**Block Information**

- **Stage**: 2A2
- **Zone**: B2
- **Section**: BA
- **Block**: h
- **Classification**: Large Size
- **Type**: Single Dwelling

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**Scale**: 1:200 @ A4

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**Legend**

- **Block Boundary**
- **Garage Location**
- **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

**Minimum Boundary Setbacks**

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 3C for mid blocks
- Strathnairn Stage 2 EDP
  - Lower floor level - external wall or unscreened element
  - Upper floor level - external wall (screened)

**Indicative Building Footprints**

- Lower Floor Level
- Upper Floor Level

Articulation Elements (Articulation Zone)

- Refer to SDHDC Rule 11: Table 3C for mid blocks

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**Key Map**

- **Site Location**

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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.**

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**Drawn, Checked, Approved**

- **Drawn**: AK
- **Checked**: AK
- **Approved**: JE

**Date**: 8/11/2019

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**Ginninderry Building & Siting Controls Plan**

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**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- **Block Boundary**
- **Garage Location**

**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**

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

**PRINCIPLE PRIVATE OPEN SPACE (PPS)**
- refer to SDHDC R41 and Table 8

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

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**BLOCK INFORMATION**
- **STAGE**: 2A2
- **ZONE**: RZ 1
- **SECTION**: BA
- **CLASSIFICATION**: LARGE SIZE
- **TYPE**: SINGLE DWELLING

**DRAWN**: AK
**CHECKED**: AK
**APPROVED**: JE
**DATE**: 8/11/2019

**SCALE**: 1:200 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**

**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.**