STRATHNAIRN STAGE 2 EDP
REVIEWED
Block Boundary
Garage Location
Part of Integrated Development Parcel by Planning Controls Plan
Easement

MINIMUM BOUNDARY SETBACKS
- Single Dwelling Housing Development Code (SDHDC)
  - 1.5m or nil setback for garage for mid size blocks
  - refer to SDHDC Rule 15, Table 6B
  - Planning Controls Plan
- 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
  - Planning Controls Plan
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
    (Excluding Garages/Carports)
  - Upper floor level (front & side boundary 1 setbacks) - external wall or unscreened element
  - Upper floor level (side boundary 2 setback) - external wall (screened)

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks. This does not take into account building envelopes)

N/A: This field is not applicable.

SCALE: 1:200 @ A4

LEGEND
- Single Dwelling Housing Development Code (SDHDC)
- Articulation Elements (Articulation Zone)
- Part of Integrated Development Parcel by Planning Controls Plan
- Lower Floor Level
- Upper Floor Level

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.
Block 14
Section 53
492m²

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 - 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

Key Map

- **SITE LOCATION**
- **BOUNDARY FENCING**
- **PRIVATE OPEN SPACE (POS)**
  - Refer to SDHDC: R39 for mid size blocks
- **PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
  - Refer to SDHDC R41 and Table 8

Legend:

- Block Boundary
- Garage Location
- Travel Lane
- Driveway

Ginninderry Design Requirements

Reference to Block Disclosure Plan for location of services to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.