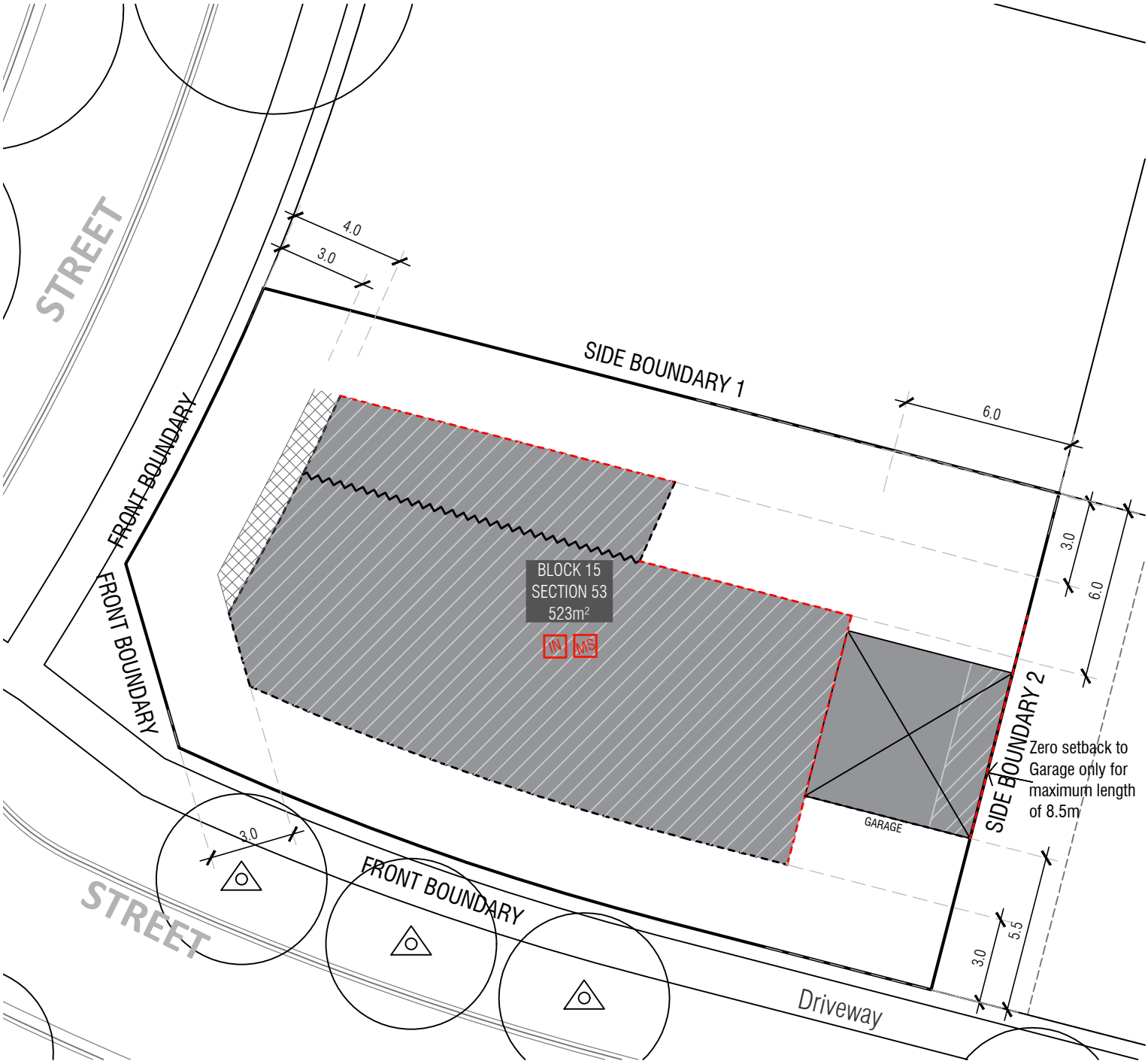

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

IN — Part of Integrated Development Parcel by *Planning Controls Plan*

MS — Blocks 500sqm < 550sqm subject to mid size block provisions 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 Rule11:Table 3C for mid blocks

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks

1.5m or nil setback for garage for mide size blocks
refer to SDHDC Rule 15, Table 6B
refer to the Planning Controls Plan

Upper Floor Level - Side 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 & side boundary 1 setbacks) - external wall or unscreened element
Upper floor level (side boundary 2 setback) - external wall (screened)

BLOCK INFORMATION

STAGE	2A2
ZONE	RZ 1
SECTION	53
BLOCK	15
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	23/07/20
B	AK	AK	CS	02/10/20
C				

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

SCALE

1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN