BLOCK INFORMATION

MINIMUM BOUNDARY SETBACKS

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*Single Dwelling Housing Development Code (SDHDC)*
- **Upper Floor Level - Side and Rear Boundary - Screened**
- **Upper Floor Level - Side and Rear Boundary - Unscreened**
- **Nil or 900mm garage setback for walls less than 8m in length** (refer to SDHDC Rule 14, 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)

**INDICATIVE BUILDING FOOTPRINTS**

*(based on min. building setbacks. This does not take into account plot ratio or building envelopes)*

**SCALE** 1:250 @A4

**KEY MAP**
- **SITE LOCATION**
- **LEGEND**
  - Block Boundary
  - Garage Location
  - Boundary Defined by SDHDC

**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.**

**DRAWN** JJS 18/09/00

**CHECKED** AK

**APPROVED** CS

**REV**

**DRAWN**

**CHECKED**

**APPROVED**

**DATE** 18/09/00

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
**Block Information**

- **Stage**: 2
- **Zone**: RZ 1
- **Section**: 51
- **Block**: 31
- **Classification**: LARGE BLOCK
- **Housing Type**: SINGLE DWELLING

**KEY MAP**

- **Key Map**: SITE LOCATION

**Legend**

- **Block Boundary**: Side, Rear and Rear Lane Boundaries
- **Maximum height 1.8m** | **Minimum setback 0m (100%)** | **Not forward of building line**
- **Refer to EPSSD: 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.**

**Drawn**: JS

**Checked**: AK

**Approved**: CS

**Date**: 18/09/20

**Scale**: 1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**