**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**
- **Easement**
- **Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements**

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. 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
  - Side and rear setbacks: refer Rule 12 Table 6B

- **Articulation Elements (Articulation Zone)**
  - refer to SDHDC Rule 11: Table 3C for mid blocks

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
  - Upper floor level - external wall (screened)

- **1.5m or nil setback for garage for mid size blocks**
  - refer to SDHDC Rule 15, Table 6B
  - refer to the Planning Controls Plan

- **Upper Floor Level - Side and Rear Boundary Unscreened**

**BLOCK INFORMATION**

- **Stage:** EA3
- **Zone:** EA3
- **Section:** 55
- **Block:** 9
- **Classification:** MID SIZE
- **Housing Type:** SINGLE DWELLING

**KEY**

- **A:** AK
- **B:** AK
- **C:** AK

**CHECKED:**

- **JE:** 8/11/2019
- **CS:** 12/02/2020
- **CS:** 09/10/2020

**APPROVED:**

- **AK:**
- **AK:**
- **CS:**

**DATE:**

- **8/11/2019**
- **12/02/2020**
- **09/10/2020**

**SCALE:** 1:200 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
SITE LOCATION

KEY MAP

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

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.

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

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:200 @A4

0 1 2 3 4 5 10

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. 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.

REV CHECKED APPROVED DATE
A AK AK JE 8/11/2019
B AK AK CS 13/10/2020
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