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