KEY MAP

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

Upper Floor Level - Side and Rear Boundary Unscreened

Strathnairn Stage 2 EDP refer to the Planning Controls Plan

Lower floor level - external wall or unscreened element (Excluding Garages/Carports)

Upper floor level (rear setbacks) - external wall or unscreened element

Upper floor level (side setbacks) - external wall (screened)
KEY MAP

LEGEND

BOUNDARY FENCING

PRIVATE OPEN SPACE (POS)

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.

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

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:200 @A4

STREET
FRONT BOUNDARY
SIDE BOUNDARY 1
SIDE BOUNDARY 2
REAR BOUNDARY
FRONT BOUNDARY
Drive Way