**SITE INFORMATION**

**STAGE**
- 2

**ZONE**
- RZ 1

**SECTION**
- 51

**BLOCK**
- 27

**CLASSIFICATION**
- LARGE BLOCK

**HOUSING TYPE**
- SINGLE DWELLING

**TOTAL AREA**
- 785m²

**BUILDING & SITING CONTROLS PLAN**

**SCALE**
- 1:250 @ A4

**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.**

**KEY MAP LEGEND**
- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **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 2C
  - **Side and rear setbacks:** refer to Rule 12: Table 5

- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - All floor level - external wall or unscreened element (Excluding Garages/Carports)

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

- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5

**BOUNDARY ARTICULATION ELEMENTS**

- **Nil or 900mm garage setback for walls**
  - refer to SDHDC Rule 14, Table 5
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

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.