



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Lower Floor Level
- Upper Floor Level

**INDICATIVE BUILDING FOOTPRINTS**  
 (based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11: Table 2C for large blocks side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 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
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

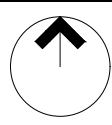
**BLOCK INFORMATION**

STAGE	2A1
ZONE	RZ 1
SECTION	51
BLOCK	19
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	09/06/20

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  
 1:250 @A4



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



BLOCK 19  
SECTION 51  
739m<sup>2</sup>

SIDE BOUNDARY 2

SIDE BOUNDARY 1

FRONT BOUNDARY

FRONT BOUNDARY

Driveway

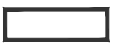

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-  Garage Location

**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large blocks

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

**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.

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
-  **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**

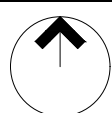
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BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**