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)

Lower Floor Level

Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)

- front setbacks: refer to Rule11: Table 4
- side and rear setbacks: refer to Rule 12: Table 7

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

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 setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

Articulation Elements (Articulation Zone)

refer to Planning Controls Plan

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.
**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

**Mandatory Village/Green Link, Courtyard Walls and Fencing**
- Maximum height: PPDS screen 1.5m or otherwise 1.2m
- Minimum setback: 100% @ 0m
- Refer to Fencing Controls Plan

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

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**Site Location**
- 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.

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**Key Map**
- Site Location

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**Legend**
- Block Boundary
- Garage Location

**Private Open Space (POS)**
- Refer to SDHDC: R40 for compact blocks

**Principle Private Open Space (PPOS)**
- Refer to SDHDC R41 and Table 8

**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.