KEY MAP
- SITE LOCATION

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 Rule11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B
- Articulation Elements (Articulation Zone)
  - Refer to SDHDC Rule 11:
  - Table 3C for mid blocks
- 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
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)

SCALE: 1:200 @A4

Ginninderry
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION
- STAGE: 241
- ZONE: RZ 3
- SECTION: 40
- BLOCK: 01
- CLASSIFICATION: MID SIZE
- HOUSING TYPE: SINGLE DWELLING

REV | DRAWN | CHECKED | APPROVED | DATE
A | JS | AK | CS | 26/05/20
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.

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PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid size 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-allocation 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

- Optional - Corner Blocks
  Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  No fencing within 6m of the corner
  refer to Fencing Controls Plan

- Optional - Blocks Adjacent to Open Space
  Maximum height 1.8m | Minimum setback 0m (100%)
  refer to Fencing Controls Plan

- Corner Identified for Corner Block Control
  refer to Fencing Controls Plan

- Return Boundary Fencing to Building Line or Side Fence

SITE LOCATION

BLOCK INFORMATION

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

1:200 @A4

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SERVICES
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GARAGE

DRAWN
A JS AK CS 26/05/20
B AK AK CS 01/10/20

CHECKED

APPROVED

REV DATE
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ZONE RZ 3
SECTION 40
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