**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Mandatory Surveillance Block by Planning Controls Plan**
- **Lower Floor Level**
- **Upper Floor Level**

**INDICATIVE BUILDING FOOTPRINTS**

Based on min. building setbacks only. This does not take into account easements, plot ratio or building envelopes.

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 2C for large blocks
  - Side and rear setbacks: refer to Rule 12: Table 5 for large blocks

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

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)

**Articulation Elements (Articulation Zone)** refer to Planning Controls Plan

**Note:** If assessed against the SDHDC then the second residence cannot be unit titled.

**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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**KEY MAP**

- **SITE LOCATION**

**BLOCK INFORMATION**

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**SCALE:** 1:250 @A4

**Ginninderry**

**BUILDING & SITING CONTROLS PLAN**

**STAGE:** 2B1
**ZONE:** RZ 3
**SECTION:** 50
**BLOCK:** 22
**CLASSIFICATION:** LARGE SIZE
**HOUSING TYPE:** SINGLE DWELLING
**FENCING CONTROLS PLAN**

**SITE LOCATION**
Gate, street address and letterbox to be off lane (as indicated) refer to Planning Controls Plan

**KEY MAP**
- **Block Boundary**
- **Garage Location**

**LEGEND**
- **PRIVATE OPEN SPACE (POS)**
  - refer to SDHDC: R38 for large blocks

**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

**MANDATORY VILLAGE/GREEN LINK, COURTYARD WALLS AND FENCING**
- **Maximum height**: PPOS screen 1.5m | otherwise 1.2m
- **Minimum setback**: 100% @ 0m
  - refer to Fencing Controls Plan

**OPTIONAL - CORNER BLOCKS**
- **Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)**
  - No fencing within 6m of the corner
  - refer to Fencing Controls Plan

**OPTIONAL FRONT FENCING, COURTYARD WALLS, OPEN SPACE AND LANEWAYS**
- **Maximum height 1.8m | Minimum setback 0m (100%)**
  - refer to Fencing Controls Plan

- Return Boundary Fencing to Building Line or Side Fence

**BLOCK INFORMATION**
- **Stage**: 2B1
- **Zone**: RZ3
- **Section**: 50
- **Block**: 22
- **Classification**: LARGE SIZE
- **Housing Type**: SINGLE DWELLING

**DRAWN**: AK
**CHECKED**: AK
**APPROVED**: CS
**DATE**: 09/06/23

**SCALE**: 1:250 @A4

Ginninderry

**RETURN TO**
FENCING CONTROLS PLAN