

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY**  
 Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks. 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
- 1.5m or nil setback for garage for mid size blocks 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 (front & rear setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

**BLOCK INFORMATION**

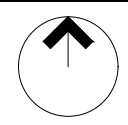
|                |                 |
|----------------|-----------------|
| STAGE          | 2A2             |
| ZONE           | RZ 1            |
| SECTION        | 53              |
| BLOCK          | 9               |
| CLASSIFICATION | MID SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | AK    | AK      | CS       | 16/07/20 |
| B   | AK    | AK      | CS       | 09/10/20 |

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

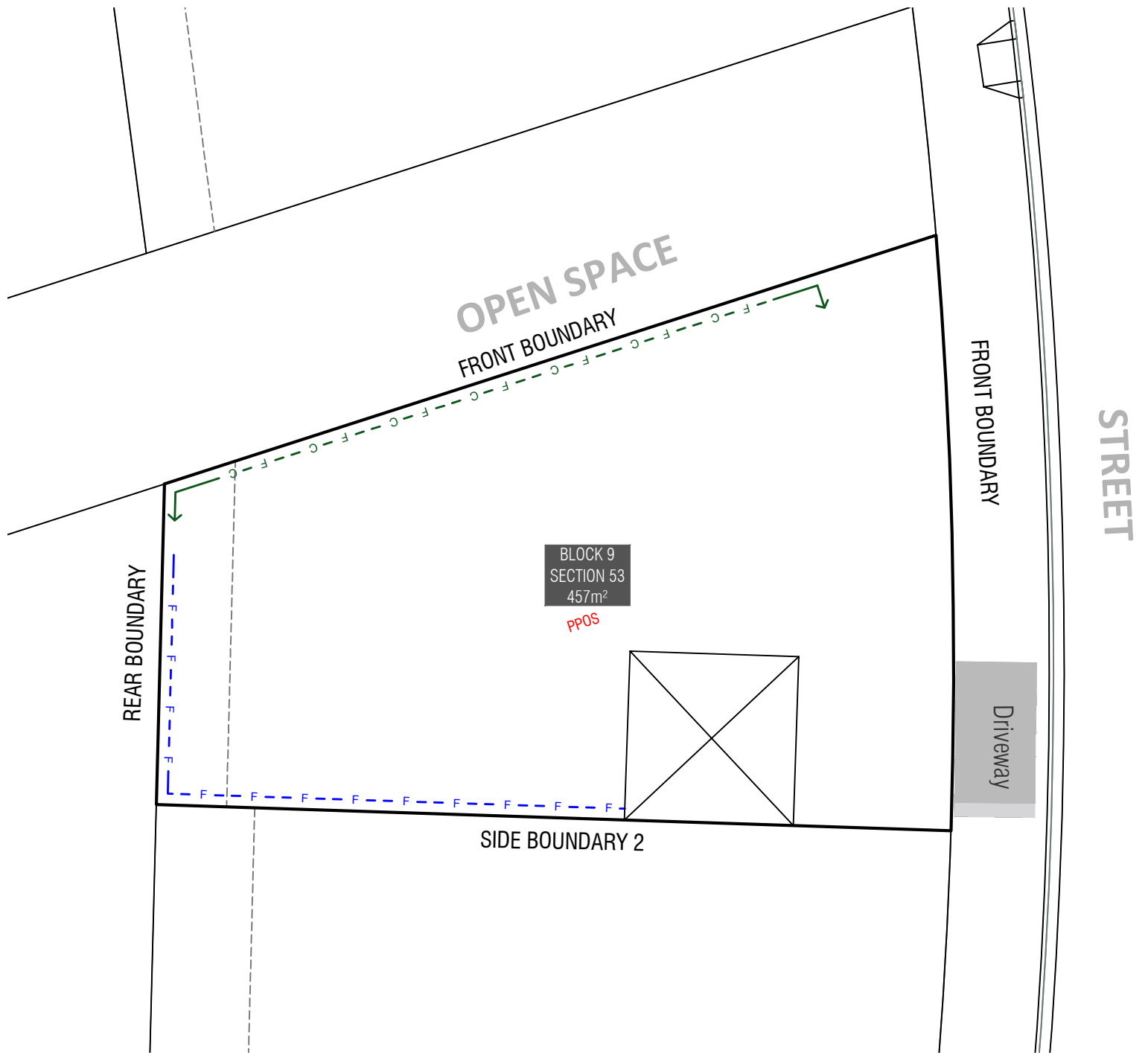
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SCALE  
1:200 @A4

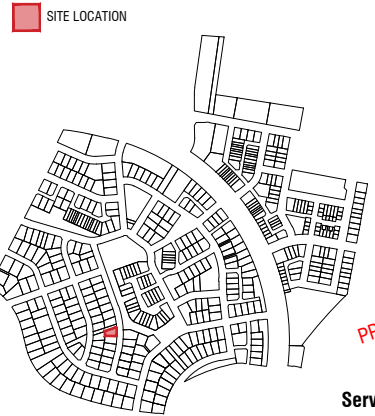


**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**



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

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to SDHC 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

PPOS

**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.

**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 - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

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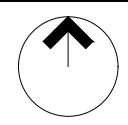
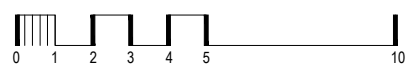
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**