KEY MAP
SITE LOCATION

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)
- Lower Floor Level
- Upper Floor Level

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 Rule 12:
Table 6B for mid blocks
Articulation Elements (Articulation Zone)
Refer to SDHDC Rule 11:
Table 3C for mid blocks
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
Strathnairn Stage 2 EDP
Refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
(Excluding Garages/Carports)
Upper floor level (side setbacks) - external wall (screened)

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 GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN 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 GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE: 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
- refer to SOHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to SOHDC 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

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.

Ginninderry

BLOCK INFORMATION

SITE LOCATION
- BLOCK 6
- SECTION 47
- BLOCK 6
- ZONE RZ3
- STAGE 2B1
- HOUSING TYPE SINGLE DWELLING
- CLASSIFICATION MID SIZE

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 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.

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 08/06/20

1:200 @ A4

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 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.