STREET SIDE BOUNDARY 2
FRONT BOUNDARY
SIDE BOUNDARY 1
REAR BOUNDARY
GARAGE
GARAGE
GARAGE
Block Boundary
Boundary Defined by SDHDC
Garage Location
Part of Integrated Development Parcel by Planning Controls Plan
Blocks 500sqm < 550sqm subject to mid size block provisions 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

Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks
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
- 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 to a max length of 13m refer to SDHDC Rule 15, Table 6B

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

1:250 @A4
SIDE BOUNDARY 1
SIDE BOUNDARY 2
REAR BOUNDARY

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

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

KEY MAP

SITE LOCATION

INFOGRAPHICS

SCALE 1:250 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EPP 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.