MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule11: Table 4 for compact block

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

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

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

KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by SPC Refer to Figure 14

BLOCK INFORMATION
- STAGE: 1B
- ZONE: 202
- SECTION: 25
- BLOCK: 4
- CLASSIFICATION: COMPACT SIZE
- HOUSING TYPE: SINGLE DWELLING

REV. DRAWN CHECKED APPROVED DATE
A AK AK CS 08/01/20

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.

SCALE: 1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP
- 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

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