**MINIMUM BOUNDARY SETBACKS**

- **All floor level (front setbacks)** - external wall or unscreened element
- **Ground floor (side setbacks)** - external wall or unscreened element
- **Upper floor level (side setbacks)** - external wall (screened)

**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**

**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**

**BLOCK INFORMATION**

- **STAGE**: 2A3
- **ZONE**: 222
- **SECTION**: 57
- **BLOCK**: 24
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**SCALE**: 1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**Strathnairn Stage 2 EDP**

refer to the Planning Controls Plan

- All floor level (front setbacks) - external wall or unscreened element
- Ground floor (side setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

All Floor Levels - External Wall (Screened)

refer to the Planning Controls Plan

**Articulation Elements (Articulation Zone)**

refer to Planning Controls Plan

**Upper Floor Level - Side and Rear Boundary Unscrened**
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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Optional Courtyard Wall for 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

Return Boundary Fencing to Building Line or Side Fence

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN