LEGEND
- Block Boundary
- Garage Location
- Minimum Boundary Setbacks
- 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

ARTICULATION ELEMENTS (ARTICULATION ZONE)
- Refer to Planning Controls Plan

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
  - 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)
  - 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.
Ginninderry

**BLOCK INFORMATION**

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**SCALE**

1:200 @ A4

**PLACE**

REAR LANE

**LEGEND**

- **SITE LOCATION**
- **KEY MAP**
- **LEGEND**
  - Block Boundary
  - Garage Location
  - Private Open Space (POS)
  - Principle Private Open Space (PPOS)

**BOUNDARY FENCING**

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

- **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

**SITE LOCATION**

- Block d
- Section AP
- 418m²

**SECTION**

- Block 2B1
- Zone RZ 3
- Zone R2 3
- Classification Mid Size
- Dwelling Type Single Dwelling