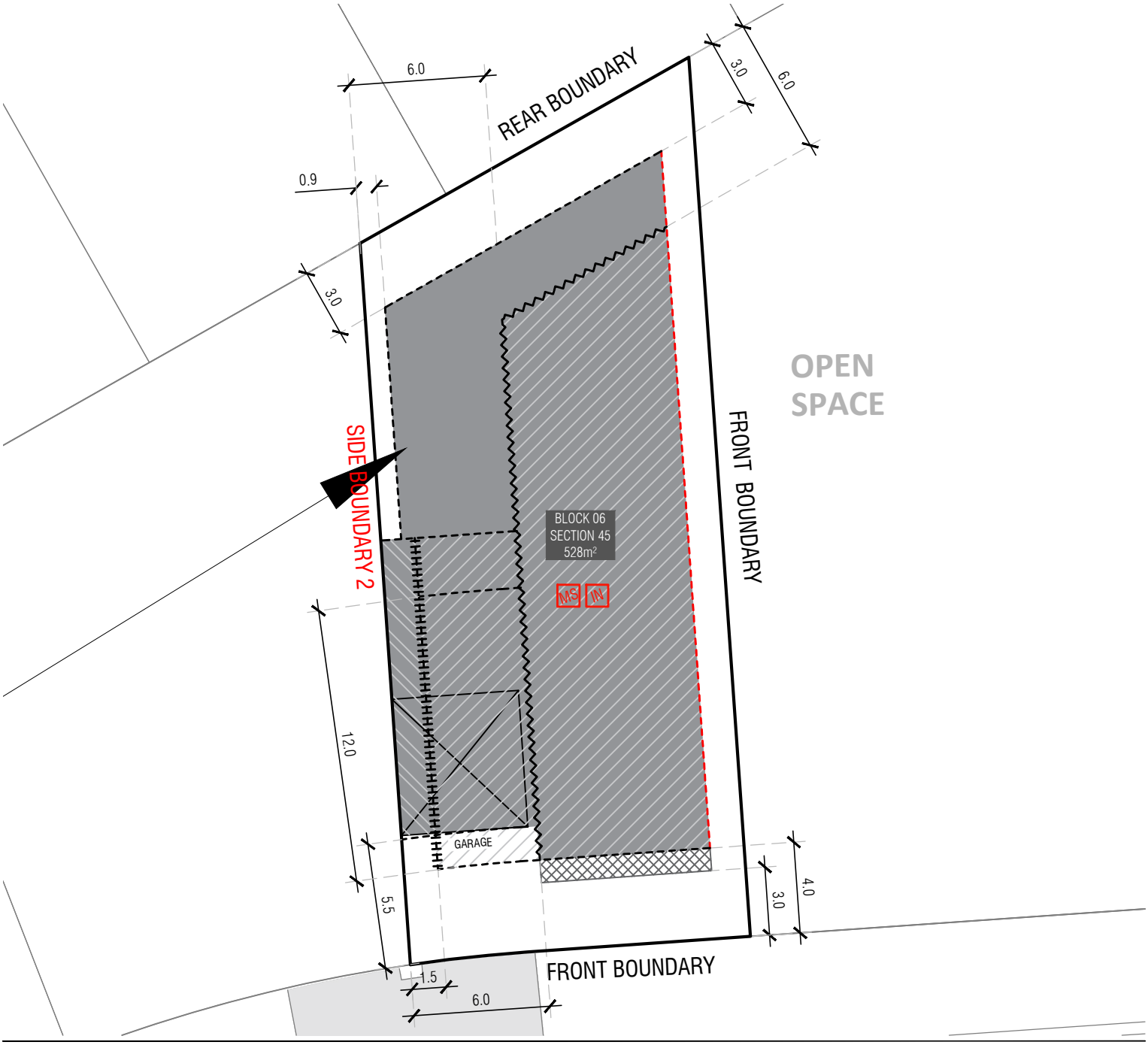


KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

BOUNDARY — Nominated Boundary by *Planning Controls Plan*

MS — Blocks 500sqm < 550sqm subject to mid size block provisions by *Planning Controls Plan*

IN — 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)
front setbacks: refer to Rule11: Table 3C
side and rear setbacks: refer to Rule 12: Table 5

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks

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

Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
All floor level - external wall or unscreened element

BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	45
BLOCK	06
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	16/05/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

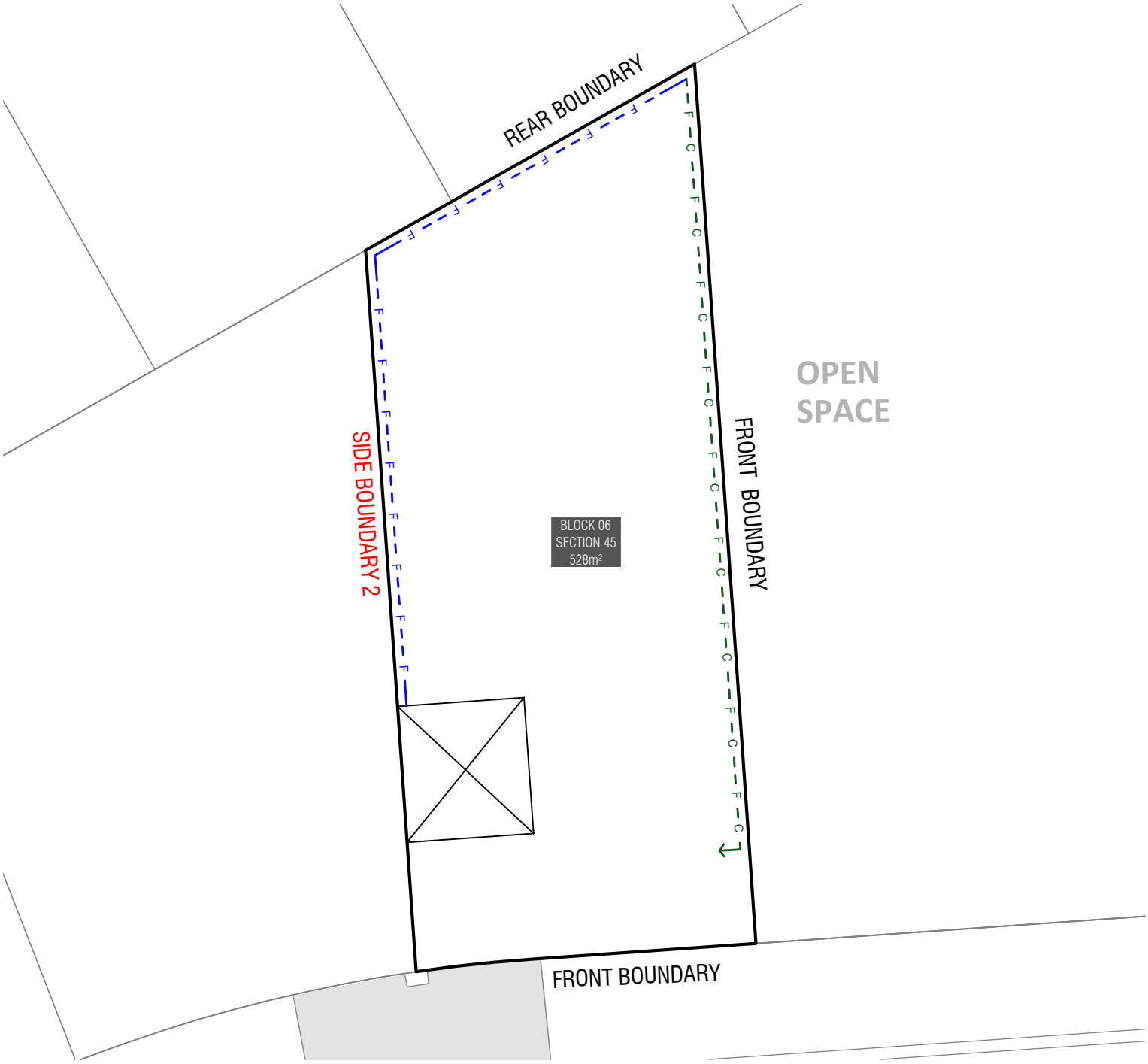
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM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

SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

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.

BOUNDARY FENCING

F

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*

F C

Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	45
BLOCK	06
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN