BLOCK INFORMATION

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<td>SINGLE DWELLING</td>
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KEY MAP

- **SITE LOCATION**: Block Boundary
- **BOUNDARY**: Garage Location
- **Articulation Elements (Articulation Zone)**: Boundary Defined by SDHDC
- **Part of Integrated Development Parcel by Planning Controls Plan**: Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- **Easement**: Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

LEGEND

- **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
  - 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

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. This does not take into account building envelopes)

- **Lower Floor Level**
- **Upper Floor Level**

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.

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE: 1:200 @A4
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
- Return Boundary Fencing to Building Line or Side Fence
- BOUNDARY FENCING
- Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
- 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
- ZONE: RZ1
- SECTION: 53
- BLOCK: 7
- CLASSIFICATION: LARGE SIZE
- HOUSING TYPE: SINGLE DWELLING

KEY MAP
- SITE LOCATION

SCALE
- 1:200 A4

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN