



**KEY MAP**



**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 **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 Rule 11:  
Table 4 for compact block  
side and rear setbacks: refer to Rule 12:  
Table 7 for compact block
- 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 setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)  
refer to Planning Controls Plan
- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscrened

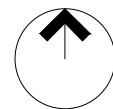
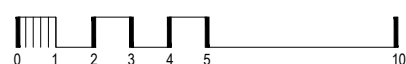
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ3
SECTION	76
BLOCKS	1 - 4
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	JE	CS	04/02/20
B	AK	AK	CS	06/10/20

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  
1:200 @A3





**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**

**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

**Optional - Front Boundary Courtyard Wall**  
Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length  
refer to SDHDC Element 3

**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.

**Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m  
refer to Fencing Controls Plan

**Optional - North Facing Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)  
refer to Fencing Controls Plan

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

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