

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block**  
- Where delivered as a Studio Unit above a garage by *Planning Controls Plan*
- Mid Size Block**  
Blocks 500sqm < 550sqm subject to mid size block provisions 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
- Garage / Carport / Studio Unit Only

**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*
- Strathnairn Stage 2 EDP  
*refer to the Planning Controls Plan*
- Lower floor level - external wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)  
*refer to Planning Controls Plan*
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

**BLOCK INFORMATION**

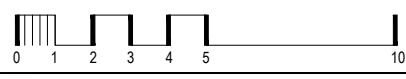
STAGE	2B1
ZONE	RZ 3
SECTION	43
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DW

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	-	01/10/20
B	AK	AK	CS	01/10/20

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**



### KEY MAP

SITE LOCATION



### 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

PPOS required is minimum 12m<sup>2</sup> on balcony by Planning Controls Plan

### 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 Central Boulevard, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 1.0m refer to Fencing Controls Plan
- Optional - North Facing Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%) refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**
- Services**  
Refer to Block Disclosure Plan for location of service access to this block.  
Proposed Fencing and Courtyard Walls to integrate service ties and meters.

### BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	-	-
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1:200 @A4

