**KEY MAP**

- SITE LOCATION

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Easement**

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. This does not take into account building envelopes)

- **Lower Floor Level**
- **Upper Floor Level**

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - 1.5m or nil setback for garage for mid size blocks
  - 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 (front & rear setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)

**BLOCK INFORMATION**

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**REV | DRAWN | CHECKED | APPROVED | DATE |
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**SCALE**

1:200 @A4

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**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 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**

**PRIVATE OPEN SPACE (POS)**
Refer to SDHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
Refer to SDHDC R41 and Table 8

Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor achieving a minimum area of 12m²
by Planning 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.

**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 - Courtyard Wall - 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**

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**Ginninderry**

**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**

**SCALE:** 1:200 @A4