**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 Rule 11: Table 3C for mid blocks
  - Side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

- Articulation Elements (Articulation Zone)
  - Strathnairn Stage 2 EDP
    - All floor level (0m setback) - external wall (screened)
    - Ground floor level (0.9m setback) - external wall or unscreened element
    - Upper floor level (0.9m setback) - external wall (screened)

**INDICATIVE BUILDING FOOTPRINTS**
- Lower Floor Level (based on min. building setbacks)
- Upper Floor Level (This does not take into account easements or building envelopes)

**BLOCK INFORMATION**
- **STAGE**: A1
- **ZONE**: RZ 3
- **SECTION**: 70
- **BLOCK**: 02
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**SCALE**: 1:200 @ A4

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**NOTES**
- 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 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.
**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 | otherwise 1.2m
- Minimum setback: 100% @ 0m

Refer to Fencing Controls Plan

**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**

**PRIVATE OPEN SPACE (POS)**

Refer to SDHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

Refer to SDHDC R41 and Table 8

**LEGEND**

- Block Boundary
- Garage Location
- Side Boundary 1
- Side Boundary 2
- Front Boundary
- BOUNDARY FENCING

**KEY MAP**

- SITE LOCATION

**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.**

**DON'T SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE.**