LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- 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 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
  - Side and rear setbacks: refer to Rule 12: Table 6B

- Upper Floor Level - Side and Rear Boundary Unscreened
  - Boundary Defined by SDHDC

- Articulation Elements (Articulation Zone)
  - Refer to SDHDC Rule 11: Table 3C for mid blocks
  - 1.5m or nil setback for garage
    - Refer to SDHDC Rule 15, Table 6B
    - Refer to the Planning Controls Plan

- Strathnairn Stage 2 EDP
  - Refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
  - Upper floor level (side setbacks) - external wall (screened)
**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- **Block Boundary**
- **Garage Location**

**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-allocation 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

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

- **Optional - Courtyard Wall - North Facing Blocks**
  - Maximum height 1.5m
  - Minimum setback 0m (50%) and 0.8m (50%)
  - Refer to Fencing Controls Plan

**Construction and Finish**
- Inter-allocation 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

**Optional - Courtyard Wall - North Facing Blocks**
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.8m (50%)
- Refer to Fencing Controls Plan

**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.

**Ginninderry**

**BLOCK INFORMATION**
- **Stage**: 2B1
- **Zone**: R2.5
- **Section**: 45
- **Block**: 03
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**REVISIONS**
- **A**: JS AK CS 11/05/20
- **B**: AK AK CS 01/10/20

**NOTES**
- 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 EPS 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

**DRAWN**: JS
**CHECKED**: AK
**APPROVED**: CS

**DATE**: 11/05/20