





**Block Boundary** 



Garage Location



Boundary Defined by SDHDC

Nominated Boundary by Planning Controls Plan



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

DATE

Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule11: Table 3C

side and rear setbacks: refer to Rule 12:Table 6B

Upper Floor Level - Side and Rear Boundary Unscreened 11111111111111 Upper Floor Level - Side and Rear Boundary - Screened

1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

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

> Strathnairn Stage 2 EDP refer to the Planning Controls Plan All floor level - external wall or unscreened element

# **BLOCK INFORMATION**

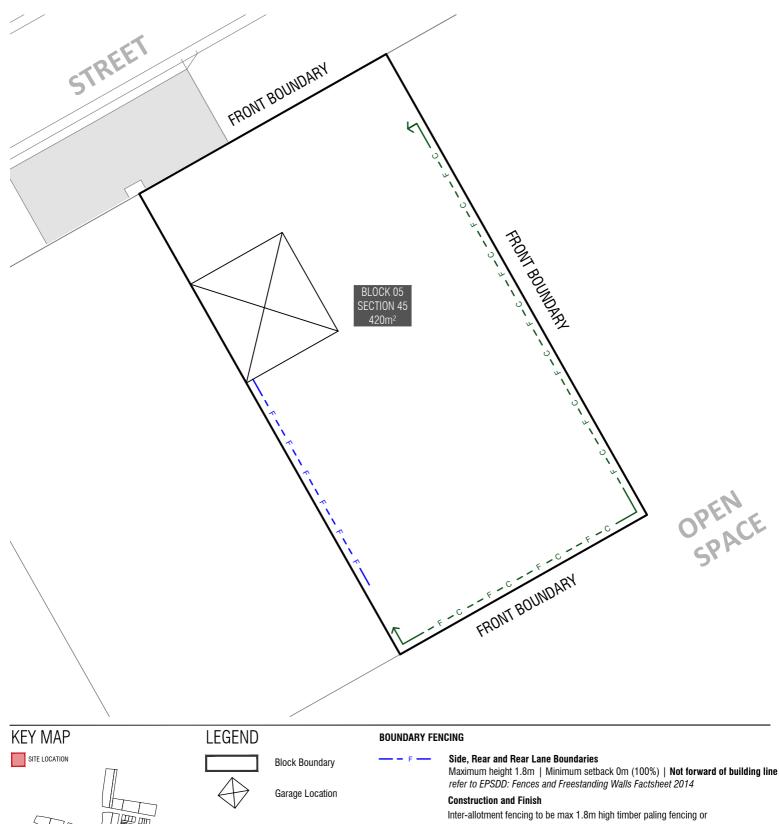
ZONE SECTION CLASSIFICATION

2B1 RZ 3 45 MID SIZE SINGLE DWELLING REV DRAWN CHECKED APPROVED JS AK CS

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY 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.









#### 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.

DATE

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

### Optional - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%) refer to Fencing Controls Plan



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

## BLOCK INFORMATION

DECOR IN ORINATIO	
STAGE	2B1
ZONE	RZ 3
SECTION	45
BLOCK	05
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED JS AK CS

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