OPEN SPACE

KEY MAP

SITE LOCATION

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)

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

- blocks Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Clear Sewer Maintenance Access Route
- Required Refer Block Details Plan and ICON
  building requirements

LOWER FLOOR LEVEL
UPPER FLOOR LEVEL

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UPDATES. 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.

BLOCK INFORMATION

REV | DRAWN | CHECKED | APPROVED |
A   | DZ    | AK      | CS       |
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING 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 EPSSD: 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

Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

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.

Return Boundary Fencing to Building Line or Side Fence

LEGEND
- - - F - - -
BOUNDARY FENCING

- - - F - - -
PRIVATE OPEN SPACE (POS)
refer to SDHDC: R38 for large blocks

- - - F - - -
PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

KEY MAP
- SITE LOCATION

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FENCING CONTROLS PLAN

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