BLOCK 2
SECTION 56
420m²

REAR BOUNDARY

SIDE BOUNDARY 1
SIDE BOUNDARY 2
FRONT BOUNDARY

Driveway

GARAGE

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks for garage: refer to Rule 11: Table 3C for mid blocks
- side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan

Articulation Elements (Articulation Zone) refer to Planning Controls Plan

1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

Upper Roof Level - Side and Rear Boundary - Screened

Upper Roof Level - Side and Rear Boundary Unscrened

INDICATIVE BUILDING FOOTPRINTS (based on min. building setbacks. This does not take into account building envelopes)

Key Map
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements

LEGEND

Scale 1:200 @A4

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**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

**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R39 for mid size blocks,
- Refer to SDHDC R41 and Table 8

**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.

**Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK INFORMATION**

- **Stage**: 2
- **Zone**: RZ 1
- **Section**: 56
- **Block**: 2
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**KEY MAP**

- **SITE LOCATION**

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**SCALE**

1:200 @ A4

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**DRAWN**: Checkered
**CHECKED**: DZ
**APPROVED**: AK
**REV**: CS
**DATE**: 04/11/19

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**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

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**Ginninderry Design Requirements**

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