SITE LOCATION

Legend

Block Boundary
Garage Location
Boundary Defined by SDHDC

Indicative Building Footprints
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

Lower Floor Level
Upper Floor Level

Minimum Boundary Setbacks

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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

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
Nil or 900mm garage setback for walls
less than 8m in length
refer to SDHDC Rule 14, Table 5

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Ginninderry

Block Planning Controls
Building & Siting Controls Plan
FRONT BOUNDARY
SIDE BOUNDARY 2
STREET
REAR BOUNDARY
SIDE BOUNDARY 1
Driveway
FRONT BOUNDARY

KEY MAP
SITE LOCATION

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

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

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

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.

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.