**KEY MAP**
- SITE LOCATION

**LEGEND**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

**INDICATIVE BUILDING FOOTPRINTS**
- Lower Floor Level
- Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**
- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11 Table 3C
  - Side and rear setbacks: refer Rule 12 Table 6B
- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11: Table 3C for mid blocks
- Strathnairn Stage 2 EDP
  - Lower floor level - external wall or unscreened element
  - Upper floor level - external wall (screened)
- 1.5m or nil setback for garage for mid size blocks
  - refer to SDHDC Rule 15, Table 6B
- refer to the Planning Controls Plan
- Upper Roof Level - Side and Rear Boundary Unscreened

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**BLOCK INFORMATION**

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**SCALE**
- 1:200 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
Key Map

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 B

Boundary Fencing

**Side, Rear and Rear Lane Boundaries**

- Maximum height 1.8m
- Minimum setback 0m (100%)
- Not forward of building line

**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

**Alternative PPOS delivery permitted**

- PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

Block Information

- **Stage**: 2A
- **Zone**: RZ 1
- **Section**: 55
- **Block**: 10
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

Information on this plan is to be used as a guide only for the design process. 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.