LEGEND

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

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

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 Unscreened
  - Articulation Elements (Articulation Zone)
    - refer to SDHDC Rule 11: Table 3C for mid blocks
  - 1.5m or nil setback for garage
    - refer to SDHDC Rule 15, Table 6B
    - refer to the Planning Controls Plan

- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
    - Excluding Garages/Carports
  - Upper floor level (side setbacks) - external wall (screened)

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4
BLOCK INFORMATION

STAGE 2B1
ZONE RZ 3
SECTION 45
BLOCK 2
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

REV  DZ   AK  CS  DATE
A  11/05/20
B  01/10/20

KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location

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 - Courtyard Wall - North Facing Blocks
- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  refer to Fencing 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.

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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE: 1:200 @ A4

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