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.

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### Key Map

- **SITE LOCATION**

### Legend

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC or MUHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**
- **Easement**
- **Clear Sewer Maintenance Access Route**
- **Required Refer Block Details Plan and ICON building requirements**

### Indicative Building Footprints

(based on min. building setbacks. This does not take into account building envelopes)

- **Lower Floor Level**
- **Upper Floor Level**

### 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 Rule12: Table 6B for mid blocks

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan
  - **Lower floor level - external wall or unscreened element** (Excluding Garages/Carports)
  - **Upper floor level (side setbacks) - external wall (screened)**

- **Articulation Elements (Articulation Zone)**
  - refer to SDHDC Rule 11: Table 3C for mid blocks

- **1.5m or nil setback for garage**
  - refer to SDHDC Rule 15, Table 6B

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### Block Information

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<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
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**Scale**: 1:250 @A4

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### Scale

0 1 2 3 4 5 10
**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

- **Service Access Gate**
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - Service Access Gate as per ICON requirements

**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R39 for mid size 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.

**LEGEND**

- **Block Boundary**
- **Garage Location**

**KEY MAP**

- **SITE LOCATION**

---

**BLOCK INFORMATION**

- **STAGE**: 2B1
- **ZONE**: RZ3
- **SECTION**: 43
- **BLOCK**: 20
- **CLASSIFICATION**: MID SIZE
- **CLASSIFICATION**: SINGLE DWELLING

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**SCALE**: 1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**