STREET FRONT BOUNDARY
SIDE BOUNDARY 1
DRIVeway
SIDE BOUNDARY 2
REAR BOUNDARY
FRONT BOUNDARY

KEY MAP
SITE LOCATION

LEGEND
Block Boundary
Garage Location
BOUNDARY
Part of Integrated Development Parcel by Planning Controls Plan
INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only) This does not take into account building envelopes)
Lower Floor Level
Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
Front setbacks: refer to Rule 11: Table 3C for mid blocks
Table 6B for mid blocks
Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks
1.5m or nil setback for garage for mid size blocks
refer to SDHDC Rule 15, Table 6B

Upper Floor Level - Side and Rear Boundary Unscreened
Lower floor level - external wall or unscreened element
(Excluding Garages/Carports)
Upper floor level (rear setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)

Strathnairn Stage 2 EDP
refer to the Planning Controls Plan

BLOCK INFORMATION

STAGE 2
ZONE RZ 1
SECTION 53
BLOCK 25
CLASSIFICATION MID-SIZE TERRAIN TYPE SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A JS AK CS 09/08/20

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 EDP 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.

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4

Ginninderry

IN
A
JS
AK
CS
09/08/20

0 1 2 3 4 5 10
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 (PPPOS)
refer to SDHDC R41 and Table 8

Alternative PPPOS delivery permitted*
* PPPOS is permitted at upper floor achieving a minimum area of 12m²
by Planning Controls Plan

BOUNDARY FENCING
- F

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

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.

BLOCK INFORMATION
- Stage: 2
- Zone: RZ 1
- Section: 53
- Block: 25
- Classification: MID-SIZE
- Housing Type: SINGLE DWELLING

REV: AJS AK CS
DRAWN: JS AK CS
CHECKED: JS AK CS
APPROVED: JS AK CS
DATE: 09/08/20

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CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE
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.

SCALE: 1:200 A4

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN