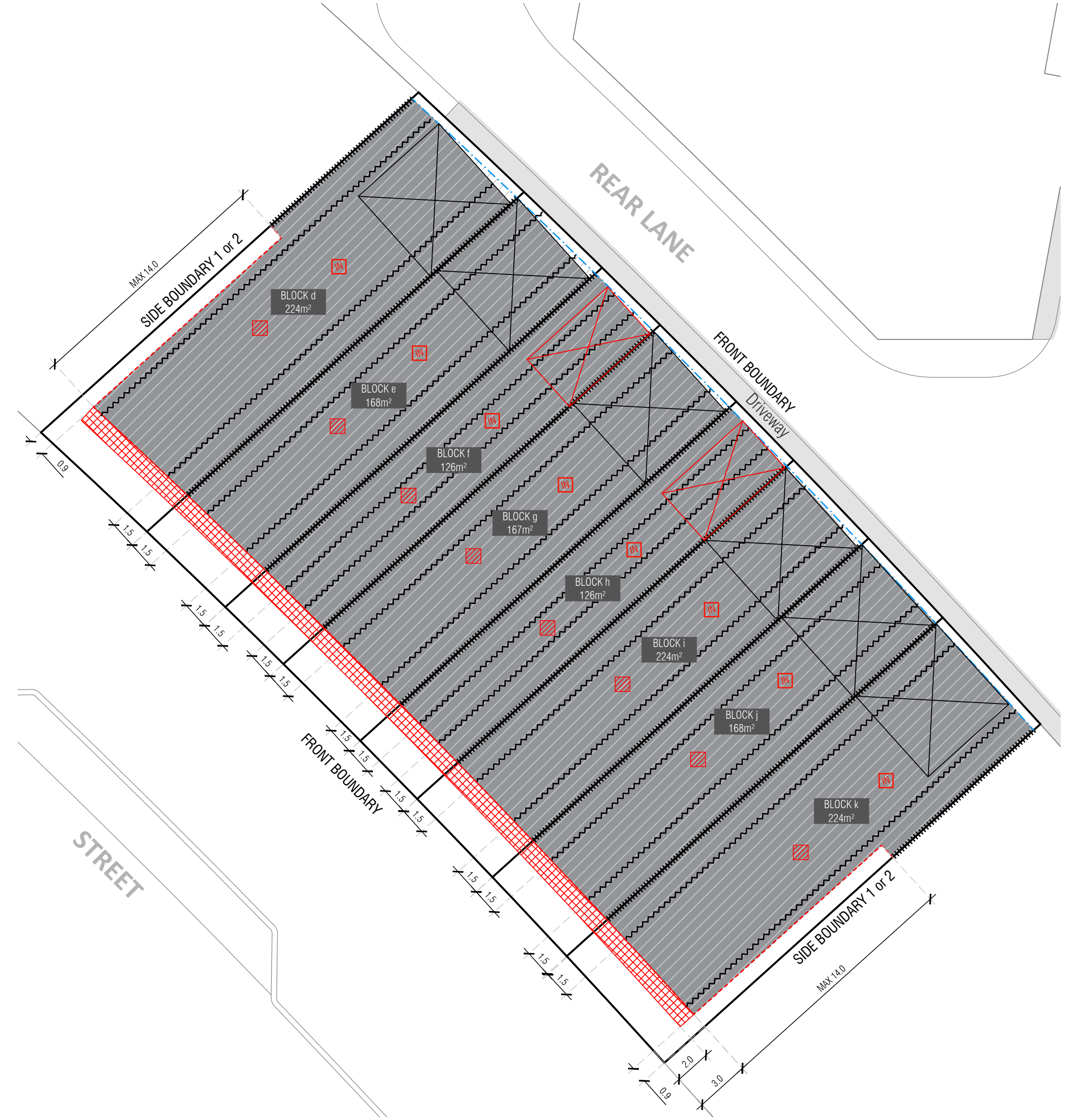
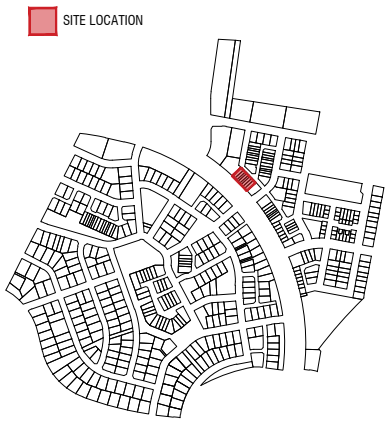


KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY — Boundary Defined by SDHDC
- Only one (1) Onsite Parking Space Required
  refer to Planning Controls Plan
- IN — Part of Integrated Development Parcel by
  Planning Controls Plan
- Potentially Noise Affected Block

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
  Lower floor level - external wall or unscreened element
  Upper floor level (front setbacks) - external wall or unscreened element
  Upper floor level (side setbacks) - external wall (screened)
- Single Dwelling Housing Development Code (SDHDC)
  front setbacks: refer to Rule11:
  Table 4 for compact block
  side and rear setbacks: refer to Rule 12:
  Table 7 for compact block
- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscreened
- Articulation Elements (Articulation Zone)
  refer to Planning Controls Plan
- 0.5m Lower floor level / garage setback
  refer to the block disclosure plans and Ginninderry Detail Sewer Tie. Available at https://ginninderry.com/

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	BJ
BLOCKS	d - k
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	04/02/20

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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR LANE

SIDE BOUNDARY 1 or 2

FRONT BOUNDARY

Driveway

BLOCK d
224m²

BLOCK e
168m²

BLOCK f
126m²

BLOCK g
167m²

BLOCK h
126m²

BLOCK i
224m²

BLOCK j
168m²

BLOCK k
224m²

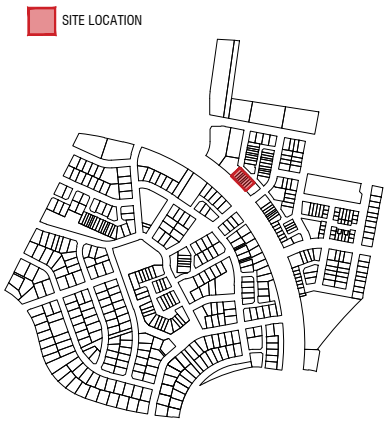
FRONT BOUNDARY

SIDE BOUNDARY 1 or 2

STREET

KEY MAP

SITE LOCATION



LEGEND

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R40 for compact blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

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*

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.

F C

Mandatory Central Boulevard, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 1.0m
refer to Fencing Controls Plan

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

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 1
SECTION	BJ
BLOCKS	d - k
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	04/02/20

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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN