

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account plot ratio 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 Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front/rear setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall (screened)
- 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 Unscreened

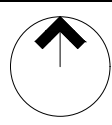
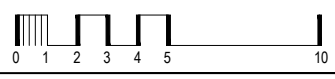
BLOCK INFORMATION

STAGE	2
ZONE	RZ 1
SECTION	52
BLOCK	8
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	22/09/20

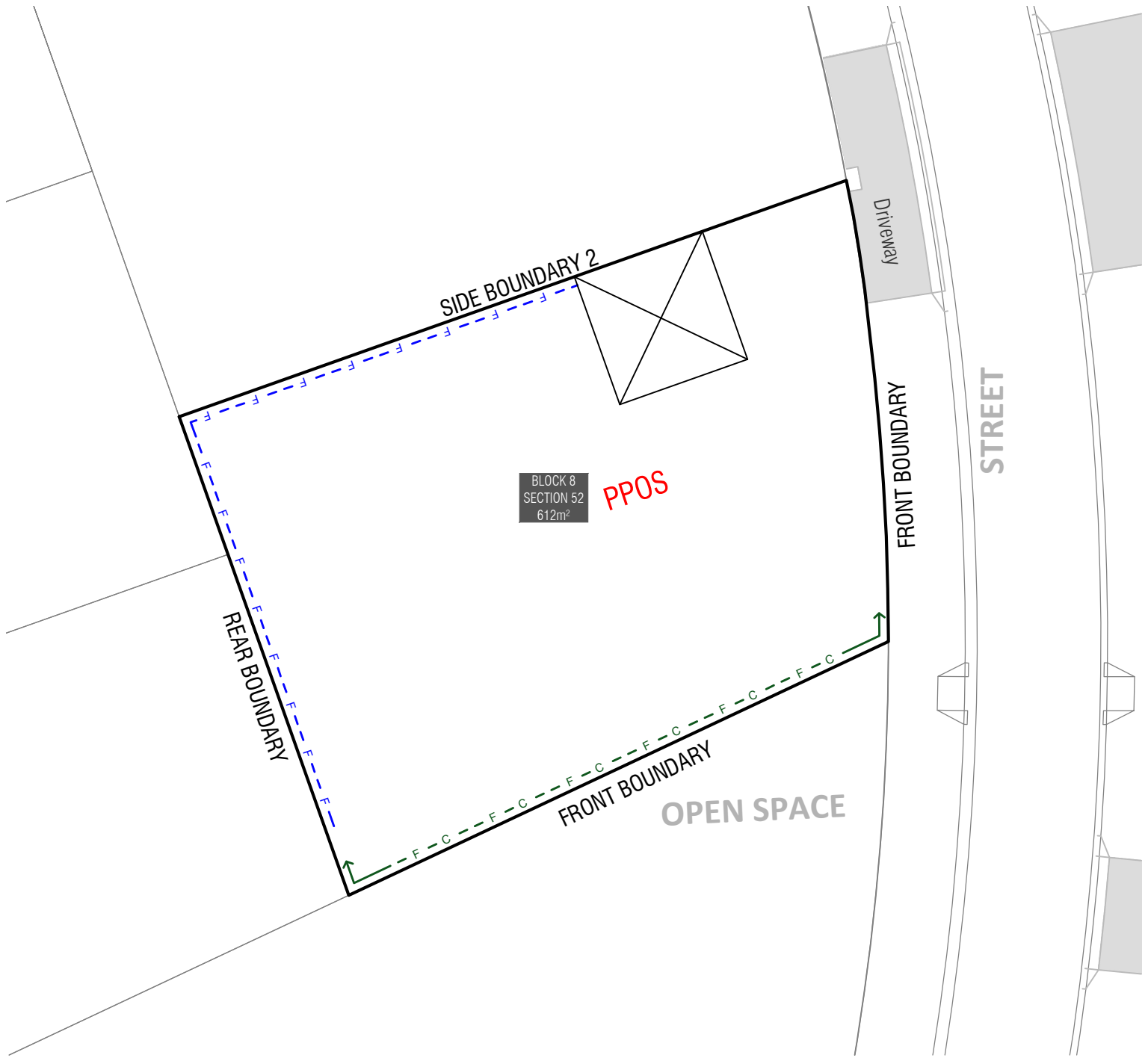
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

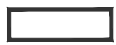



KEY MAP

■ SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location

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

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

PPOS Alternative PPOS delivery permitted*
* PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

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

Optional - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%) refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

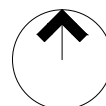
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