

### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- 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
- Strathnairn Stage 2 EDP  
refer to the Planning Controls Plan  
Lower floor level - external wall or unscreened element  
(Excluding Garage /Carport)  
Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)  
refer to SDHDC Rule 11:  
Table 3C for mid blocks
- 1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Rule 15, Table 6B  
refer to the Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary Unscreened

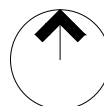
### BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	21
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	26/11/19
B	AK	AK	CS	06/12/20

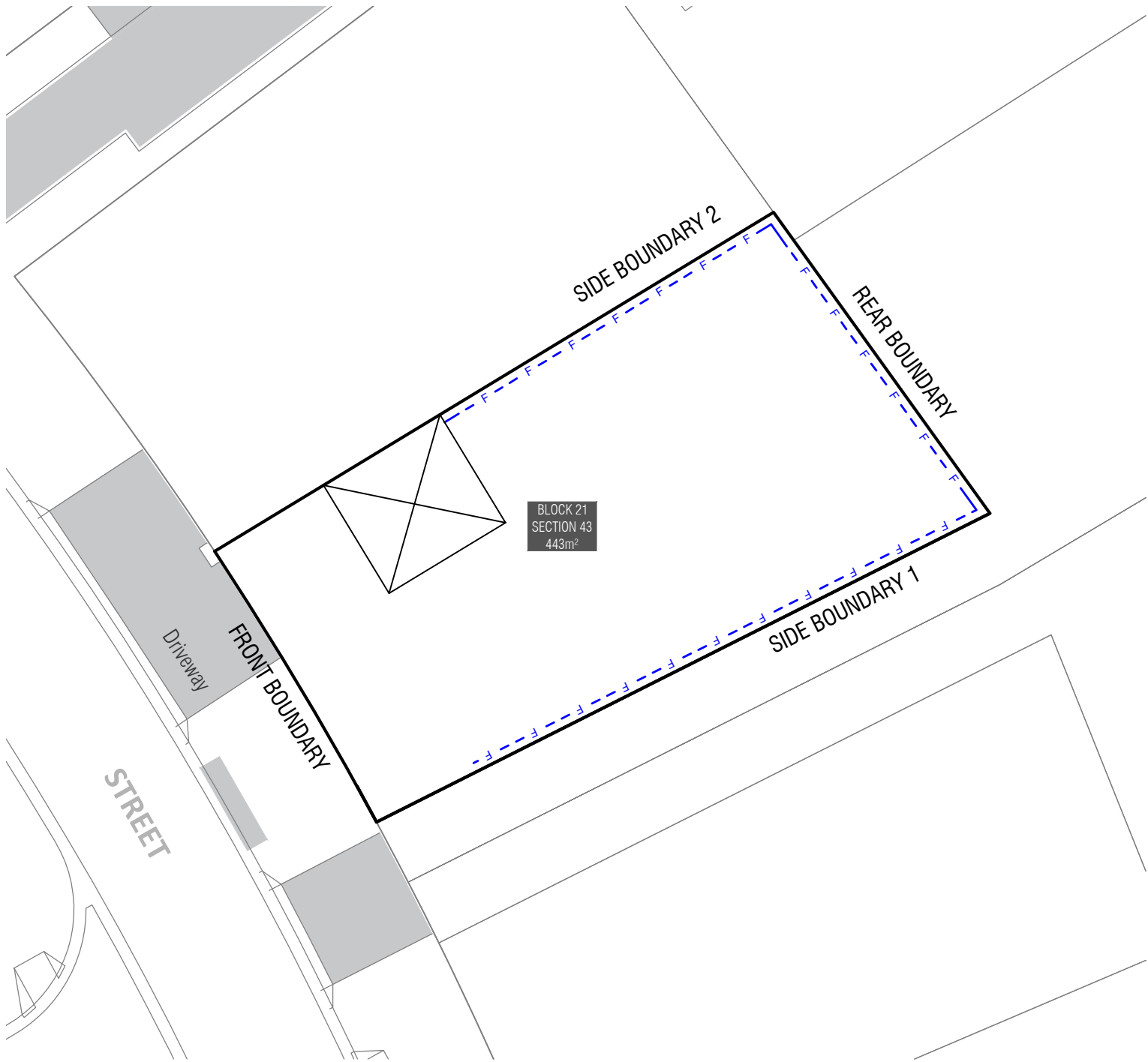
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION



### 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

#### 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

### BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	21
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

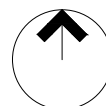
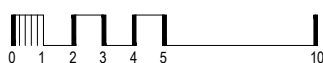
#### REV DRAWN CHECKED APPROVED DATE

A	DZ	AK	CS	26/11/19
B	AK	AK	CS	06/12/20

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  
1:250 @A4



**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**