

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions 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

Note: If assessed under the SDHDC then second residence can not be unit titled

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 refer to the Planning Controls Plan 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

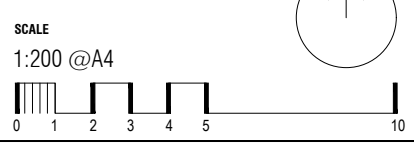
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	50
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	13/06/20
B	AK	AK	CS	02/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

OPEN SPACE

FRONT BOUNDARY

FRONT BOUNDARY

BLOCK 1
SECTION 50
545m²
OPT 1 - SD

SIDE BOUNDARY 2

FRONT BOUNDARY

STREET

Driveway

REAR LANE



6.0

KEY MAP

 SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location

PRIVATE OPEN SPACE (POS)


refer to SDHDC:
R39 for mid size 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.

 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

 **Mandatory Village/Green Link, Courtyard Walls and Fencing**

Maximum height: PPOS screen 1.5m | otherwise 1.2m

Minimum setback: 100% @ 0m

refer to Fencing Controls Plan

 **Optional - Corner Blocks**

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

No fencing within 6m of the corner

refer to Fencing Controls Plan



Corner Identified for Corner Block Control

refer to Fencing Controls Plan

 **Optional Front Fencing, Courtyard Walls, Open Space and Laneways**

Maximum height 1.8m | Minimum setback 0m (100%)

refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

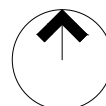
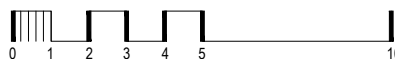
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SCALE
1:200 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN