

**KEY MAP**

■ SITE LOCATION



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Mandatory Surveillance Block - Where delivered as a Studio Unit above a garage 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**

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan  
All floor level (front setbacks) - external wall or unscreened element  
Ground floor (side setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)
- All Floor Levels - External Wall (Screened) refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary Unscreened

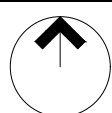
**BLOCK INFORMATION**

STAGE	2A3
ZONE	RZ3
SECTION	57
BLOCK	24
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

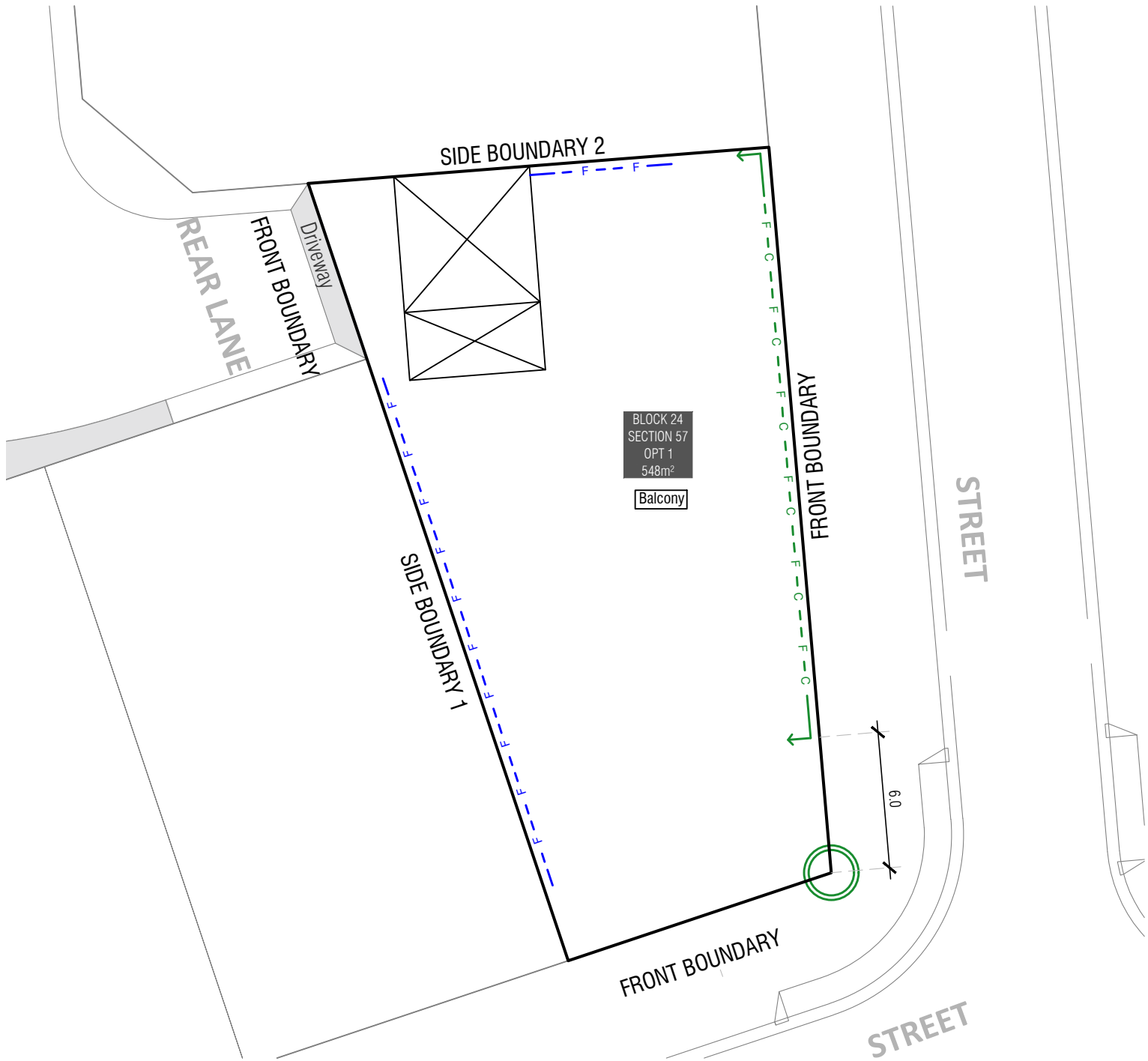
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/11/19
B	AK	AK	CS	02/10/20

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  
1:250 @A4



**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN**



### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location

#### SINGLE DWELLING PRIVATE OPEN SPACE (POS)

refer to SDHDC: R39 for mid blocks

#### PPOS

refer to SDHDC R41 and Table 8

- PPOS required is minimum 12m<sup>2</sup> on balcony by Planning Controls Plan

#### 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.

### 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



#### Corner Identified for Corner Block Control

refer to Fencing Controls Plan



#### Optional Courtyard Wall for Corner Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)  
No fencing within 6m of the corner refer to Fencing Controls Plan



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

### BLOCK INFORMATION

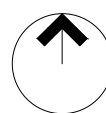
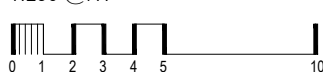
STAGE	2A3
ZONE	RZ3
SECTION	57
BLOCK	24
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/11/19
B	AK	AK	CS	02/10/20

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  
1:250 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**