

**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Lower Floor Level
- Upper Floor Level

**INDICATIVE BUILDING FOOTPRINTS**  
 (based on min. building setbacks. This does not take into account plot ratio or building envelopes)

**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*
- Nil or 900mm garage setback for walls less than 8m in length  
*refer to SDHDC Rule 14, Table 5*
- Strathnairn Stage 2 EDP  
*refer to the Planning Controls Plan*  
*All floor level - external wall or unscreened element (Excluding Garages/Carports)*
- Articulation Elements (Articulation Zone)  
*refer to Planning Controls Plan*
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

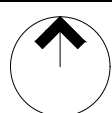
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ 1
SECTION	51
BLOCK	32
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	18/09/20

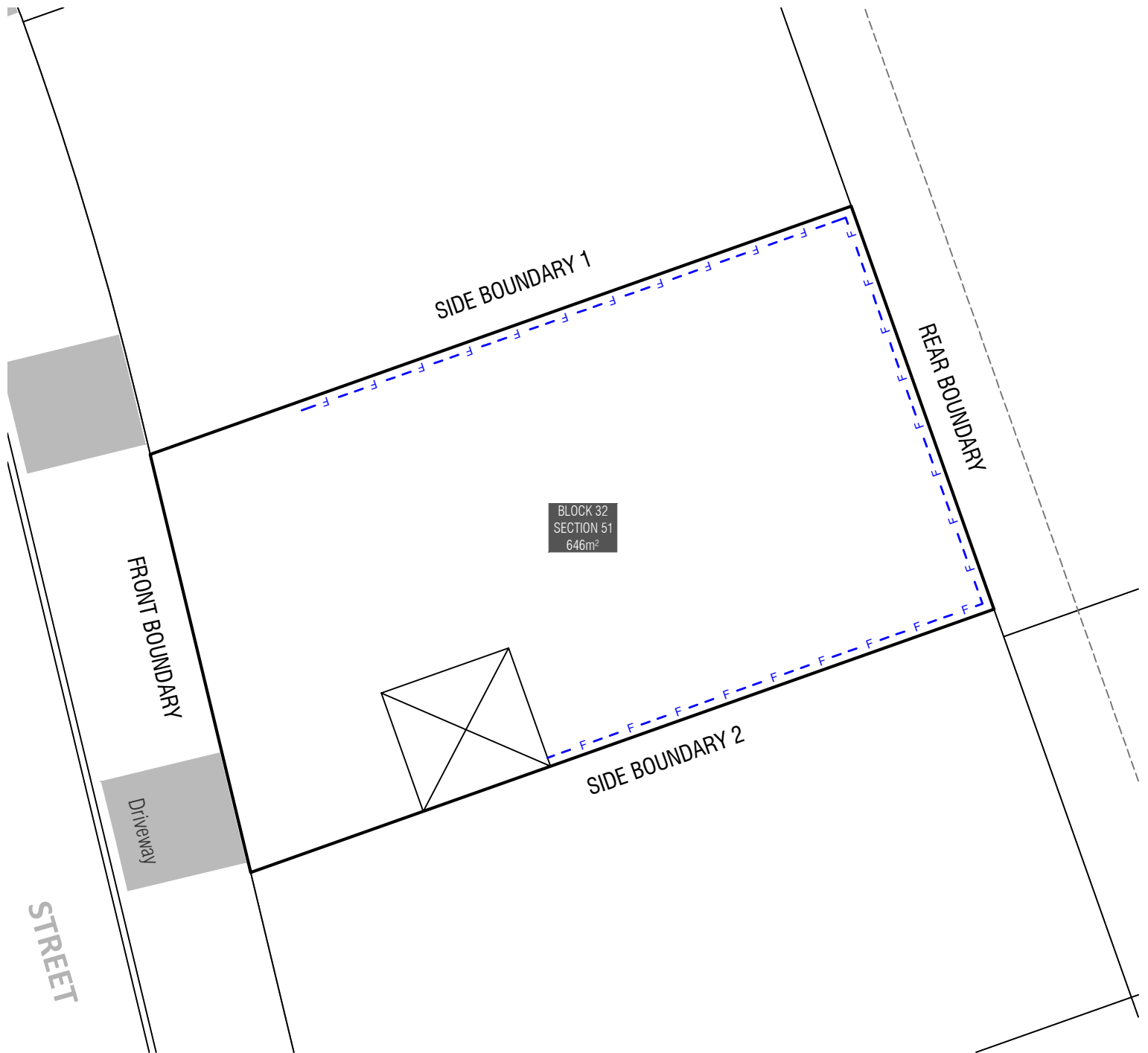
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
 1:250 @A4



**Ginninderry**

**BLOCK PLANNING CONTROLS**  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**



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

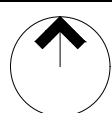
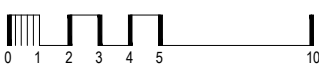
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**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**