



**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 3C for mid blocks side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Rule 15, Table 6B refer to the Planning Controls Plan
- 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

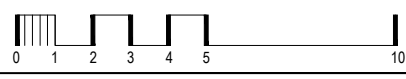
**BLOCK INFORMATION**

STAGE	2A1
ZONE	RZ 3
SECTION	68
BLOCK	5
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

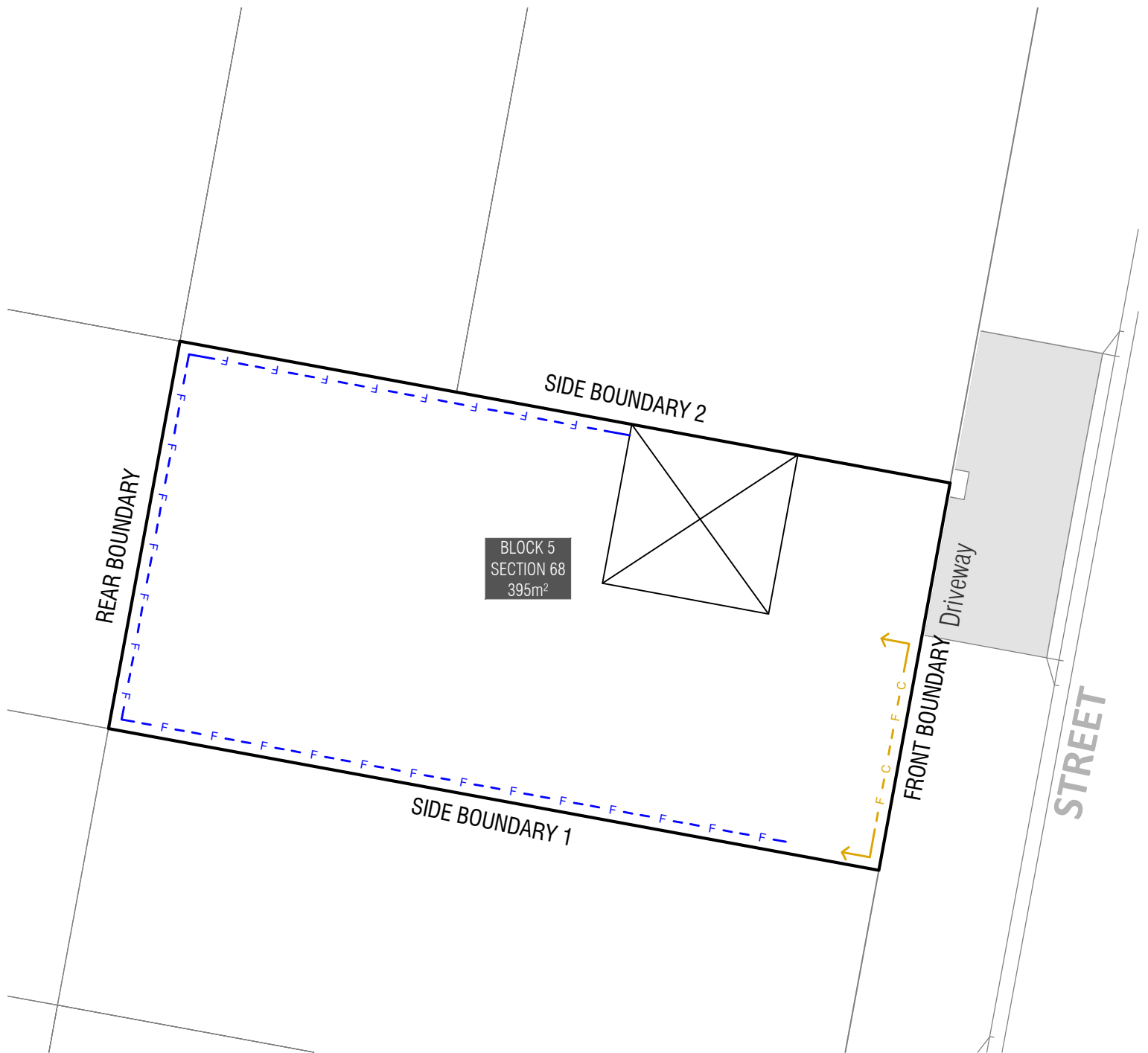
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/05/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
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**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 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

**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**

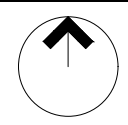
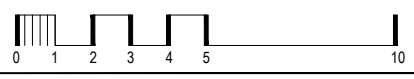
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**BLOCK PLANNING CONTROLS  
 FENCING CONTROLS PLAN**