**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to 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 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)
- Minimum setback only applicable to the upper floor level refer to Planning Controls Plan
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Rule 15, Table 6B refer to the Planning Controls Plan

**Upper Floor Level - Side and Rear Boundary - Unscreed**
Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size 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

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

Return Boundary Fencing to Building Line or Side Fence

KEY MAP

SITE LOCATION

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.