



KEY MAP



LEGEND

- SITE LOCATION
- 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 3C
side and rear setbacks: refer to Rule 12: Table 6B
- 1.5m or nil setback
refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary Unscreened
- Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element (excluding garages/carports)
Upper floor level (front setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

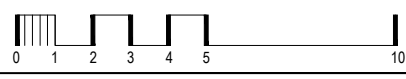
BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	67
BLOCK	03
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

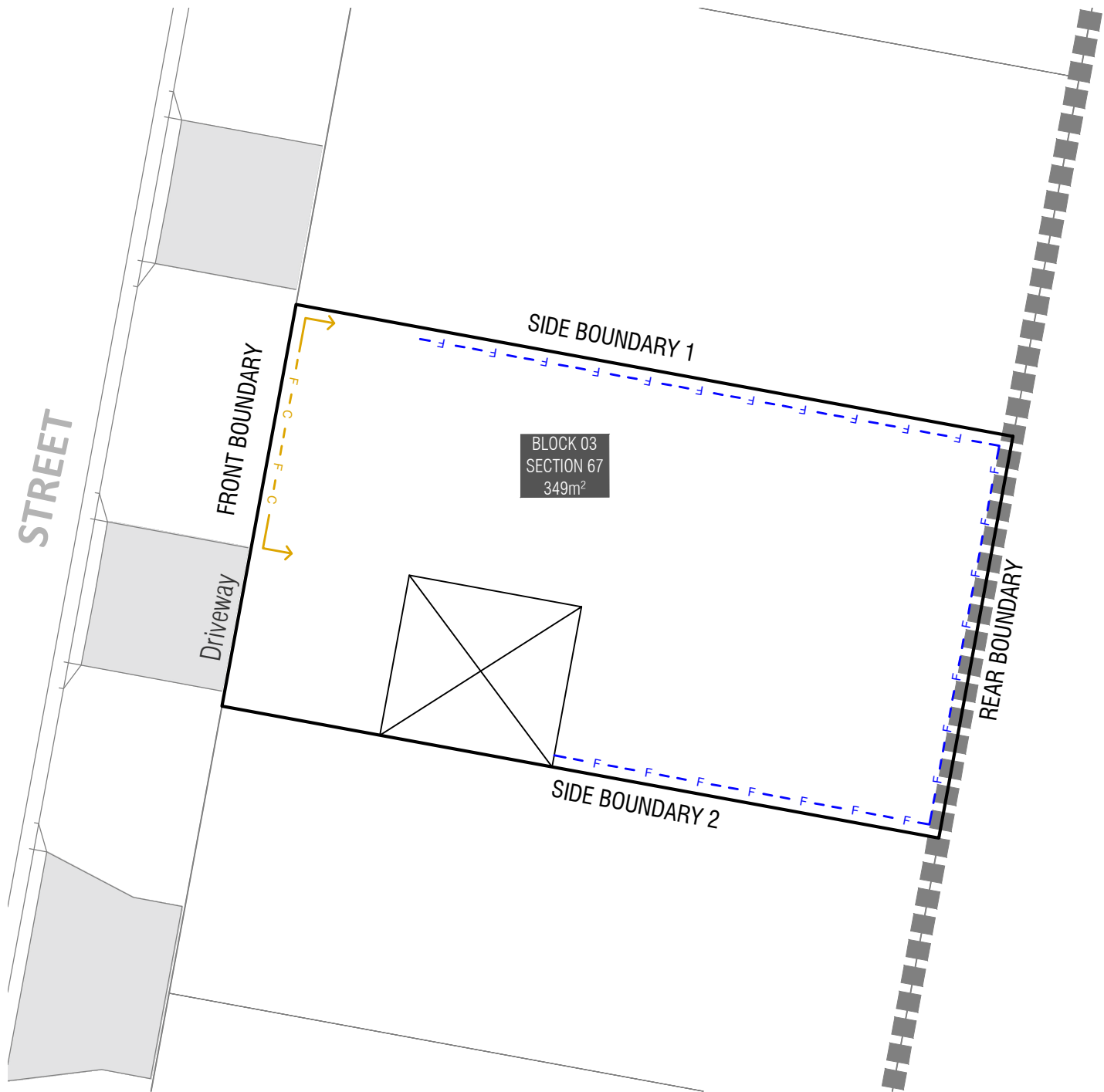
REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	06/05/20

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



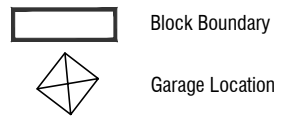
Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

refer to SDHDC R41 and Table 8

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.

BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
refer to EPSSD: 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

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



Return Boundary Fencing to Building Line or Side Fence

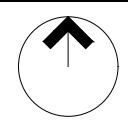
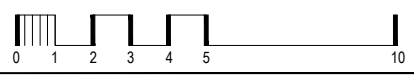
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**