KEY MAP

LEGEND

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

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B
- Upper Floor Level - Side and Rear Boundary Unscreened
- Upper Floor Level - Side and Rear Boundary - 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 SDHDC Rule 11: Table 3C for mid blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- All floor level - external wall or unscreened element

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

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.

STAGE 2B1
ZONE RZ 3
SECTION 45
BLOCK 05
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

Ginninderry
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4
PRIVATE OPEN SPACE (POS)

Refer to SDHD: R39 for mid size blocks

PRIVATE OPEN SPACE (POS)

Refer to SDHD R41 and Table 8

Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

optional - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%) 

Refer to Fencing Controls Plan

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

Ginninderry

DRAWN CHECKED REV
A JS AK CS 11/05/00

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 EPP PLANNING CONTROL S NEED TO BE CHECKED AGAINST PRECINCT 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

Return Boundary Fencing to Building Line or Side Fence

Return Boundary Fencing to Building Line or Side Fence

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

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.

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