MINIMUM BOUNDARY SETBACKS

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

- **Upper Floor Level** - Side and Rear Boundary - Screened
- **Upper Floor Level** - Side and Rear Boundary - Unscreened

**Boundary Defined by SDHDC**

- Blocks 500sqm < 550sqm subject to mid size block provisions
  - Refer to Figure 14

**Nominated Boundary by SPC**

- **1.5m or nil setback to a max length of 13m**
  - Refer to SDHDC Rule 15, Table 6B

**Articulation Elements (Articulation Zone)**

- Refer to SDHDC Rule 11: Table 3C for mid blocks

**Single Dwelling Housing Development Code (SDHDC)**

- Front setbacks: refer to Rule 11: Table 3C for mid blocks
- Side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

**Strathnairn Precinct Code (SPC)**

- Refer to the SPC - Figure 8

**Part of Integrated Development Parcel by SPC**

- Refer to Figure 14

**BLOCK INFORMATION**

- **Stage**: 1B
- **Zone**: 2D
- **Section**: 26
- **Block**: 2
- **Classification**: LARGE SIZE
- **Housing Type**: SINGLE DWELLING

**DRAWN**: AK
**CHECKED**: CS
**APPROVED**: CS
**DATE**: 03/01/20

**SCALE**: 1:200  A4

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Block Boundary

Garage Location

**BOUNDARY**

**BLOCK INFORMATION**

- **Stage**: 1B
- **Zone**: 2D
- **Section**: 26
- **Block**: 2
- **Classification**: LARGE SIZE
- **Housing Type**: SINGLE DWELLING

**DRAWN**: AK
**CHECKED**: CS
**APPROVED**: CS
**DATE**: 03/01/20

**SCALE**: 1:200  A4

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Part of Integrated Development Parcel by SPC

Refer to Figure 14

**BOUNDARY**

**BLOCK INFORMATION**

- **Stage**: 1B
- **Zone**: 2D
- **Section**: 26
- **Block**: 2
- **Classification**: LARGE SIZE
- **Housing Type**: SINGLE DWELLING

**DRAWN**: AK
**CHECKED**: CS
**APPROVED**: CS
**DATE**: 03/01/20

**SCALE**: 1:200  A4

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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

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**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by SPC
- Blocks 500sqm < 550sqm subject to mid size block provisions
  - Refer to Figure 14

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
Site Location

Block Boundary

Garage Location

Private Open Space (POS)
refer to SDHDC: R39 for mid size 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

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
FENCING CONTROLS PLAN