**KEY MAP**
- **SITE LOCATION**

**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 3C for mid blocks
  - Side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

- **Strathnairn Stage 2 EDP**
  - Refer to 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)

- **Articulation Elements (Articulation Zone)**
  - Refer to Planning Controls Plan
  - 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

**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.**

**SITE LOCATION**
- **BLOCK INFORMATION**
  - **CLASSIFICATION**
  - **ZONE**
  - **STAGE**
  - **SECTION**
  - **BLOCK**
  - **HOUSING TYPE**

**DRAWN**
- **CHECKED**
- **APPROVED**
- **DATE**

**SCALE**
- **1:200 @ A4**

**Ginninderry**
**BLOCK PLANNING CONTROLS**
**BUILDING & SITING CONTROLS PLAN**
**Block c, Section AP**

**448m²**

**Legend**

- **F**: Block Boundary
- **C**: Garage Location
- **F**: Private Open Space (POS)
  - **POS** refer to SDHDC R39 for mid size blocks
- **F-C**: Principle Private Open Space (PPOS)
  - **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
- **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

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

**Key Map**

Information on this plan is to be used as a guide only for the design process. Approved EPDD 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 Information**

- **Stage**: 2B1
- **Zone**: RZ3
- **Section**: AP
- **Block**: C
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**Scale**: 1:200 @ A4

**Drawing Details**:

- **Drawn**: 17/12/19
- **Checked**: AK
- **Approved**: CS
- **Date**: 17/12/19

*DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.*