**LEGEND**

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

**INDICATIVE BUILDING FOOTPRINTS**

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

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

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - side and rear setbacks: refer to Rule 12: Table 6B 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)

**Articulation Elements (Articulation Zone)**

refer to Planning Controls Plan

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**BLOCK INFORMATION**

<table>
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<tr>
<th>REV</th>
<th>DRAWN</th>
<th>CHECKED</th>
<th>APPROVED</th>
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<td>B</td>
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DO NOT SCALE OFF DRAWING. DIMENSIONS ARE IN METRES.

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED SDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRODUCT 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.

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**Ginninderry**

**BUILDING & SITING CONTROLS PLAN**

**SCALE**

1:200 @A4

**BLOCK PLANNING CONTROLS**

ZONE: RZ3
SECTION: 71
STAGE: 2B2
CLASSIFICATION: MID SIZE
HOUSING TYPE: SINGLE DWELLING

---

**KEY MAP**

- **SITE LOCATION**
- **SIDE BOUNDARY 1**
- **SIDE BOUNDARY 2**
- **FRONT BOUNDARY**
- **REAR BOUNDARY**
- **LANE**

**SITE LOCATION**

- **GARAGE**
- **5.5m**
- **2.0m**
- **3.0m**
- **MAX 12.0m**
- **3.0m**
- **6.0m**
- **3.0m**
- **6.0m**
- **3.0m**
- **6.0m**

**BOUNDARY**

- **Part of Integrated Development Parcel by Planning Controls Plan**

**SECTION 71**

**349m²**
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **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 tiews and meters.

**Mandatory Village/Green Link, Courtyard Walls and Fencing**

- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 0.8m
- refer to Fencing Controls Plan

**Return Boundary Fencing to Building Line or Side Fence**

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ3
- **SECTION**: 71
- **BLOCK**: 9
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REMARKS**

- **DRAWN**: AK
- **CHECKED**: CS
- **APPROVED**: A
- **DATE**: 06/10/20

**SCALE**: 1:200 @ A4

**INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EPSD 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.**

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