**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

- **Upper Floor Level - Side and Rear Boundary - Screened**
  - refer to SDHDC Rule 15, Table 6B

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

1.5m or nil setback to a max length of 13m

- **Strathnairn Precinct Code (SPC)**
  - refer to the SPC - Figure 9

- **Articulation Elements (Articulation Zone)**
  - refer to SPC Figure 9

**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**

- 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.

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**SCALE**: 1:200 @ A4

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**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
- Return Boundary Fencing to Building Line or Side Fence

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% @ 0.6m
refer to SPC Rule 8, Table 1, Figure 2

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