



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY 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 size 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)

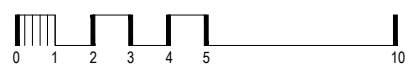
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ 1
SECTION	53
BLOCK	24
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

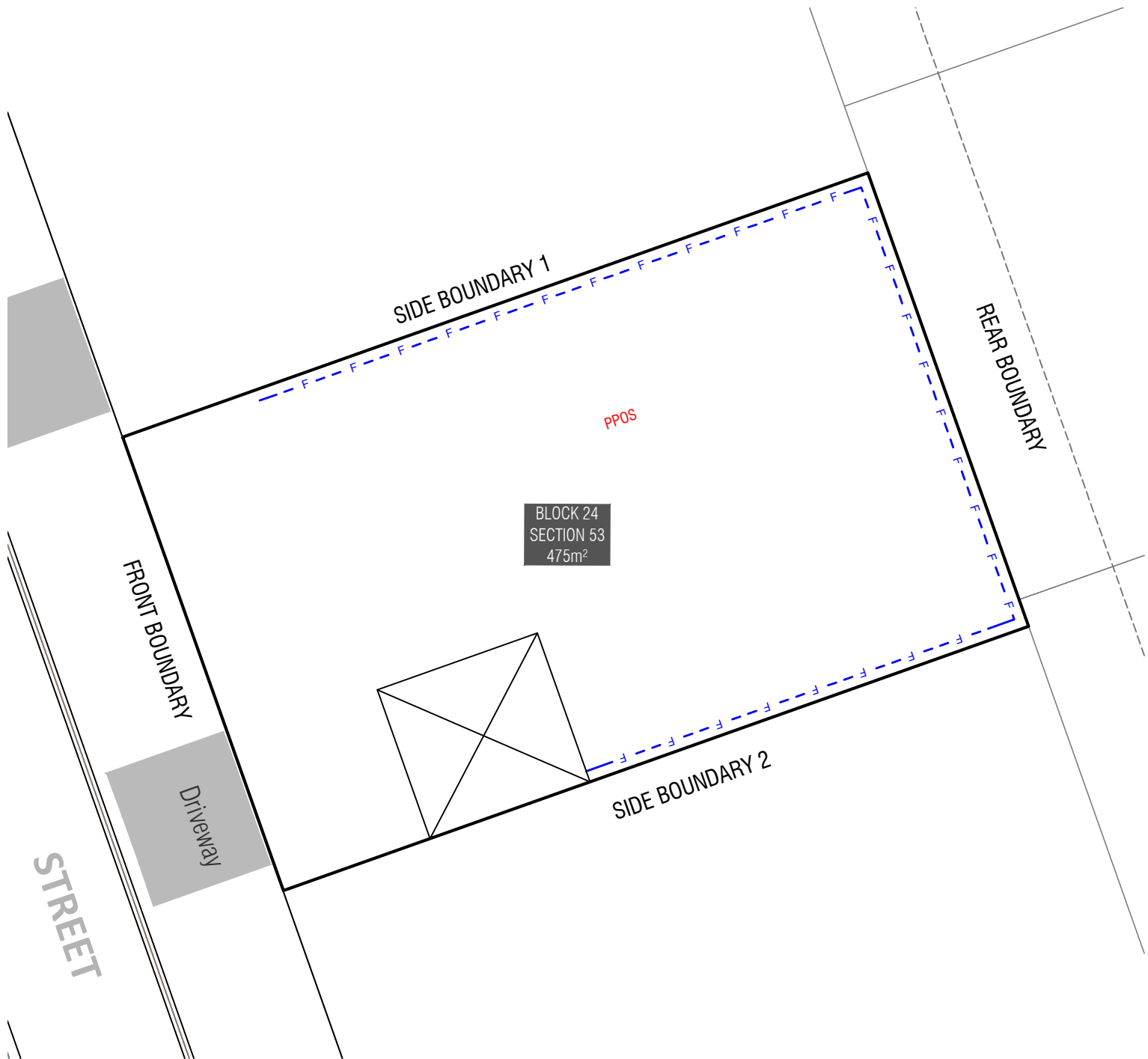
REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	09/08/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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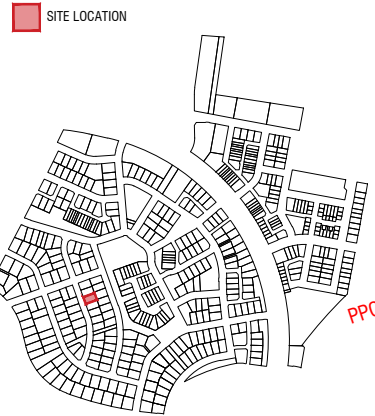
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**



**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to SDHDC R41 and Table 8  
Alternative PPOS delivery permitted\*  
\* PPOS is permitted at upper floor  
achieving a minimum area of 12m<sup>2</sup>  
by 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

**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.

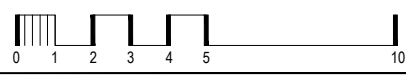
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SCALE  
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**