



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 easements or 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
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

BLOCK INFORMATION

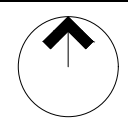
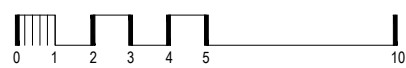
STAGE	2A3
ZONE	RZ3
SECTION	57
BLOCK	6
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	01/11/19
B	AK	AK	CS	02/10/20

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




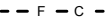



KEY MAP



LEGEND

-  Block Boundary
-  Garage Location
- PRIVATE OPEN SPACE (POS)**
refer to SDHDC: R39 for mid size blocks
- 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.
-  Gate, street address and letterbox to be off lane (as indicated)
refer to 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
-  **North Facing Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan
-  **Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
-  **Optional - 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**

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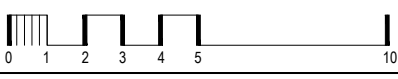
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SCALE
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**