

KEY MAP



LEGEND

- Block Boundary
 - Garage Location
 - BOUNDARY Boundary Defined by SDHDC
 - Part of Integrated Development Parcel by 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

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11: Table 2C for large blocks
side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Strathnairn Stage 2 EDP
refer to the Planning Controls Plan external wall or unscreened element (Excluding Garages/Carports)
- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

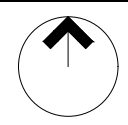
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	BP
BLOCK	a
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

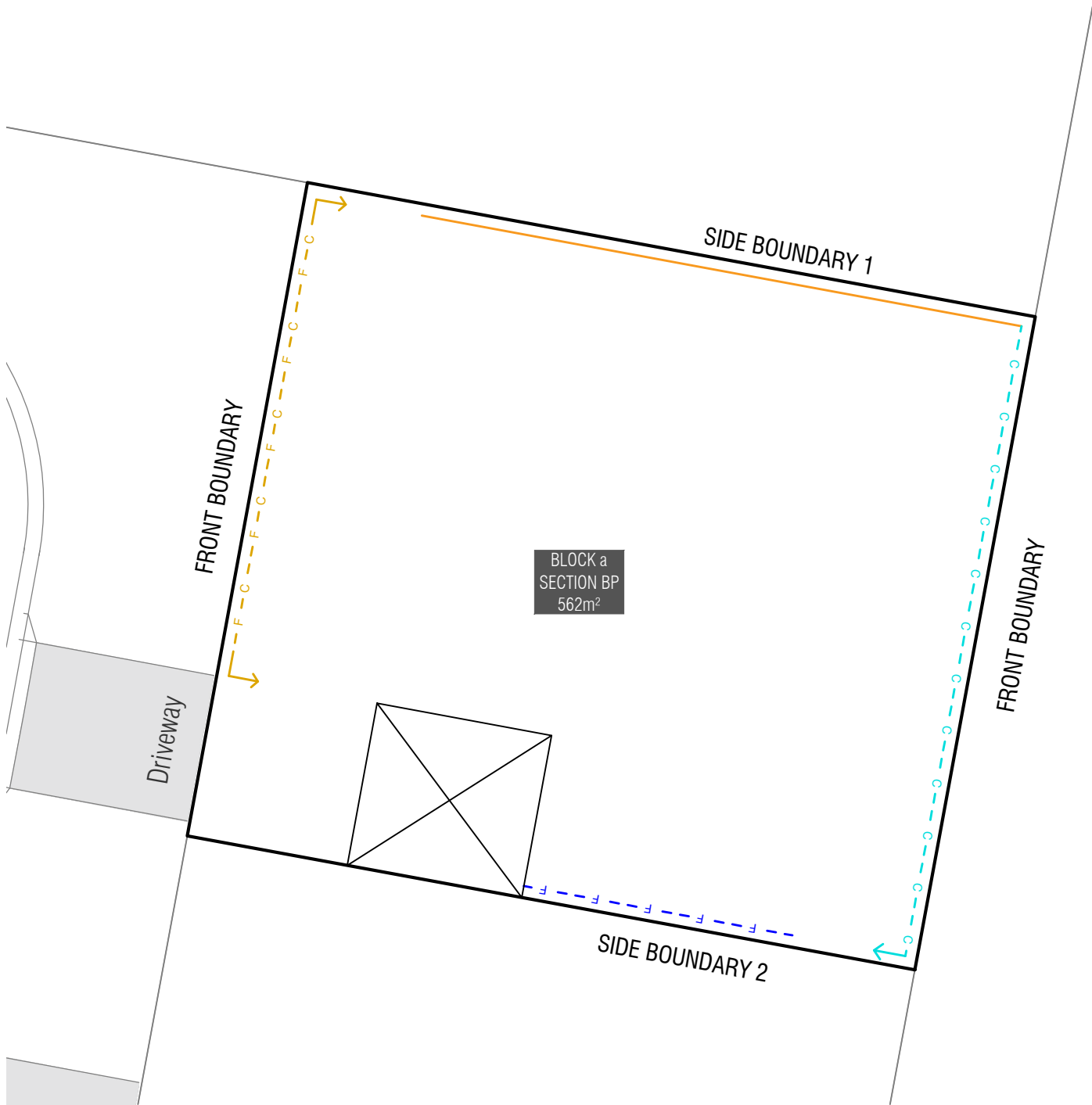
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	08/01/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

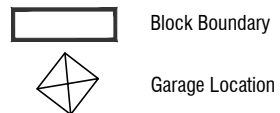


BLOCK a
SECTION BP
562m²

KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large size blocks

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

BOUNDARY FENCING

- **F** --- **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
- **F-C** --- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.6m
refer to Fencing Controls Plan
- **C** --- **Optional - Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = 50% of minimum building setback |
Maximum length = 50% of boundary length
refer to SDHDC Element 3
- Return Boundary Fencing to Building Line or Side Fence**
refer to Planning Controls Plan
- Landscape screening treatments of min 1.8m high to PPOS located adjacent to future Evoenergy site.
refer to Planning Controls Plan

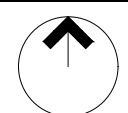
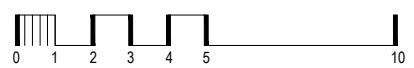
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