KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

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 - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback refer to SDHDC Rule 15, Table 6B
- Strathnairn Stage 2 EDP
  - 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

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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

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE: 1:200 @ A4

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

- **Block Boundary**
- **Garage Location**

**PRIVATE OPEN SPACE (POS)**
refer to SDHDC: R39

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

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 Front Fencing, Courtyard Walls, Open Space and Laneways
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Optional - Front Boundary Courtyard Wall
Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length
refer to SDHDC Element 3

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

**KEY MAP**

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**SCALE**

1:200 @A4

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