



KEY MAP



LEGEND

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan
- 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

Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11: Table 3C 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)
- Upper Floor Level - Side and Rear Boundary Unscreened

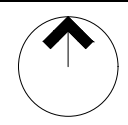
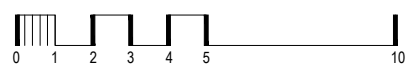
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ1
SECTION	BA
BLOCK	h
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	JE	8/11/2019

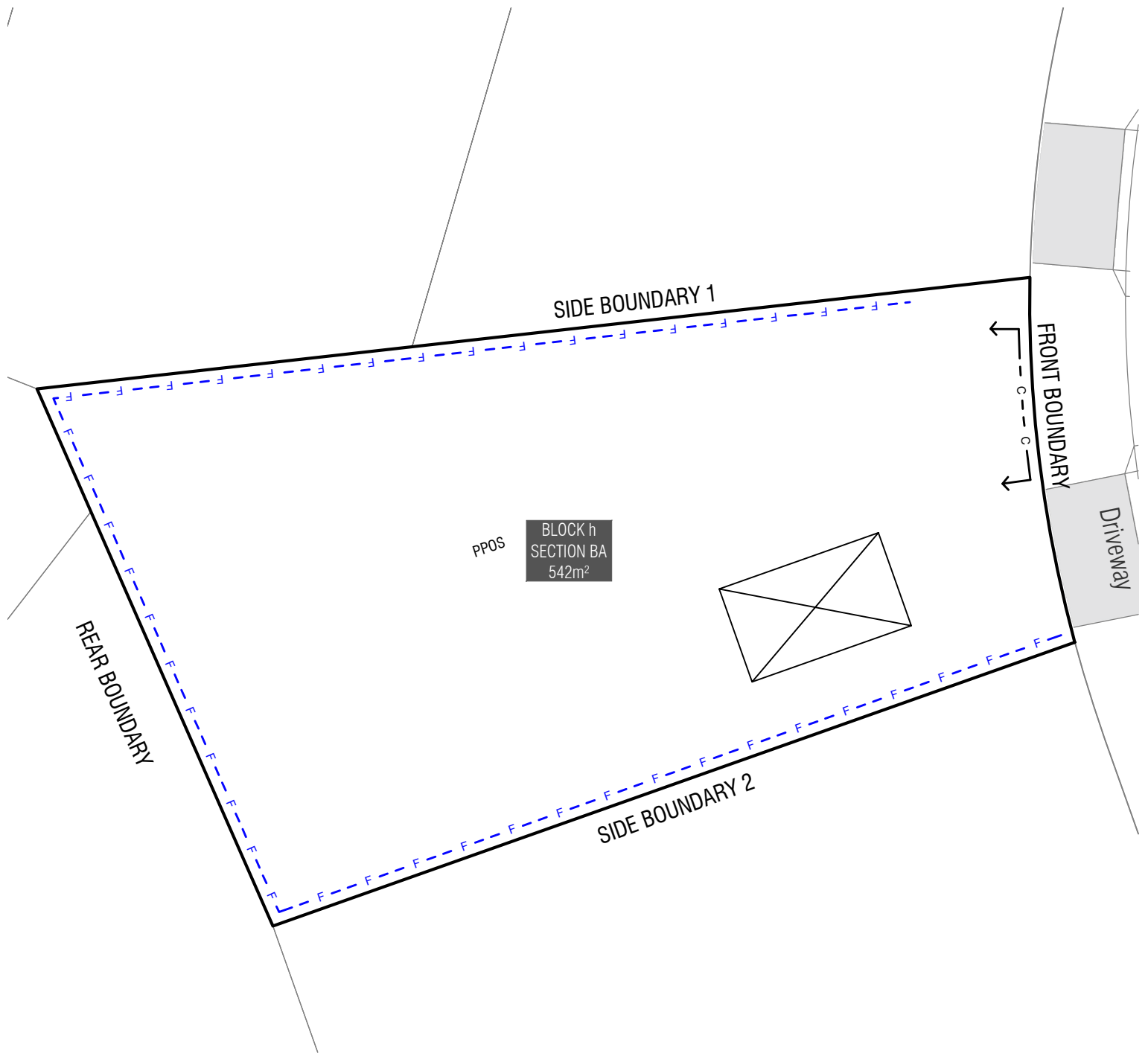
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INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
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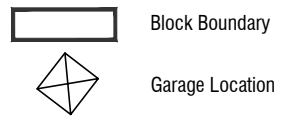
**BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN**



KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

PPOS Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

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
- Optional - Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length refer to SDHDC Element 3
- Return Boundary Fencing to Building Line or Side Fence**

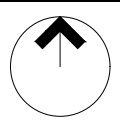
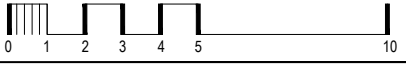
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**