



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Part of Integrated Development Parcel by SPC  
Refer to Figure 14

### 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 4 for compact block
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened  
Single Dwelling Housing Development Code (SDHDC)  
side and rear setbacks: refer to Rule 12:  
Table 7 for compact block
- Strathnairn Precinct Code (SPC)  
refer to the SPC - Figure 10
- Articulation Elements (Articulation Zone)  
refer to SPC - Figure 10

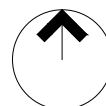
### BLOCK INFORMATION

STAGE	1B
ZONE	RZ4
SECTION	20
BLOCK	25
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	09/01/20

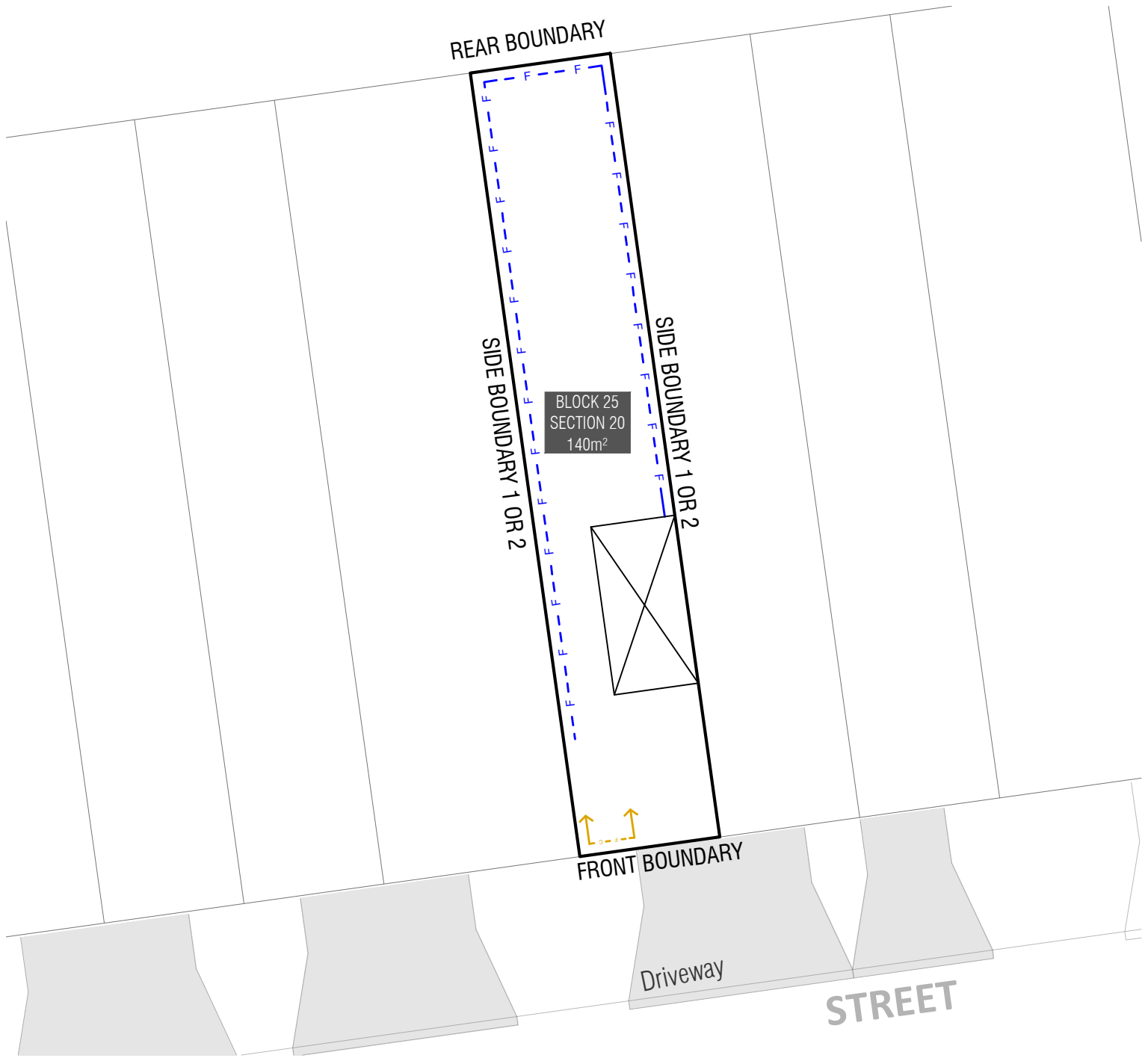
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:200 @A4



**Ginninderry**

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



**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: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m  
refer to SPC Rule 8, Table 1, Figure 2

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

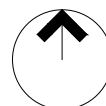
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**