

KEY MAP



LEGEND

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

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
- Articulation Elements (Articulation Zone)
refer to SDHDC 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
(Excluding Garages/Carports)
Upper floor level (front setbacks) - external wall or
unscreened element
Upper floor level (side setbacks) - external wall (screened)

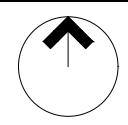
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	BN
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	07/01/20

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.

SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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

- 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: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
refer to Fencing Controls Plan

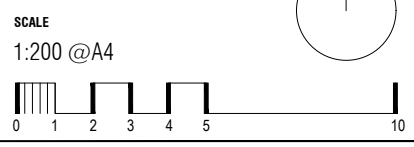
Return Boundary Fencing to Building Line or Side Fence

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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**