



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel 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

MINIMUM BOUNDARY SETBACKS

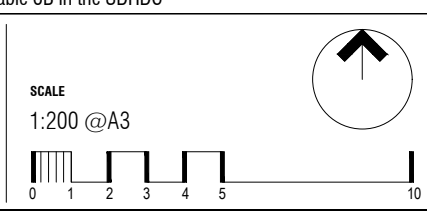
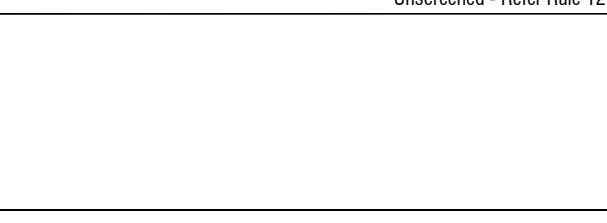
- Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11:
Table 3C for mid blocks,
Table 4 for compact block
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks,
Table 7 for compact block
- Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
(*0m setback - external wall only)
Upper floor level (front setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)
- 1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone)
refer to Planning Controls Plan
- 0.5m Lower floor level / garage setback
refer to the block disclosure plans and Ginninderry Detail
Sewer Tie. Available at <https://ginninderry.com/>
- All Floor Level - Side and Rear Boundary - Screened
- Compact Blocks All Floor Level - Side and Rear Boundary Unscreened
- Mid Size blocks Upper Floor Level - Side and Rear Boundary Unscreened - Refer Rule 12, Table 6B in the SDHDC

BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	AX
BLOCKS	a - d
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	JE	CS	04/02/20

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 EOP 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.



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



LEGEND

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size blocks,
R40 for compact blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

Gate, street address and letterbox to be off lane (as indicated)
refer to 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

Construction and Finish
Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

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.

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

Optional Front Fencing, Courtyard Walls, Open Space and Laneways
Maximum height 1.8m | Minimum setback 0m (100%)
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

Construction and Finish
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements

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