**MINIMUM BOUNDARY SETBACKS**

- **Single Dwelling Housing Development Code (SDHDC)**
  - Front setbacks: refer to Rule 11: Table 4 for compact block
  - Side and rear setbacks: refer to Rule 12: Table 7 for compact block
- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)

**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 Planning Controls Plan

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>CLASSIFICATION</th>
<th>COMPACT SIZE</th>
<th>HOUSING TYPE</th>
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**SCALE**

1:200 @A4

**DRAWN**

CS

**CHECKED**

AK

**REV**

A

**APPROVED**

DZ

**DATE**

07/01/20

**Ginninderry**

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. 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.**
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

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

**PRIVATE OPEN SPACE (POS)**

Refer to SDHDC: R40 for compact 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

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - Refer to Fencing Controls Plan

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

**SITE LOCATION**

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: B2
- **SECTION**: BN
- **BLOCK**: 25
- **CLASSIFICATION**: COMPACT SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REV. DRAWN CHECKED APPROVED DATE**

- **A**: DZ: AK: CS: 07/01/20

**SCALE**: 1:200 @A4

**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.**