

**KEY MAP**

■ SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY** Boundary Defined by SDHDC
- Part of Integrated Development Parcel by SPC  
*Refer to Figure 11*
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks only)
  - Lower Floor Level
  - Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**

- Strathnairn Precinct Code (SPC)  
*refer to the SPC - Rule 1, Figure 3*
- Single Dwelling Housing Development Code (SDHDC)  
*front setbacks: refer to Rule 11, Table 3C*  
*side and rear setbacks: refer to Rule 12, Table 6B*
- Upper Floor Level - Screened
- Upper Floor Level - Unscreened
- Articulation Elements (Articulation Zone)  
*refer to the SPC Rule 1, Figure 3 and SDHDC Rule 11, Table 3C*
- 1.5m or nil setback to a max length of 13m  
*refer to SDHDC Rule 12, Rule 15, Table 6B*

**BLOCK INFORMATION**

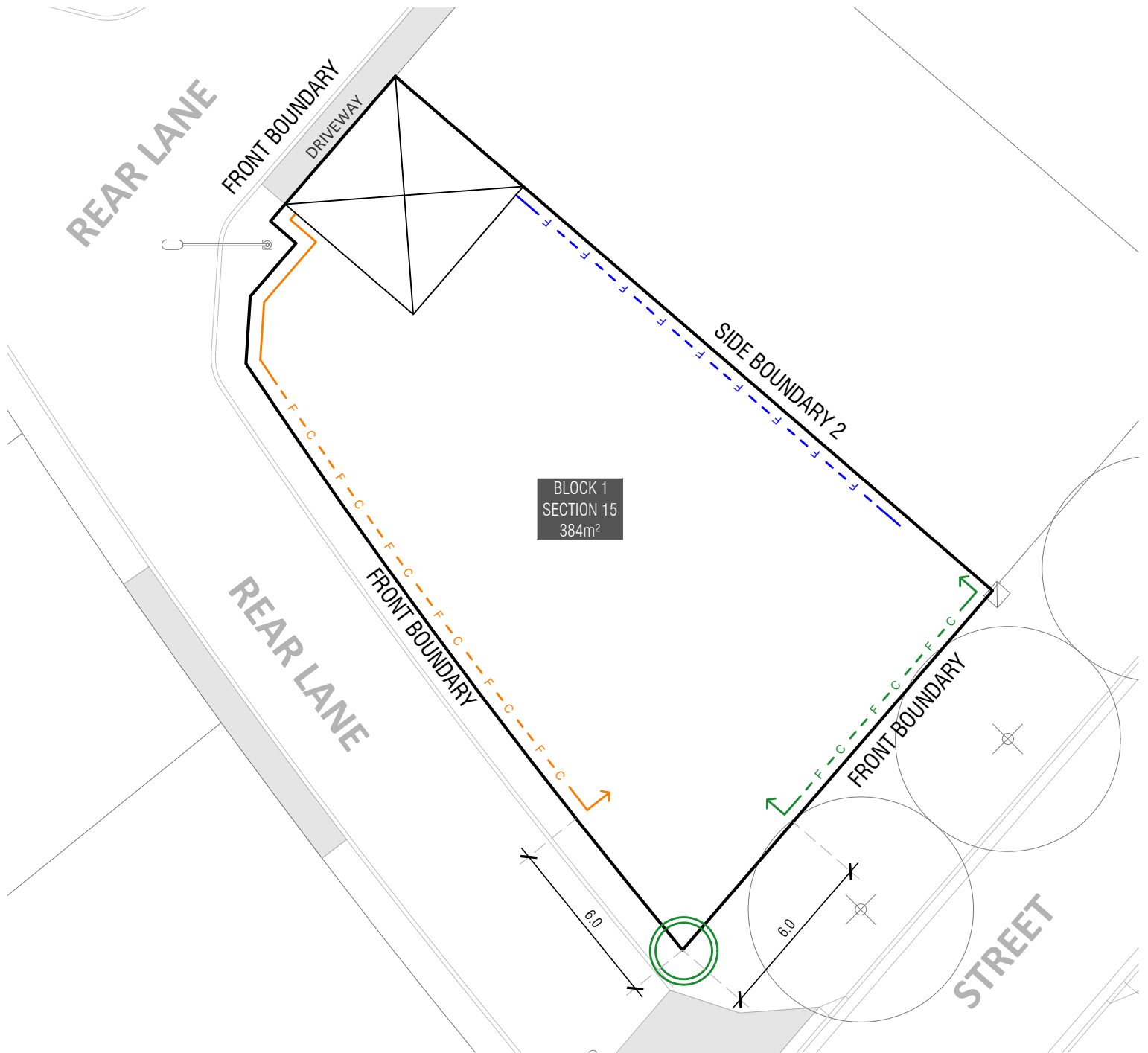
STAGE	1A
ZONE	RZ3
SECTION	15
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	CS	JE	BR	10/09/19

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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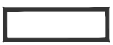

**Ginninderry**  
 BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**

■ SITE LOCATION






**LEGEND**

-  Block Boundary
-  Garage Location

**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large blocks,  
R39 for mid size blocks,  
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%) | Behind front building line  
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
-  **Front Fencing, Courtyard Walls and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to SPC Rule 8, Table 1, Figure 2
-  **Corner Identified for Corner Block Control**  
refer to SPC Table 1, Figure 1
-  **Corner Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)  
No fencing within 6m of the corner  
refer to SPC Rule 8, Table 1, Figure 1
-  **Return Boundary Fencing to Building Line or Side Fence**

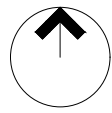
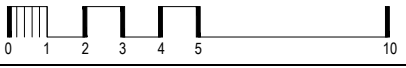
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1:200 @A4



**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**