

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block** by Planning Controls Plan
Blocks 500sqm < 550sqm subject to mid size block provisions by 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

NOTE: if assessing against the SDHDC then the second dwelling can not be unit titled.

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
- 1.5m or nil setback
refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- 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
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

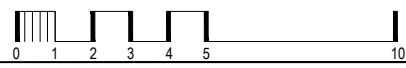
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 2A1 |
| ZONE | RZ 3 |
| SECTION | 39 |
| BLOCK | 1 |
| CLASSIFICATION | LARGE SIZE |
| HOUSING TYPE | SINGLE DWELLING |

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 02/06/20

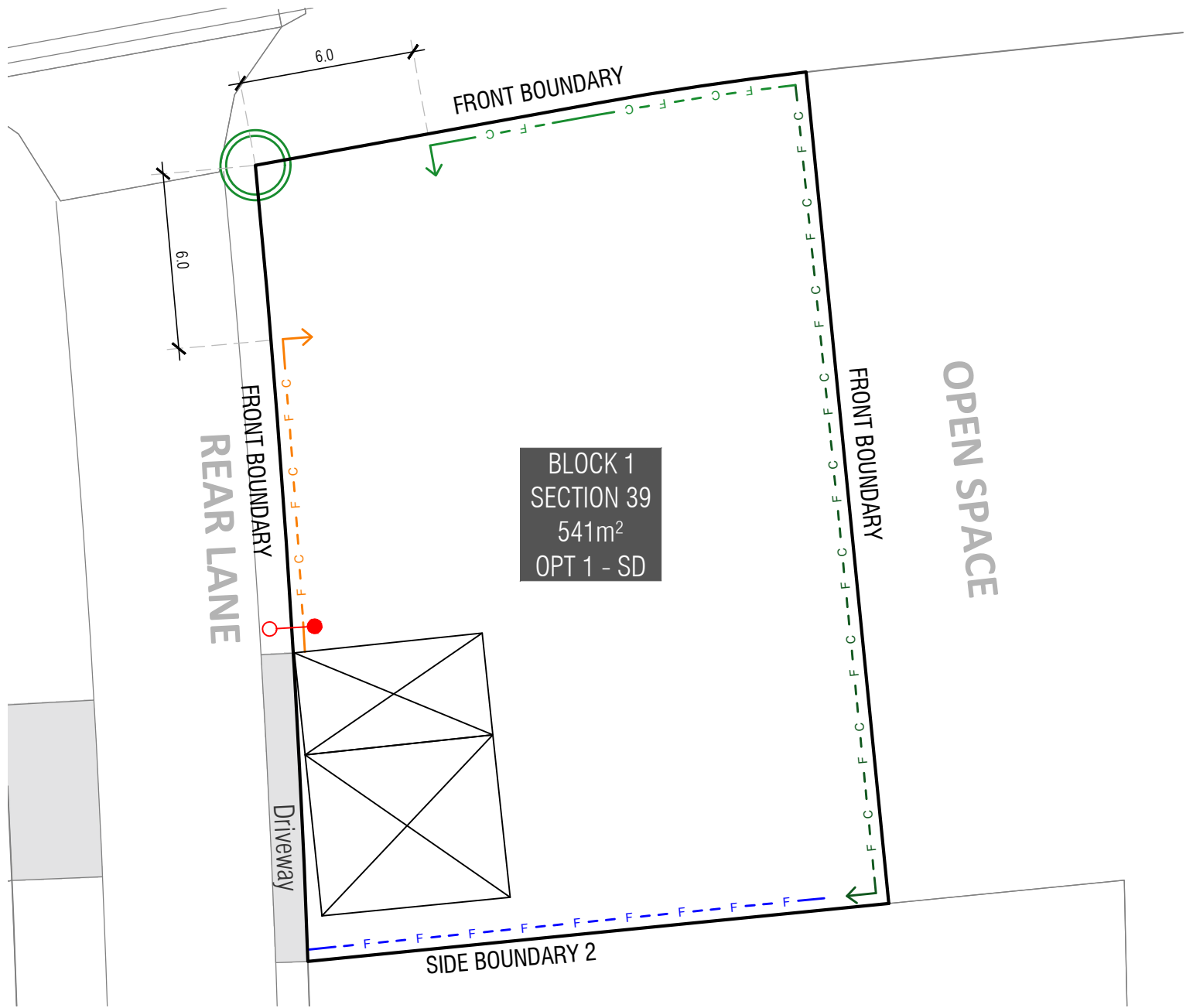
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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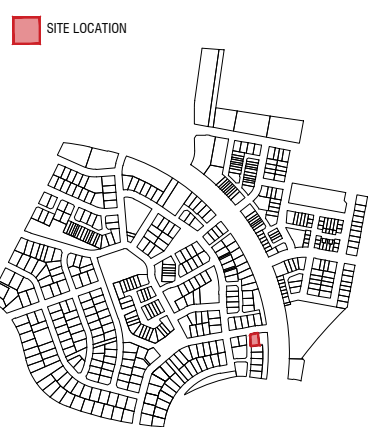
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN





BLOCK 1
SECTION 39
541m²
OPT 1 - SD

KEY MAP




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-  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

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.

 Gate, street address and letterbox to be off lane (as indicated)
refer to Planning Controls Plan

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
-  **Optional - Blocks Adjacent to Open Space**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan
-  **Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
-  **Optional - Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan
-  **Optional Front Fencing, Courtyard Walls, Open Space and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan
-  **Return Boundary Fencing to Building Line or Side Fence**

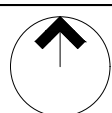
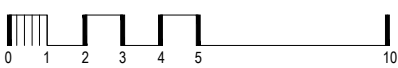
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FENCING CONTROLS PLAN