**BLOCK INFORMATION**

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<th>STAGE</th>
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<th>SECTION</th>
<th>BLOCK</th>
<th>CLASSIFICATION</th>
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<td>CS</td>
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<td>B</td>
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**SCALE:** 1:250 @A4

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**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

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**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

**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 refer to the Planning Controls Plan
    - Lower floor level - external wall or unscreened element
      - Upper floor level - 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
      - refer to the 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

---

**KEY MAP**

- SITE LOCATION

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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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**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**
Fence Controls Plan

**Block Boundary**
- Maximum height 1.8m
- Minimum setback 0m (100%)
  - Not forward of building line
  - Refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

**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 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

**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**
- Refer to Fencing Controls Plan

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**Ginninderry**

**Block Planning Controls**

**Fencing Controls Plan**

**Scale:** 1:250 @ A4