**BLOCK INFORMATION**

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**SCALE**

1:250 @ A4

**SITE LOCATION**

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- 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**

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

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

**KEY MAP**

- Site Location
- Boundary
- Boundary Defined by SDHDC
- Lower floor level - external wall or unscreened element
- Upper floor level - external wall (screened)
- Upper floor level - Side and Rear Boundary - Screened
- Upper floor level - Side and Rear Boundary - Unscreened

**BLOCK PLANNING CONTROLS**

BUILDING & SITING 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 UPLIFTS. 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.**

**INDICATIVE BUILDING FOOTPRINTS**

- FRONT BOUNDARY
- SIDE BOUNDARY 1
- SIDE BOUNDARY 2
- REAR BOUNDARY

**STREET SIDE BOUNDARY 2**

**FRONT BOUNDARY**

**REAR BOUNDARY**

**SIDE BOUNDARY 1**

**DRAWN**

**CHECKED**

**REV**

**APPROVED**

**DATE**

**SCALE**

1:250 @ A4

**Ginninderry**
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

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