Driveway
STREET
FRONT BOUNDARY
SIDE BOUNDARY 2
REAR BOUNDARY
OPEN SPACE

BLOCK 20
SECTION 53
455m²

LEGAL

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

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 easements or building envelopes)

- Lower Floor Level
- Upper Floor Level

KEY MAP

SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

MINIMUM BOUNDARY SETBACKS

- 1.5m or nil setback for garage for mid size blocks
  (refer to SDHDC Rule 15, Table 6B)

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.

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4

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 and rear setbacks) - external wall or unscreened element

Upper floor level (side setbacks) - external wall (screened)
Driveway
STREET
FRONT BOUNDARY
SIDE BOUNDARY
FRONT BOUNDARY
OPEN SPACE

BLOCK 20
SECTION 53
485m²

LEGEND

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 - Courtyard Wall - 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

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.

KEY MAP
SITE 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

PPOS

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1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN