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.

Single Dwelling Housing Development Code (SDHDC)

- **Lower floor level** - external wall or unscreened element (*0m setback - external wall only)
- **Upper floor level (front setbacks)** - external wall or unscreened element
- **Upper floor level (side setbacks)** - external wall (screened)

Refer to Planning Controls Plan

Strathnairn Stage 2 EDP

Refer to the Planning Controls Plan

Lower floor level - external wall or unscreened element

(*0m setback - external wall only)

Upper floor level (front setbacks) - external wall or unscreened element

Upper floor level (side setbacks) - external wall (screened)

Articulation Elements (Articulation Zone)

Refer to Planning Controls Plan

0.5m Lower floor level setback

Refer to the block disclosure plans and Ginninderry Detail Sewer Tie. Available at https://ginninderry.com/
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

Gate, street address and letterbox to be off lane (as indicated)
refer to Planning Controls Plan

Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor achieving a minimum area of 12m²
by Planning Controls Plan

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 Nantucket or a mini orb profile
colour “Basalt”: refer to Ginninderry Design Requirements

Return Boundary Fencing to Building Line or Side Fence

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.

Nondefault Village/Green Link, Courtyard Walls and Fencing

Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
refer to Fencing Controls Plan

Optional Front Fencing, Courtyard Walls, Open Space and Laneways

Maximum height: 1.8m | Minimum setback: 0m (100%)
refer to Fencing Controls Plan

Optional - Blocks Adjacent to Open Space

Maximum height: 1.8m | Minimum setback: 0m (100%)
refer to Fencing Controls Plan

Construction and Finish

Front Courtyard walls and fencing forward of the building line (where
permitted) must be a combination of solid and semi-transparent
elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder coated aluminium.

Openings to be a minimum of 10mm.
refer to Fencing Control Plan and Ginninderry Design Requirements

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