



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to 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) side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- 1.5m or nil setback refer to SDHDC Rule 15, Table 6B
- 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)
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

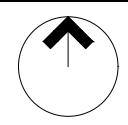
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 2B2             |
| ZONE           | RZ 3            |
| SECTION        | BH              |
| BLOCK          | o               |
| CLASSIFICATION | MID SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

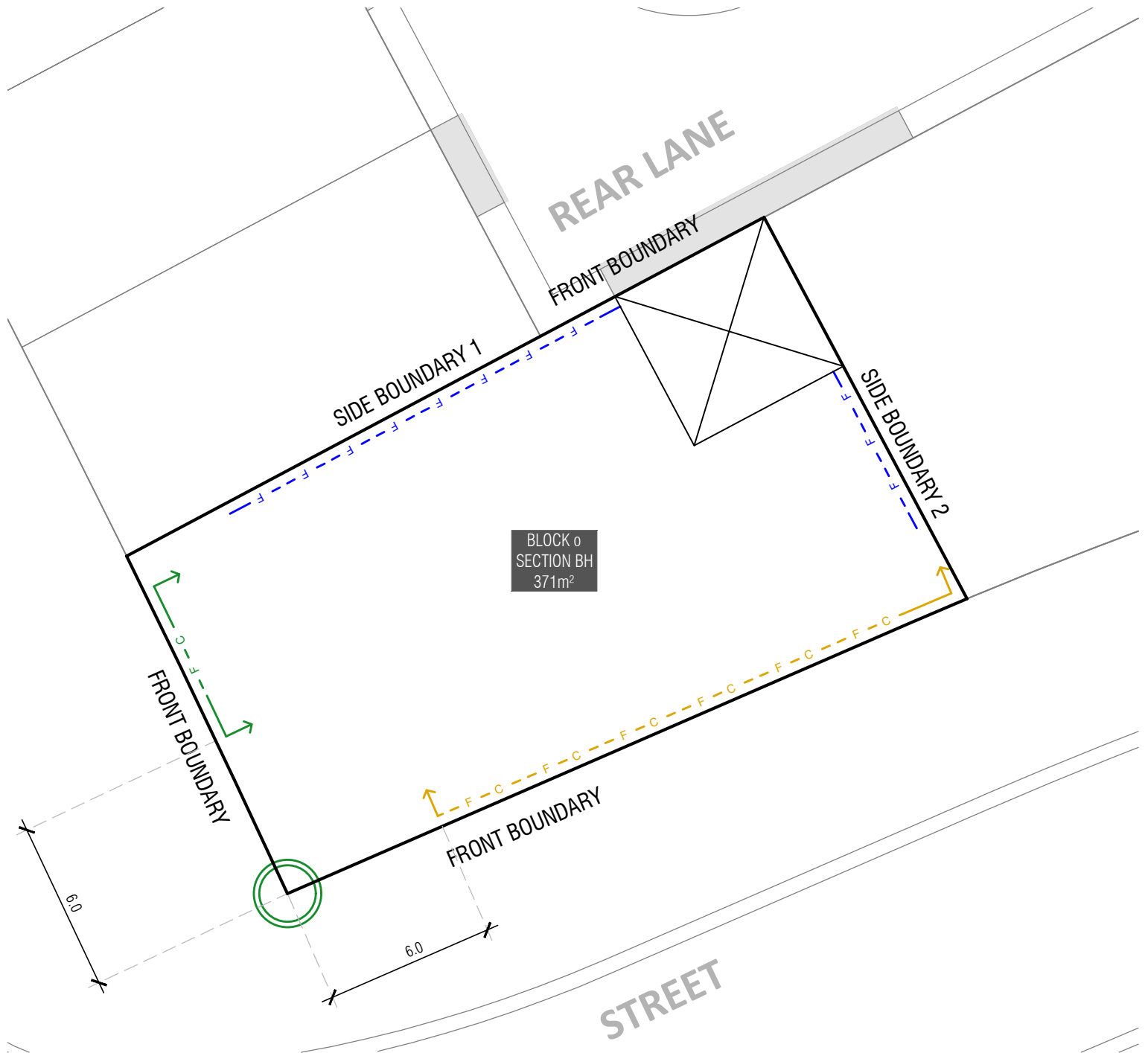
| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | AK    | AK      | CS       | 15/12/19 |

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





BLOCK o  
SECTION BH  
371m<sup>2</sup>





**KEY MAP**



**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
-  **Corner Identified for Corner Block Control**  
refer to Fencing Controls Plan
-  **Optional - Corner Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)  
No fencing within 6m of the corner  
refer to Fencing Controls Plan

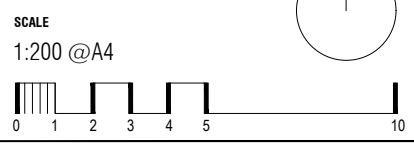
 Return Boundary Fencing to Building Line or Side Fence

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| BLOCK          | o               |
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| HOUSING TYPE   | SINGLE DWELLING |

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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**