KEY MAP

LEGEND

- Site Location
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- 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, plot ratio or building envelopes

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 2C
  - side and rear setbacks: refer to Rule 12: Table 5

- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - All floor level - external wall or unscreened element

- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5

- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

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<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>CLASSIFICATION</th>
<th>LARGE SIZE</th>
<th>TITLED TYPE</th>
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REV CHECKED APPROVED DATE
A JS AK CS 26/05/00

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

1:250 @A4
Key Map:
- Site Location

Legend:
- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)
  - Refer to SDHDC R38 for large 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

Construction and Finish:
- Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
- If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour “Basalt”. Refer to Ginninderry Design Requirements

Services:
- Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

Optional - Blocks Adjacent to Open Space:
- Maximum height 1.8m
- Minimum setback 0m (100%)
- Refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence