

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Lower Floor Level
- Upper Floor Level

INDICATIVE BUILDING FOOTPRINTS
 (based on min. building setbacks. This does not take into account plot ratio or building envelopes)

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
 front setbacks: refer to Rule 11: Table 2C for Large blocks
 side and rear setbacks: refer to Rule 12: Table 5 for Large blocks
- Nil or 900mm garage setback for walls less than 8m in length
 refer to SDHDC Rule 14, Table 5
- Strathnairn Stage 2 EDP
 refer to the Planning Controls Plan
 All floor level - external wall or unscreened element
 (Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)
 refer to Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

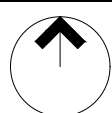
BLOCK INFORMATION

STAGE	2
ZONE	RZ 1
SECTION	51
BLOCK	24
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	11/09/20

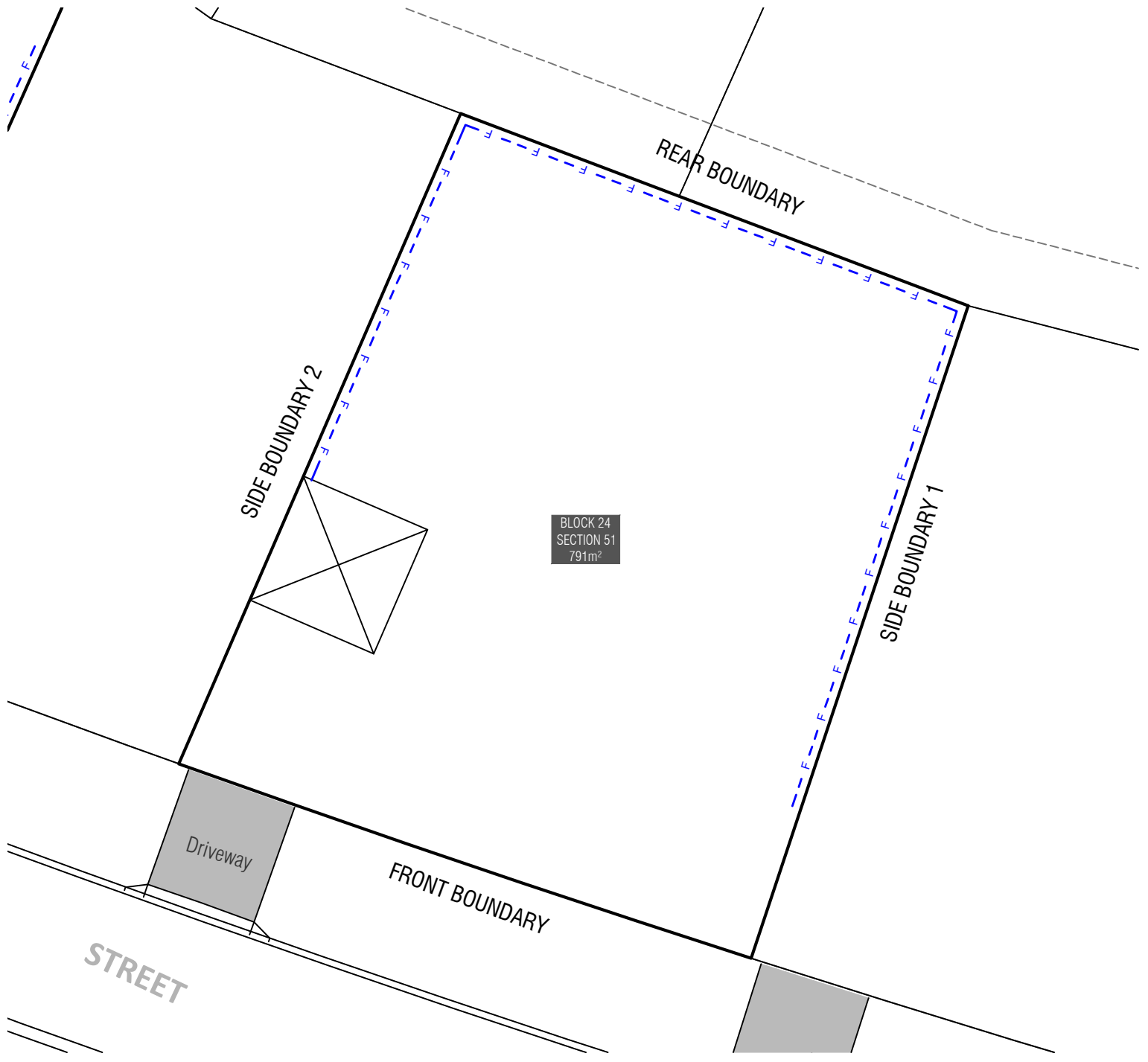
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
 1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



LEGEND

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large 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-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.

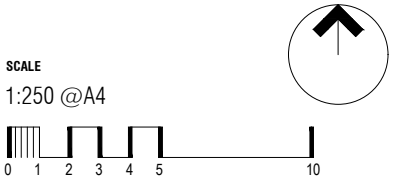
If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN