**ANGLE OF TAPER**

- **Legend**
  - Block Boundary
  - Garage Location
  - Boundary Defined by SDHDC
  - Part of Integrated Development Parcel by Planning Controls Plan

**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 for mid blocks
  - Table 6B for mid blocks
- Upper Floor Level - Side and Rear Boundary Unscreened
  - 1.5m or nil setback for garage for mid size blocks
  - refer to SDHDC Rule 15: Table 6B
  - refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11: Table 3C for mid blocks
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)

**Block Information**

- Stage: 2B1
- Zone: RZ 3
- Section: 62
- Block: 03
- Classification: Mid Size
- Housing Type: Single Dwelling

**Key Map**

- Site Location

**Scale**

1:200 @ A4

**Block Planning Controls**

Building & Siting Controls Plan
KEY MAP

LEGEND

- Site Location
- Block Boundary
- Garage Location

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

PRIVATE OPEN SPACE (POS)
- Refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHDC R41 and Table 8

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.

Optional - Courtyard Wall - North Facing Blocks
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.8m (50%)
- Refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:200 @A4