**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

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

- **Articulation Elements (Articulation Zone)**
  - refer to Planning Controls Plan

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan

**INDICATIVE BUILDING FOOTPRINTS**

- Lower Floor Level
- Upper Floor Level

**KEY MAP**

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

**LEGEND**

- **SIDE BOUNDARY 1**
- **SIDE BOUNDARY 2**
- **REAR BOUNDARY**
- **FRONT BOUNDARY**
- **STREET**
- **Driveway**
- **GARAGE**

**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
SITE LOCATION

KEY MAP

LEGEND

BOUNDARY FENCING

- F - 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

- F - C - Mandatory Village/Green Link, Courtyard Walls and Fencing
  Maximum height: PPOS screen 1.5m | otherwise 1.2m
  Minimum setback: 100% @ 0m
  refer to Fencing Controls Plan

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

Return Boundary Fencing to Building Line or Side Fence

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry

Ginninderry Block Planning Controls

Fencing Controls Plan

SCALE

1:200 @ A4