**KEY MAP**
- Site Location

**LEGEND**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block
  - Where delivered as a Studio Unit above a garage
  - by Planning Controls Plan

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

**MINIMUM BOUNDARY SETBACKS**
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - All floor level (front setbacks) - external wall or unscreened element
  - All floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)
  - refer to Planning Controls Plan
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule 11:
  - Table 2C for large blocks
  - side and rear setbacks: refer to Rule 12:
  - Table 5 for large blocks
  - Upper Floor Level - Side and Rear Boundary - Screened
  - Upper Floor Level - Side and Rear Boundary Unscreened

**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.**

**SCALE**
1:200 @A4
KEY MAP

LEGEND

BOUNDARY FENCING

Private Open Space (POS)
Refer to MUNICP R39

Principal Private Open Space (PPoS)
Refer to MUNICP R61 TABLE 9A

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.

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 palming fencing or lapped and capped timber palming 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: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
Refer to Fencing Controls Plan

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
Refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

Ginninderry

BLOCK INFORMATION

Stage: 2B2
Zone: R22
Section: 78
Block: 10
Classification: Large Size
Housing Type: Single Dwelling

REV | DRAWN | CHECKED | APPROVED | DATE
A | AK | AK | CS | 30/12/19
B | AK | AK | CS | 06/10/20

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 EPSD 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.

Scale: 1:200 @A4

0 1 2 3 4 5 10

0 1 2 3 4 5 10