

**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Only one (1) Onsite Parking Space Required refer to Strathnairn Precinct Code
- Part of Integrated Development Parcel refer to Strathnairn Precinct Code
- 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)  
front setbacks: refer to Rule 11:  
Table 3C for mid blocks,  
Table 4 for compact block  
side and rear setbacks: refer to Rule 12:  
Table 6B for mid blocks,  
Table 7 for compact block
- Strathnairn Stage 2 EDP  
refer to Strathnairn Precinct Code  
Lower floor level - external wall or unscreened element  
(\*0m setback - external wall only)  
Upper floor level (front setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)  
refer to Strathnairn Precinct Code
- 1.5m or nil setback to a max length of 13m  
refer to SDHDC Rule 15, Table 6B
- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level (Compact Blocks)- Side and Rear Boundary - Unscreened
- Mid Size Blocks - Upper Floor Level - Side and Rear Boundary - Unscreened: Refer SDHDC Rule 12 Table 6B

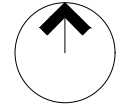
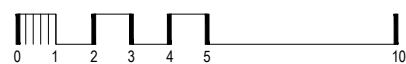
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ 3
SECTION	B2
BLOCKS	2-9
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	04/02/20
B	AK	AK	CS	13/11/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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.

SCALE  
1:200 @A3



**Ginninderry**

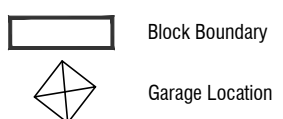
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



**KEY MAP**



**LEGEND**



**PRIVATE OPEN SPACE (POS)**

refer to SDHDC:  
R39 for mid size block  
R40 for compact block

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

refer to SDHDC R41 and Table 8

**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

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

**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.

**Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m  
refer to Strathnairn Precinct Code

**Construction and Finish**

Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements

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