BLOCK INFORMATION

SITE LOCATION

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)

BOUNDARY

MINIMUM BOUNDARY SETBACKS

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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

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)

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

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.
**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-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

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

**Block Information**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Zone</th>
<th>Section</th>
<th>Block</th>
<th>Classification</th>
<th>Housing Type</th>
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<td>47</td>
<td>2</td>
<td>MID SIZE</td>
<td>SINGLE DWELLING</td>
</tr>
</tbody>
</table>

**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.

**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**

**Block Planning Controls**

- **Fencing Controls Plan**
- **Ginninderry Design Requirements**

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**Scale:** 1:200 @ A4

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**Ginninderry**

**Block Planning Controls**

**Fencing Controls Plan**

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**Return Boundary Fencing to Building Line or Side Fence**