Driveway
REAR LANE
FRONT BOUNDARY
SIDE BOUNDARY 1 or 2
FRONT BOUNDARY
SIDE BOUNDARY 1 or 2
STREET

MAX 14.0
0.9
1.5
0.9
1.5
1.5
1.5
1.5
1.5
1.5
1.5
1.5
1.5
1.5
1.5
1.5
MAX 14.0

SCALE 1:200 @A3

MINIMUM BOUNDARY SETBACKS
All Floor Level - Side and Rear Boundary - Screened
All Floor Level - Side and Rear Boundary - Unscreened

Block Information

ZONE RZ 3
SECTION BJ
HOUSING TYPE TERRACE BLOCK

BLOCK a
224m²

BLOCK b
168m²

BLOCK c
126m²

BLOCK d
167m²

BLOCK e
107m²

BLOCK f
224m²

BLOCK g
224m²

BLOCK h
168m²

BLOCK i
224m²

BLOCK j
168m²

BLOCK k
224m²

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.

KEY MAP
SITE LOCATION

LEGEND
Block Boundary
Garage Location
Boundary Defined by SDHDC
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 LEVEL
Upper Floor Level

MINIMUM BOUNDARY SETBACKS
Lower floor level - external wall or unscreened element
Upper floor level - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)

Strathnairn Stage 2 EDP refer to the Planning Controls Plan
Lower floor level (side setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)

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

Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

Potentially Noise Affected Block 
0.5m Lower floor level / garage setback
refer to the block disclosure plans and Ginninderry Detail
Sewer Tie. Available at https://ginninderry.com/
**KEY MAP**
- Block Boundary
- Garage Location

**LEGEND**
- PRIVATE OPEN SPACE (POS) refer to SDHDC: WB for compact blocks
- PRINCIPLE PRIVATE OPEN SPACE (PPOS) refer to SDHDC R41 and Table B

**BOUNDARY FENCING**
- Side, Rear and Rear Lane Boundaries
  - Minimum height 1.8m | Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Not forward of building line
  - Minimum setback: 50% @ 0m | 50% @ 1.0m
  - Refer to Fencing Controls Plan

- Return Boundary Fencing to Building Line or Side Fence
  - Maximum height 1.8m
  - Minimum setback 0m (100%) |
  - Not forward of building line
  - Refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

**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.

**SITE LOCATION**

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>Size</th>
</tr>
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<tbody>
<tr>
<td>d</td>
<td>224m²</td>
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<tr>
<td>e</td>
<td>168m²</td>
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<tr>
<td>f</td>
<td>126m²</td>
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</tr>
<tr>
<td>k</td>
<td>224m²</td>
</tr>
</tbody>
</table>

**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