**KEY MAP**

- **SITE LOCATION**: Represents the physical location of the site.

**LEGEND**

- **Block Boundary**: Indicates the boundary of the block.
- **Garage Location**: Marks the location of the garage.
- **Boundary Defined by SDHDC**: Denotes the boundary defined by SDHDC rules.

**INDICATIVE BUILDING FOOTPRINTS**

- **Lower Floor Level**: Represents the level of the lower floor of the building.
- **Upper Floor Level**: Represents the level of the upper floor of the building.

**MINIMUM BOUNDARY SETBACKS**

- **Strathnairn Stage 2 EDP**: Details the stage-specific setbacks.
- **Articulation Elements (Articulation Zone)**: Specifies the required setbacks for articulation elements.
- **1.5m or nil setback**: Indicates the minimum or no setback requirement.

**BLOCK INFORMATION**

- **Stage**: 2B2
- **Zone**: RZ3
- **Section**: 77
- **Block**: 16
- **Classification**: Mid-Sized
- **Housing Type**: Single Dwelling

**REV DRAWN CHECKED APPROVED DATE**

- **A** DZ AK CS 19/12/19
- **B** AK AK CS 06/10/20

**SCALE**: 1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**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.**

**MANDATORY SURVEILLANCE BLOCK refer to the Planning Controls Plan**

**IN**

- **BOUNDARY**: Specifies the boundary conditions.
- **SIDE BOUNDARY 2**: Indicates the side boundary.
- **REAR LANE**: Marks the rear lane.
- **STREET**: Indicates the street.

**NOTE**: The plan includes mandatory surveillance block requirements and indicates the use of the Ginninderry Design Requirements to confirm current controls.
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.

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence