**SITE LOCATION**

**BLOCK INFORMATION**

<table>
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<th>DRAWN</th>
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**SCALE**

1:200 @ A4

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**KEY MAP**

- **SITE LOCATION**
- **LR soir 1**
- **SIDE BOUNDARY 2**
- **SIDE BOUNDARY 1**
- **REAR BOUNDARY**
- **FRONT BOUNDARY**
- **STREET**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. This does not take into account 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
  - Side and Rear setbacks: refer to Rule 12: Table 6B for mid blocks

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

- 1.5m or nil setback for garage for mid size blocks
  - refer to SDHDC Rule 15, Table 6B

- **Upper Floor Level - Side and Rear Boundary Unscreened**

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan

- **Lower floor level - external wall or unscreened element**
  - (Excluding Garages/Carports)

- **Upper floor level (rear setbacks) - external wall or unscreened element**

- **Upper floor level (side setbacks) - external wall (screened)**
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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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
Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor
achieving a minimum area of 12m²
by Planning Controls Plan

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

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.