**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**
- **Blcks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan**
- **Min 1.8m clear Sewer Maintenance Access Route Required**
- **Min 1.8m clear Sewer Maintenance Access Route Required**
- **Refer Block Details Plan and ICON building requirements**

**MINIMUM BOUNDARY SETBACKS**
- **Single Dwelling Housing Development Code (SDHDC)**
  - **Front setbacks:** refer to Rule 11: Table 3C for mid blocks
  - **Articulation Elements (Articulation Zone)**
    - refer to SDHDC Rule 11: Table 3C for mid blocks
  - **1.5m or nil setback for garage for mide size blocks**
    - refer to SDHDC Rule 15, Table 6B
  - **Strathnairn Stage 2 EDP**
    - refer to the Planning Controls Plan
- **Lower floor level - external wall or unscreened element**
  - (Excluding Garages/Carports)
  - **Upper floor level (rear setbacks) - external wall or unscreened element**
  - **Upper floor level (side setbacks) - external wall (screened)**

**BLOCK INFORMATION**

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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 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.**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**Ginninderry**

**Strathnairn Stage 2 EDP**

**refer to the Planning Controls Plan**

- **Lower floor level - external wall or unscreened element**
- **Upper floor level (rear setbacks) - external wall or unscreened element**
- **Upper floor level (side setbacks) - external wall (screened)**

**Easement**

**Min 1.8m clear Sewer Maintenance Access Route Required**

**REFER BLOCK DETAILS PLAN AND ICON BUILDING REQUIREMENTS**

**BOUNDARY**

**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**REAR BOUNDARY**

**FRONT BOUNDARY**

**STREET**

**DRIVEWAY**
**SITE LOCATION**

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**KEY MAP**

- **SITE LOCATION**
- **PRIVATE OPEN SPACE (POS)**
- **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
  - Alternative PPOS delivery permitted*
  - * PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning 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.

**LEGEND**

- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)
  - refer to SDHDC: R39 for mid size blocks
  - PRINCIPLE PRIVATE OPEN SPACE (PPOS)
    - refer to SDHDC R41 and Table 8

**KEY MAP**

Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan