KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

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

- Lower Floor Level
- Upper Floor Level

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)

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.

BLOCK INFORMATION

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SCALE 1:250 @A4

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
ref to SDHDC
R38 for large blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
ref 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.

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line
ref 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

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

KEY MAP

LEGEND

BOUNDARY FENCING

Scale 1:250 @A4

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.

Driveway
FRONT BOUNDARY
SIDE BOUNDARY 2
SIDE BOUNDARY 1
REAR BOUNDARY
STREET