KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

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 3C for mid blocks
- side and rear setbacks: refer to Rule 12:
  Table 6B for mid blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element (Excluding Garage /Carport)
- Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11:
  Table 3C for mid blocks
- 1.5m or nil setback for garage for mid size blocks
  refer to SDHDC Rule 15, Table 6B
  refer to the Planning Controls Plan

Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

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<tr>
<th>CLASSIFICATION</th>
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
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

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.