Key Map

Legend
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- 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)

Minimum Boundary Setbacks
- Single Dwelling Housing Development Code (SDHDC)
  front setbacks: refer to Rule11: Table 3C for mid blocks
  side and rear setbacks: refer to Rule12: Table 6B for mid blocks
- 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)

1.5m or nil setback for garage

Refer to SDHDC Rule 15, Table 6B
refer to the Planning Controls Plan

Upper Floor Level - Side and Rear Boundary Unscreened
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

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-alotment 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 - Blocks Adjacent to Open Space
- Maximum height 1.8m | Minimum setback 0m (100%)
  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

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:200 @A4