**Block Information**

- **Class**: Single Dwelling
- **Housing Type**: Single Dwelling
- **Stage**: 2A1
- **Zone**: RZ3
- **Section**: AG
- **Block**: g
- **Classification**: Large Size

**Minimun Boundary Setbacks**

- **Single Dwelling Housing Development Code (SDHDC)**
  - Front setbacks: refer to Rule 11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B

- **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)**

- 1.5m or nil setback to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B

**Indicative Building Footprints**

- Based on min. building setbacks only. This does not take into account easements or building envelopes.

**Key Map**

- Site Location

**Legend**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan

**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.**

**Scale**: 1:200 @A4

**Ginninderry**

**Block Planning Controls**

**Building & Siting Controls Plan**
SIDE BOUNDARY 1
FRONT BOUNDARY
REAR LANE
FRONT BOUNDARY
SIDE BOUNDARY 2

KEY MAP
- SITE LOCATION

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

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
- 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

Return Boundary Fencing to Building Line or Side Fence

SITE LOCATION

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. 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.

SCALE 1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN