Key Map:
- Site Location

Legend:
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- 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 plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level
- Garage / Carport / Studio Unit Only

Minimum Boundary Setbacks:
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element
- 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
- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule11: Table 3C
- side and rear setbacks: refer to Rule 12: Table 6B

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 held 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: 1:250 @A4

Block Planning Controls
Building & Siting Controls Plan

blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
Part of Integrated Development Parcel by Planning Controls Plan

Ginninderry
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 Central Boulevard, Courtyard Walls and Fencing
- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 1.0m
- 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