6.0 6.0

0.9 3.0

REAR BOUNDARY

3.0

6.0

SIDE BOUNDARY 2

W

MAX 13.0

BLOCK p
SECTION BH
420m²

SIDE BOUNDARY 1

12.0

GARAGE

5.5

3.0 4.0

1.5 1.5

FRONT BOUNDARY

Driveway

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge
Open Space

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

BOUNDARY — Nominated Boundary for the Purposes of the SDHDC
refer to EDP Planning Controls Plan

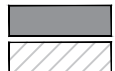W — Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

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

Lower Floor Level
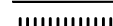
Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

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

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

Upper Floor Level - Side and Rear Boundary - Screened

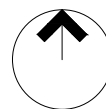Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BH
BLOCK	p
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

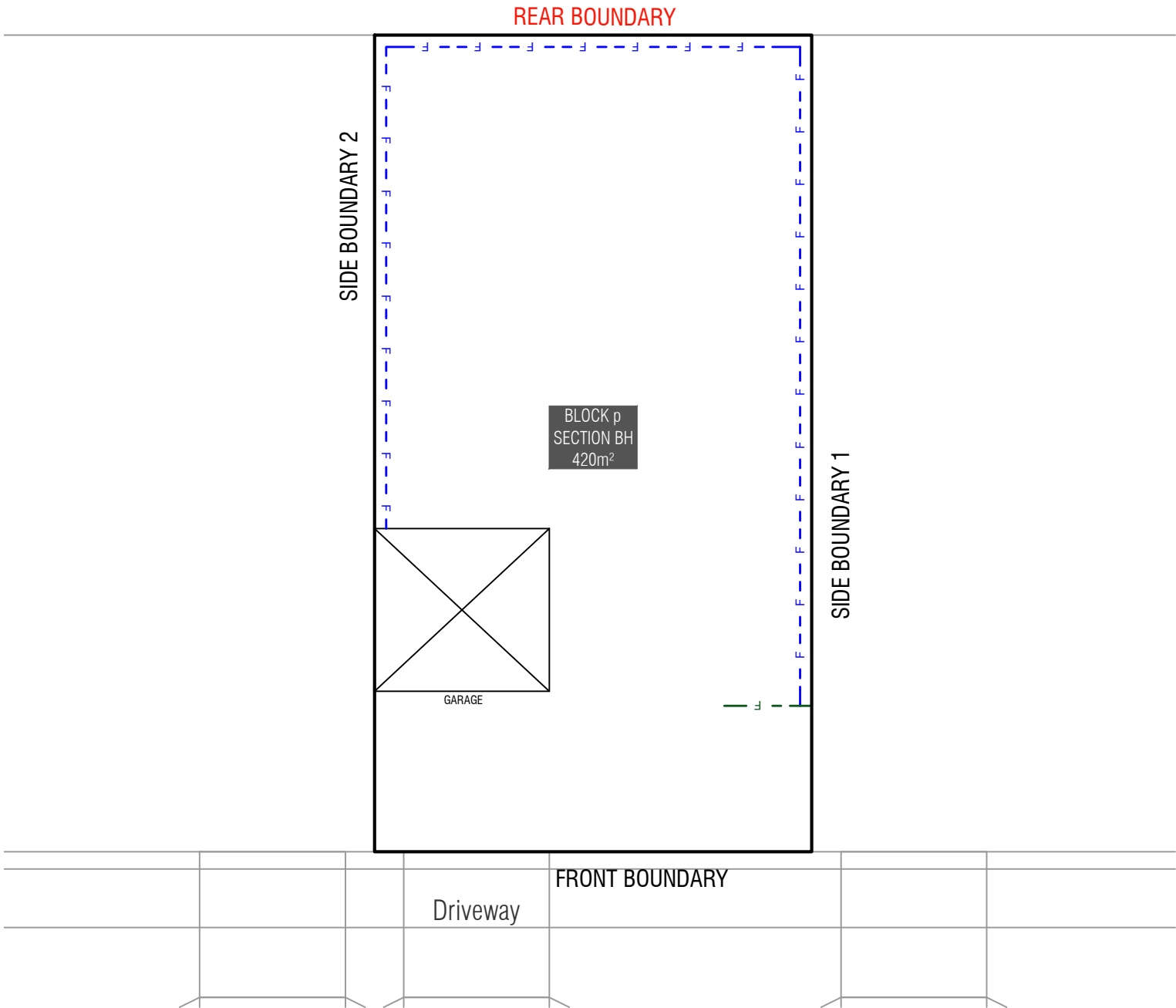| REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	18/04/23

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. 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
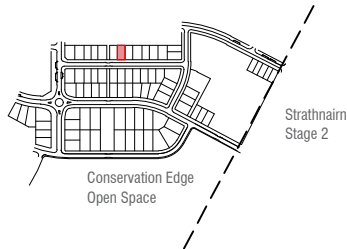ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

BLOCK p
SECTION BH
420m²

GARAGE

FRONT BOUNDARY

Driveway

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge
Open Space

LEGEND

Block Boundary

Garage Location

BOUNDARY

Boundary Defined
by SDHDC

BOUNDARY FENCING

— — F —— **Side, Rear Fencing**
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**
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 Miniscreen and colour "Jasper". *Refer to Ginninderry Housing Design Requirements (Macnamara)*

— — F —— **Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. *Refer to Ginninderry Housing Design Requirements (Macnamara)*

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BH
BLOCK	p
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	DZ	CS	CS	04/02/22

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. 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.

SCALE

1:200 @A4

0 1 2 3 4 5 10
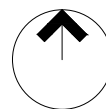
Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN