**Minumum Boundary Setbacks**

- Single Dwelling Housing Development Code (SDHDC) side and rear setbacks: refer to Rule 12: Table 7 for compact block
- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscreened
- 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)

**Indicative Building Footprints**

- Based on min. building setbacks only. This does not take into account easements or building envelopes.

**Key Map**

- Site Location

**Legend**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

**Block Information**

- Stage: 2B2
- Zone: 022
- Section: BP
- Block: e
- Classification: Compact Size
- Housing Type: Single Dwelling

**Scale**

1:200 @ A4

**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 held 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.
**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- Block Boundary
- Garage Location
  - PRIVATE OPEN SPACE (POS)
    - refer to SDHDC R40 for compact 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

**BLOCK INFORMATION**
- STAGE 2B2
- ZONE RZ3
- SECTION BP
- BLOCK e
- CLASSIFICATION COMPACT SIZE
- HOUSING TYPE SINGLE DWELLING

**DRAWING INFORMATION**
- REV A
- DRAWN DZ
- CHECKED AK
- APPROVED CS
- DATE 08/01/20

**SCALE**
- 1:200 @A4

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**NOTE**
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.