

LEGEND

- SITE LOCATION
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan
- Lower Floor Level
- Upper Floor Level

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 Rule 11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks
- 1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B
- 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/>
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

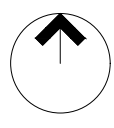
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	AW
BLOCKS	h - i
HOUSING TYPE	TERRACE BLOCK

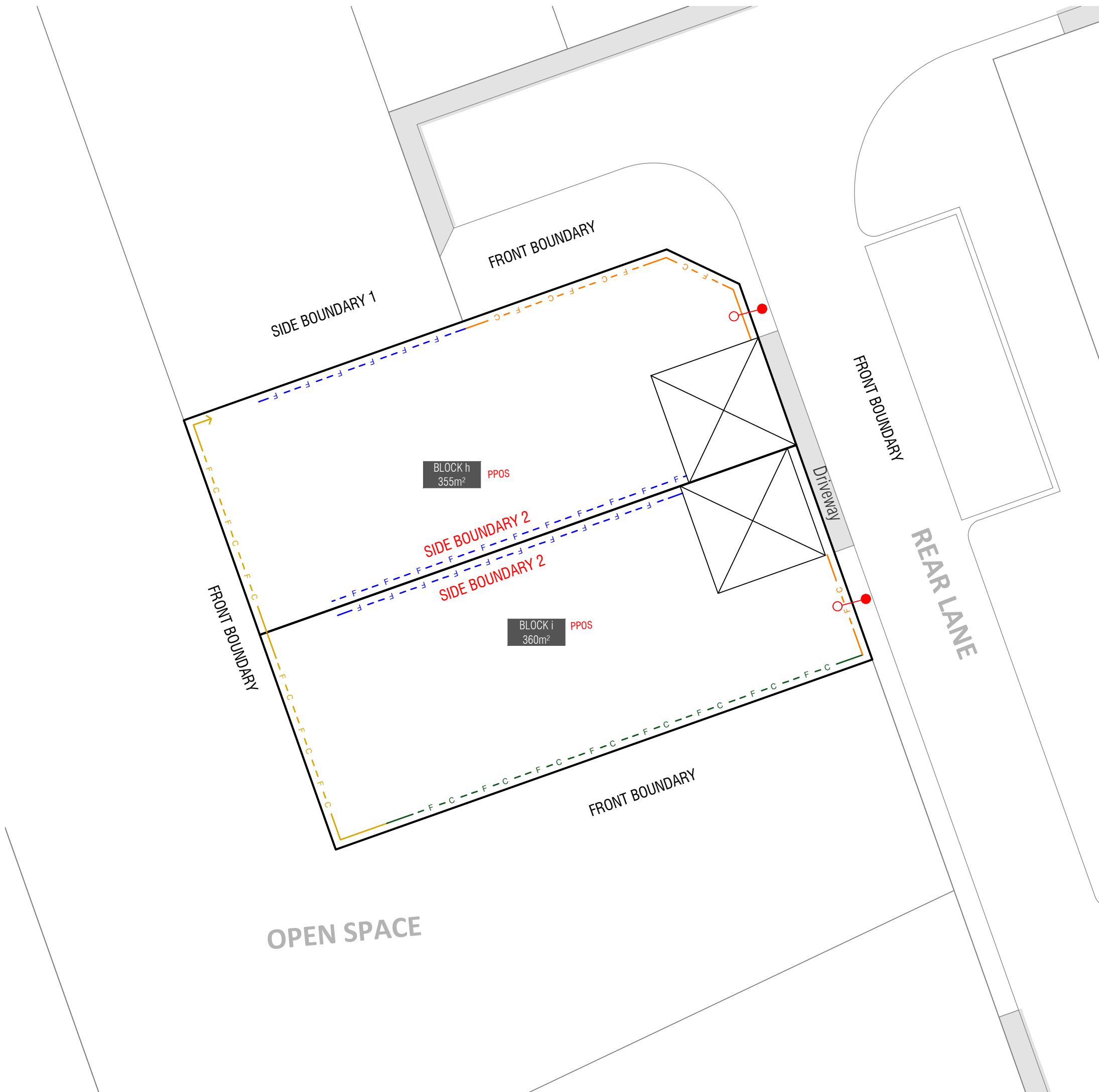
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	JE	CS	04/02/20

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.



SCALE
1:200 @A3



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN





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

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

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


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

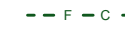
Construction and Finish
Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

 **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.

 **Mandatory 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

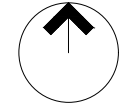
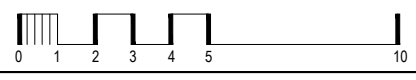
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	AW
BLOCKS	h-i
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	JE	CS	04/02/20

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.

SCALE
1:200 @A3



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN