**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**
- **Minimum setback only applicable to the upper floor level**
- **refer to 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**

**MINIMUM BOUNDARY SETBACKS**

Single Dwelling Housing Development Code (SDHDC)

- **front setbacks: refer to Rule 11: Table 3C**
- **side and rear setbacks: refer to Rule 12: Table 6B**

- **Upper Floor Level - Side and Rear Boundary Unscreened**
  - 1.5m or nil setback for garage for mid-size blocks
  - refer to SDHDC Rule 15, Table 6B
  - refer to the Planning Controls Plan

- **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 setbacks) - external wall or unscreened element**
  - **Upper floor level (side setbacks) - external wall (screened)**
  - refer to Planning Controls Plan
  - Articulation Elements (Articulation Zone)

**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.**

**SCHEDULE**

- **SCALE**: 1:200 @A4

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**KEY MAP**

- **SITE LOCATION**

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**BLOCK INFORMATION**

- **REVISION**: A
- **DRAWN**: JS
- **CHECKED**: AK
- **APPROVED**: CS
- **DATE**: 00/05/00

**STAGE**: 2A1
**ZONE**: RZ 3
**SECTION**: 68
**BLOCK**: 11
**CLASSIFICATION**: MID SIZE
**HOUSING TYPE**: SINGLE Dwelling

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**SCALE**: 1:200 @A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
**SITE LOCATION**

- **Block Boundary**
- **Garage Location**

**PRIVATE OPEN SPACE (POS)**
refer to SOHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to SOHDC R41 and Table B

**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

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - refer to Fencing Controls Plan

- **Return Boundary Fencing to Building Line or Side Fence**

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

**LEGEND**

- **Scale**: 1:200 @A4

**KEY MAP**

- **SITE LOCATION**

**BLOCK INFORMATION**

- **Stage**: 2A1
- **Zone**: RZ 3
- **Section**: 68
- **Block**: 11
- **Classification**: MID SIZE
- **Housing Type**: SINGLE DWELLING

**REVIEWED**

- **Drawn**: JS
- **Checked**: AK
- **Approved**: CS

**Date**: 20/05/20

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**