

**KEY MAP**

■ SITE LOCATION

**LEGEND**

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

**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 3C for mid blocks*  
*side and rear setbacks: refer to Rule 12: Table 6B for mid blocks*
- Strathnairn Precinct Code (SPC)  
Upper Floor Level - Side and Rear Boundary Unscreened  
*refer to the SPC - Figure 8*
- Articulation Elements (Articulation Zone)  
*refer to SPC Figure 8*
- 1.5m or nil setback to a max length of 13m  
*refer to SDHDC Rule 12, Rule 15, Table 6B*
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

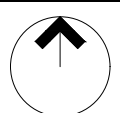
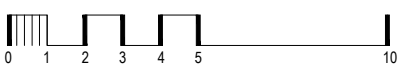
**BLOCK INFORMATION**

STAGE	1B
ZONE	RZ3
SECTION	26
BLOCK	11
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

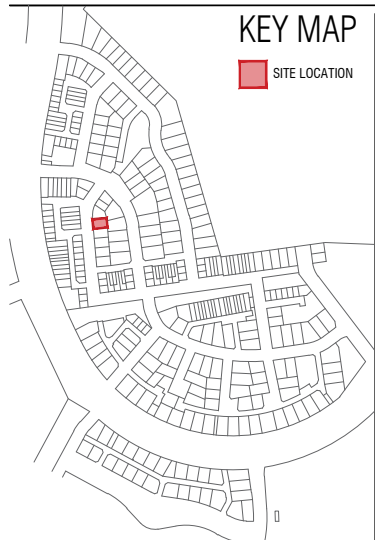
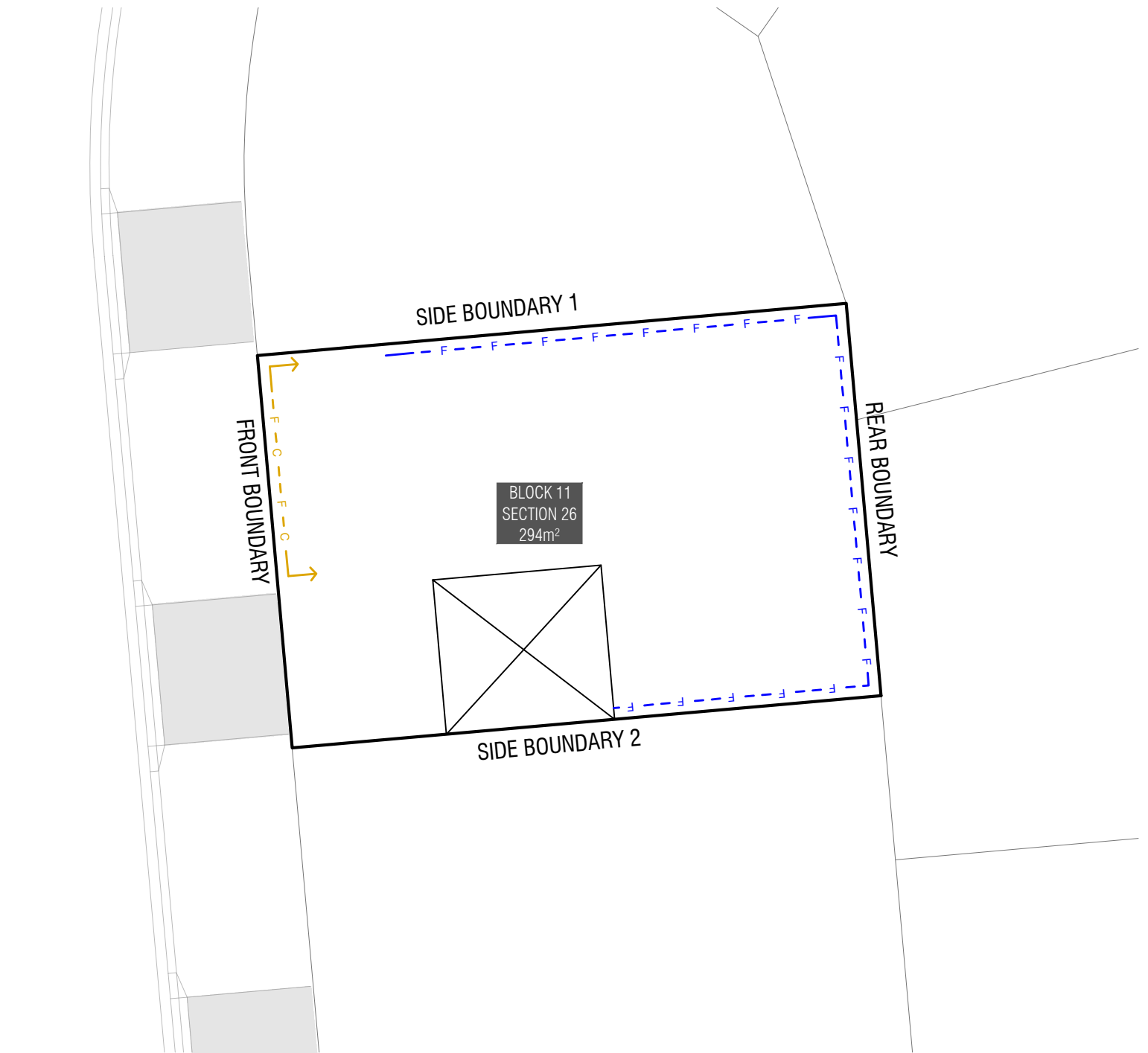
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	04/01/20

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

**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
- Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 0.6m  
refer to SPC Rule 8, Table 1, Figure 2

Return Boundary Fencing to Building Line or Side Fence

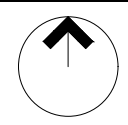
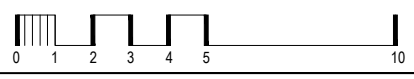
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**FENCING CONTROLS PLAN**