MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11: Table 3C
- side and rear setbacks: refer to Rule 12: Table 6B
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Side Setback applicable to Garage / Carport / Studio Unit only
- Articulation Elements (Articulation Zone) refer to 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

KEY MAP

- SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

Ginninderry

BLOCK INFORMATION

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<th>STAGE</th>
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<th>SECTION</th>
<th>BLOCK</th>
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<td>AK</td>
<td>CS</td>
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<td>B</td>
<td>AK</td>
<td>AK</td>
<td>CS</td>
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</tbody>
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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 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
**LEGEND**

- **F**: Block Boundary
- **C**: Garage Location
- **F**: Private Open Space (POS)
- **C**: Principle Private Open Space (PPOS)

**BOUNDARY FENCING**

- **Side, Rear and Rear Lane Boundaries**
  - Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
  - Refer to SDHC: R39 for mid size blocks

- **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

- **Corner Identified for Corner Block Control**
  - Refer to Fencing Controls Plan

- **Optional - Corner Blocks**
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - No fencing within 6m of the corner
  - Refer to Fencing Controls Plan

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

**SITE LOCATION**

- **BLOCK INFORMATION**
  - **STAGE**: 2B1
  - **ZONE**: R22
  - **SECTION**: 62
  - **BLOCK**: 7
  - **CLASSIFICATION**: LARGE SIZE
  - **HOUSING TYPE**: SINGLE DWELLING

- **KEY MAP**
  - **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.

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- **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.

- **SCALE**: 1:200 @A4

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

- **DATE**: 13/12/19