**BLOCK INFORMATION**

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<tr>
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**SCALE**

1:250 @ A4

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**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

- Strathnairn Stage 2 EDP
  - Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
  - Upper floor level (side setbacks) - external wall (screened)

1.5m or nil setback for garage
- refer to SDHDC Rule 15, Table 6B
- refer to the Planning Controls Plan

**INDICATIVE BUILDING FOOTPRINTS**

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

- Lower Floor Level
- Upper Floor Level

---

**KEY MAP**

- SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC or MUHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks

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**Ginninderry**

**BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN**

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**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.**

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**STREET**

**REAR LANE**

**DRIVeway**

**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**FRONT BOUNDARY**

**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**GARAGE**

**KEY MAP**

- BOUNDARY
  - 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)**

- Part of Integrated Development Parcel
- HDHDC or MUHDC
- Boundary Defined by Planning Controls Plan
- refer to SDHDC Rule 11: Table 3C for mid blocks

---

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
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---

**INDICATIVE BUILDING FOOTPRINTS**

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

- Lower Floor Level
- Upper Floor Level
KEY MAP

LEGEND

- Site Location
- Block Boundary
- Garage Location

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

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN
SPACE (PPOS)
refer to SDHDC R41 and Table 8
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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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.

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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 SDP Planning Controls need to be checked against Precinct Uplifts and Territorial Plan along with Block Disclosure Plans and the Ginninderry Design Requirements to confirm all current controls pertaining to your block.

SCALE 1:250 @A4