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

KEY MAP

SITE LOCATION

KEY MAP

LEGEND

Block Boundary
Garage Location
Boundary Defined by SDHDC
Easement

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11: Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 68 for mid blocks

Strathnairn Stage 2 EDP (Excluding Garages/Carports)
refer to the Planning Controls Plan

Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks. This does not take into account building envelopes)

Lower Floor Level
Upper Floor Level

Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary Unscrened
KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
- Refer to SDHPC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHPC 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
- Corner Identified for Corner Block Control
  - Refer to Fencing Controls Plan
- Optional Courtyard Wall for Corner Blocks
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - No fencing within 6m of the corner
  - 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.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE
1:200 A4

SITE LOCATION
- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
- Refer to SDHPC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHPC 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.