BOUNDARY 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.

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Strathnairn Stage 2 EDP refer to the 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

Upper Floor Level - Side and Rear Boundary Unscreened

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

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
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

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

KEY MAP
- SITE LOCATION

BLOCK INFORMATION
- STAGE: 2A
- ZONE: RZ1
- SECTION: A2
- BLOCK: d
- CLASSIFICATION: MID SIZE
- HOUSING TYPE: SINGLE DWELLING
- DRAWN: A
- CHECKED: AK
- APPROVED: AK
- DATE: 04/11/19
- SCALE: 1:200 @A4