

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Part of Integrated Development Parcel 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

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
- 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
(Excluding Garages/Carports)
Upper floor level (side setbacks) - external wall (screened)
- 1.5m nil setback for garage
refer to SDHDC Rule 15, Table 6B
refer to the Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary Unscreened

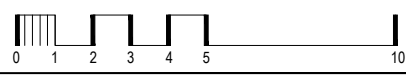
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 2B1 |
| ZONE | RZ 3 |
| SECTION | 43 |
| BLOCK | 18 |
| CLASSIFICATION | MID SIZE |
| HOUSING TYPE | SINGLE DWELLING |

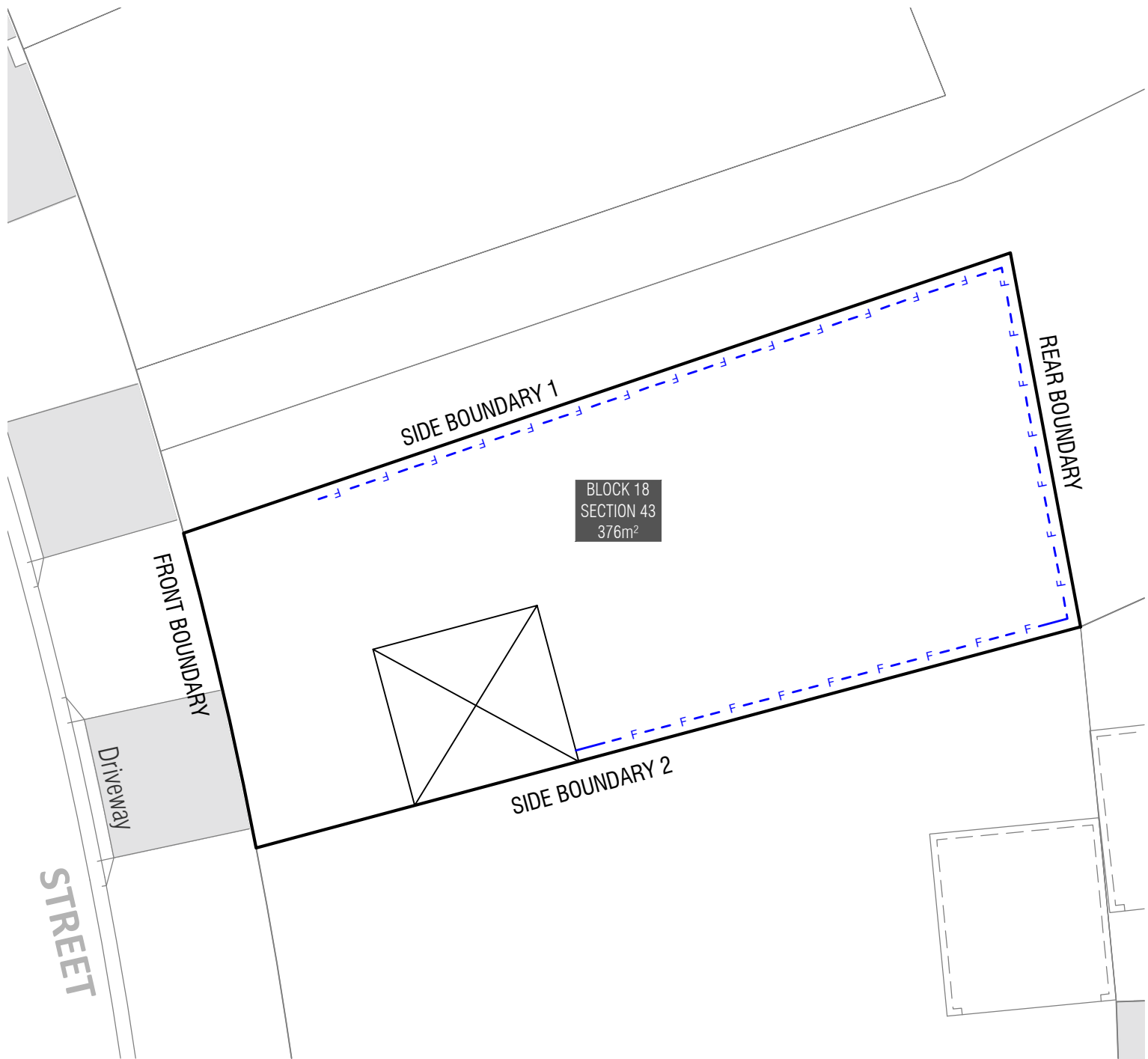
| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| A | AK | AK | CS | 03/06/20 |

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
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



BLOCK 18
SECTION 43
376m²

KEY MAP



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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

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

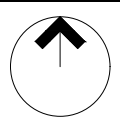
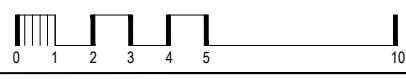
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FENCING CONTROLS PLAN