MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule11: Table 3C for mid blocks
- side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

Articulation Elements (Articulation Zone)
- refer to SDHDC Rule 11: Table 3C for mid blocks
- 1.5m or nil setback to a max length of 13m
- refer to SDHDC Rule 15, Table 6B
- refer to the Planning Controls Plan

Strathnairn Stage 2 EDP
- refer to the Planning Controls Plan
- All floor level - external wall or unscreened element

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

LEGEND

- Block Boundary
- Garage Location
- 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

KEY MAP

SITE LOCATION

BLOCK INFORMATION

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SCALE 1:200 @A4

Ginninderry

BUILDING & SITING CONTROLS PLAN
Front Boundary

Side Boundary 1

Side Boundary 2

Driveway

Front Boundary

Open Space

KEY MAP

- Site Location

LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R39 for mid size blocks

PRINCIPAL PRIVATE OPEN SPACE (PPOS)

refer to SDHDC R41 and Table B

BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries

Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line

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 - North Facing Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

Refer to Fencing Controls Plan

Optional - Courtyard wall - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%)

Refer to Fencing Controls Plan

Optional - Courtyard wall - North Facing Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

Refer to Fencing Controls Plan

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.

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 - North Facing Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

Refer to Fencing Controls Plan

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

BLOCK INFORMATION

- CLASSIFICATION: MID SIZE
- HOUSING TYPE: SINGLE DWELLING
- BLOCK: 04
- SECTION: 62
- ZONE: RZ 3
- STAGE: 2B1

REV | DRAWN | CHECKED | APPROVED | DATE
--- | --- | --- | --- | ---
A | JS | AK | CS | 10/05/20
B | AK | AK | CS | 01/10/20
C | --- | --- | --- | ---

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SCALE 1:200 @A4

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN