

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY

 Boundary Defined by SDHDC

Part of Integrated Development Parcel by SPC
Refer to Figure 25

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks only)

Lower Floor Level

Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Strathnairn Precinct Code (SPC)
refer to the SPC - Rule 1, Figure 5

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 3C
side and rear setbacks: refer to Rule 12, Table 6B

Upper Floor Level - Screened

Upper Floor Level - Unscreened

Articulation Elements (Articulation Zone)
refer SDHDC Rule 11, Table 3C

Articulation Elements (Articulation Zone)
refer to the SPC - Rule 1, Figure 5

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 12, Rule 15, Table 6B

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	15
BLOCKS	1-3
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	CS	JE	BR	10/09/19
B	CS	DZ	CS	15/08/22

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

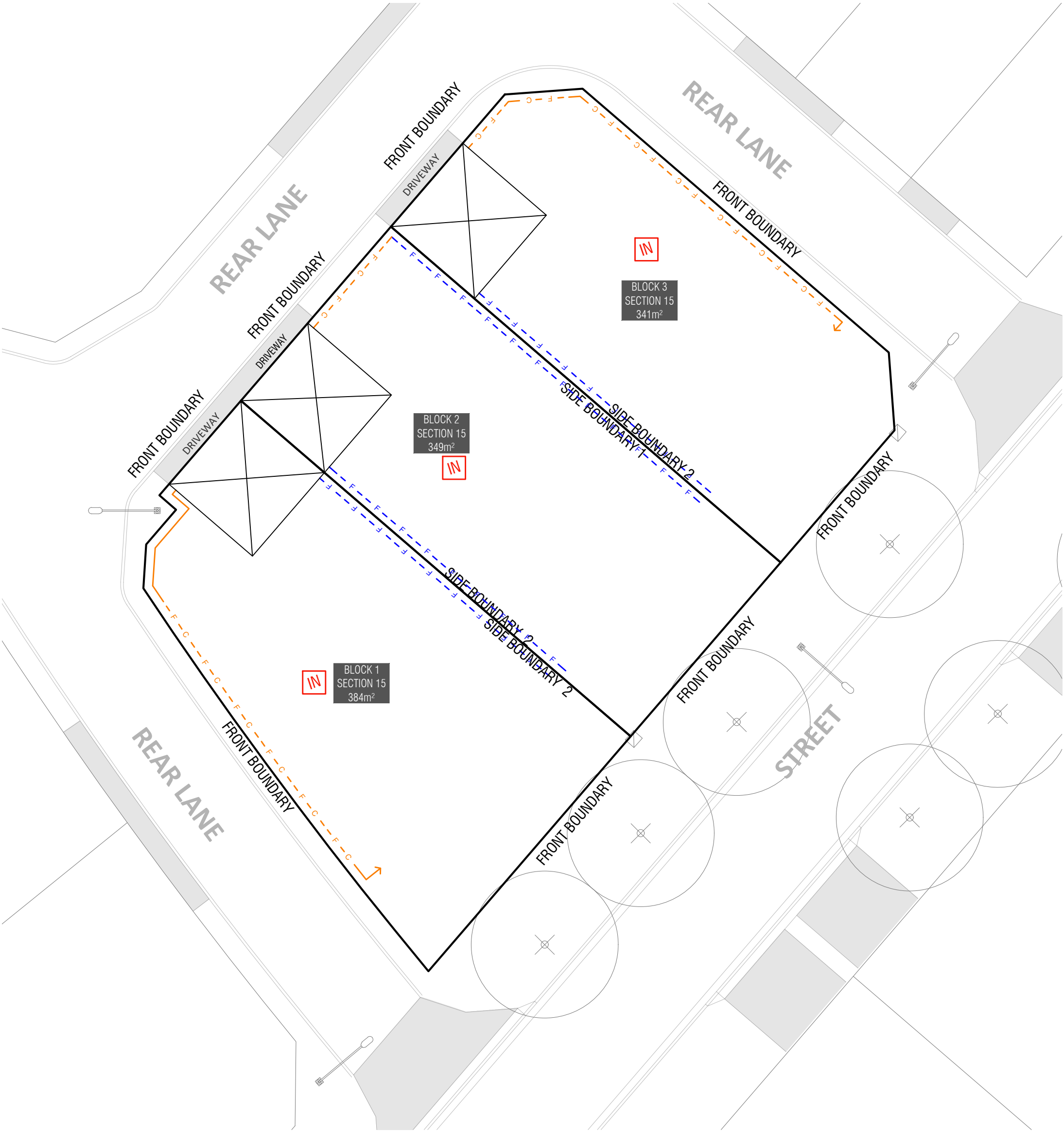
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE



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BLOCK PLANNING CONTROLS

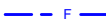
BUILDING & SITING CONTROLS PLAN




LEGEND

-  Block Boundary
-  Garage Location

BOUNDARY FENCING

 **Side, Rear and Rear Lane Boundaries**
Maximum height 1.8m from NGL | Minimum setback 0m (100%)
| Min 1m behind the front 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 Neetascreeen or Miniscreen and colour "Basalt". Refer to Ginninderry Housing Design Requirements (Strathnairn)

 **Front Fencing, Courtyard Walls and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 10, Table 1, Figure 3
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

 Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

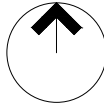
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN