STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

REAR BOUNDARY

SIDE BOUNDARY 2

Driveway

3.0
2.0
1.5
12.0
5.0
2.4
3.0
1.5
5.5
12.0
3.0
6.0
0.9

(Only Applicable to Upper Floor Level)

BLOCK 13
SECTION 30
297m²

IN

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

IN — 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 Rule11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

|||||||||| Upper Floor Level - Side and Rear Boundary - Screened

— · — · Upper Floor Level - Side and Rear Boundary Unscreened

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B

— — — Strathnairn Precinct Code (SPC)
refer to the SPC - Figure 9

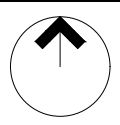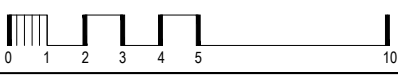Articulation Elements (Articulation Zone)
refer to SPC Figure 9

BLOCK INFORMATION

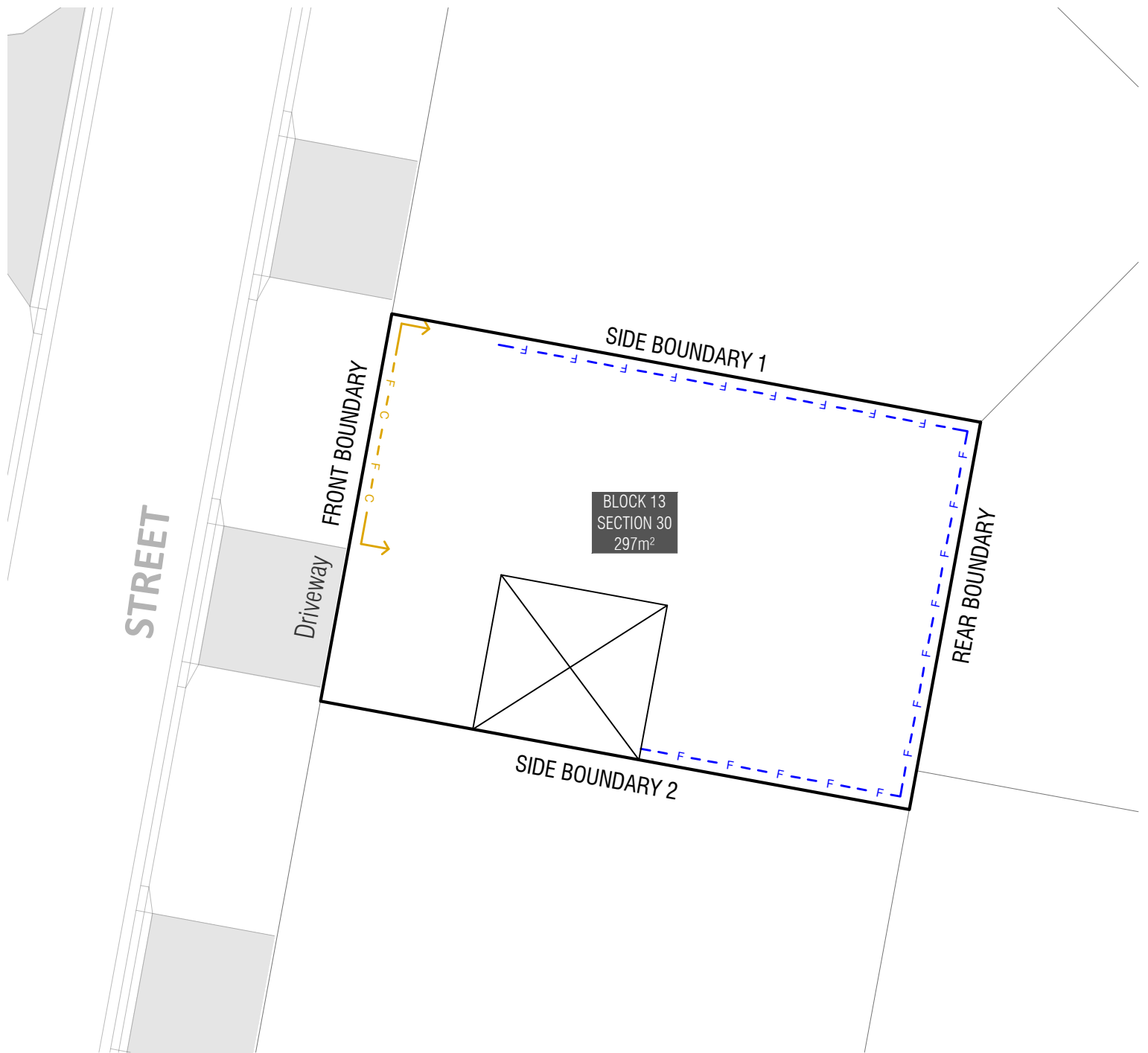|	
STAGE	1C
ZONE	RZ3
SECTION	30
BLOCK	13
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	15/01/20

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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

Driveway

SIDE BOUNDARY 1

REAR BOUNDARY

SIDE BOUNDARY 2

BLOCK 13
SECTION 30
297m²

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

— – F — **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

– F – C – **Mandatory** **Village/Green Link, Courtyard Walls and Fencing**
Maximum height: PPOS screen 1.5m | otherwise 1.2m
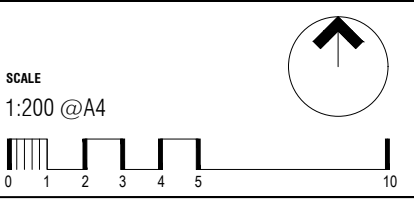Minimum setback: 100% @ 0.6m
refer to SPC Rule 8, Table 1, Figure 2

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	1C
ZONE	RZ3
SECTION	30
BLOCK	13
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	15/01/20

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REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS
PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN