INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only) This does not take into account easements or building envelopes

LOWER FLOOR LEVEL
- External wall or unscreened element

UPPER FLOOR LEVEL
- Front setbacks (mid blocks)
  - External wall or unscreened element
- Side setbacks (mid blocks)
  - External wall (screened)

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

Strathnairn Stage 2 EDP
- refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

Articulation Elements (Articulation Zone)
- refer to Planning Controls Plan

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE
UPDATES. PLANS 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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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**

- **FENCING CONTROLS PLAN**
- **Return Boundary Fencing to Building Line or Side Fence**
- **Not forward of building line**
- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
- **Optional - Blocks Adjacent to Open Space**
  - Maximum height 1.8m | Minimum setback 0m (100%)

**SITE LOCATION**

- Gate, street address and letterbox to be off lane (as indicated)
  - refer to Planning Controls Plan

**SERVICES**

- Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

**SCALE**

- 1:200 @A4

**SERVICES**

- Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

**DRAWN/CHECKED/REV/DATE**

- DRAWN: AK
- CHECKED: AK
- REV: CS
- DATE: 12/06/20

**GROUND PLAN**

- Open Space
- Driveway
- Front Boundary
- Rear Lane
- Side Boundary 1
- Side Boundary 2