**KEY MAP**

- SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 3C for mid blocks
  - side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Upper Floor Level - Side and Rear Boundary Unscreened
  - 1.5m or nil setback
    - refer to SDHDC Rule 15, Table 6B
    - refer to the Planning Controls Plan
- Strathnairn Stage 2 EDP
  - Lower floor level - external wall or unscreened element
    - (Excluding Garages/Carparks)
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)
- Minimum setback only applicable to the upper floor level
  - 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

**BLOCK INFORMATION**

<table>
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<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>67</td>
<td>2</td>
<td>MID SIZE</td>
<td>SINGLE DWELLING</td>
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**REV. DRAWN CHECKED APPROVED DATE**

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</thead>
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**SCALE**

1:200 @ A4

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_Ginninderry*

**BUILDING & SITING CONTROLS PLAN**

**DEPARTMENT OF PLANNING, ACT GOVERNMENT**

**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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**
**SITE LOCATION**

**BLOCK INFORMATION**
- **Stage**: 2A1
- **Zone**: RZ3
- **Section**: 67
- **Block**: 2
- **Classification**: MID SIZE
- **Housing Type**: SINGLE DWELLING

**Key Map**
- **Site Location**

**Legend**
- **Block Boundary**
- **Garage Location**
- **Private Open Space (POS)**
- **Refer to SDHD: R39 for mid size blocks**
- **Principle Private Open Space (PPOS)**
- **Refer to SDHD R41 and Table 8**

**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

**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.

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

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**Ginninderry**

**Block Planning Controls**

**Fencing Controls Plan**

**Scale**: 1:200 @A4

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