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

- Articulation Elements (Articulation Zone)
  - Boundary Defined by SDHDC

- Blocks 500sqm < 550sqm subject to mid size block provisions
  - by Planning Controls Plan

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

- Lower Floor Level
- Upper Floor Level

- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
    - (Excluding Garages/Carports)
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setback) - external wall (screened)
  - 1.5m or nil setback for garage
    - refer to SDHDC Rule 15, Table 6B

- Key Map
  - Site Location
KEY MAP

SITE LOCATION

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

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

Optional - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%)

refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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.

SCALE 1:250 @A4

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

BLOCK INFORMATION

STAGE

ZONE

SECTION

BLOCK

CLASSIFICATION

LARGE BLOCK

TOWNHOUSE TYPE

BLOCK

CLASSIFICATION

SINGLE DWELLING

REV DRAWWN CHECKED APPROVED

A JS AK CS 18/09/00

Ginninderry