MINIMUM BOUNDARY SETBACKS

- **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
  - 1.5m or nil setback to a max length of 13m
    - refer to SDHDC Rule 15, Table 6B

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

- **Strathnairn Stage 2 EDP**
  - All floor levels - external wall or unscreened element (Excluding Garages/Carports)

- **Easement**

**INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account building envelopes)

**LOWER FLOOR LEVEL**
- Includes all floor levels - external wall or unscreened element (Excluding Garages/Carports)

**UPPER FLOOR LEVEL**

**BLOCK INFORMATION**

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**SCALE:** 1:250 @A4

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

**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 held 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.**

**Do not scale off drawings. Dimensions are in metres.**
BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries
- Maximum height 1.8m
- Minimum setback 0m (100%)
- Not forward of building line

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 color “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.

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

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

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

Return Boundary Fencing to Building Line or Side Fence

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE