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

**1.5m or nil setback for garage for mid size blocks**
- Refer to SDHDC Rule 15, Table 6B

**Strathnairn Stage 2 EDP**
- Refer to the Planning Controls Plan

**Legend**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Easement

**Indicative Building Footprints**
- (Based on min. building setbacks. This does not take into account building envelopes)
- Lower Floor Level
- Upper Floor Level

**Key Map**
- Site Location

**Block Information**
- **STAGE:** 2
- **ZONE:** RZ 1
- **SECTION:** 53
- **BLOCK:** 08
- **Classification:** Large Block
- **Housing Type:** Single Dwelling

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

**Scale:** 1:200 @ 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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**PLEASE NOTE:**
- Site Location
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

**LEGEND**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Easement

**Indicative Building Footprints**
- (Based on min. building setbacks. This does not take into account building envelopes)
- Lower Floor Level
- Upper Floor Level

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

**SCALE:** 1:200 @ A4

**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 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

PRIVATE OPEN SPACE (POS)
- Refer to SDHDC: R39 for mid size blocks
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHDC R41 and Table 8
- Alternative PPOS delivery permitted*
- * PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

Optional - Blocks Adjacent to Open Space
- Maximum height 1.8m | Minimum setback 0m (100%)
- Refer to Fencing Controls Plan
- Alternative PPOS delivery permitted* | PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning 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.

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

KEY MAP
- SITE LOCATION
- OPEN SPACE
- FRONT BOUNDARY
- SIDE BOUNDARY 2
- BLOCK 08
- SECTION 53
- 500m²
- PPOS
- SCALING 1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

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