



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

**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 side and rear setbacks: refer to Rule 12: Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback for garage refer to SDHDC Rule 15, Table 6B
- 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 Planning Controls Plan

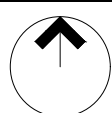
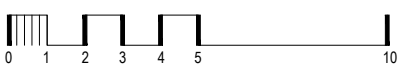
**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ 3
SECTION	64
BLOCK	01
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	19/05/20
B	AK	AK	CS	06/10/20

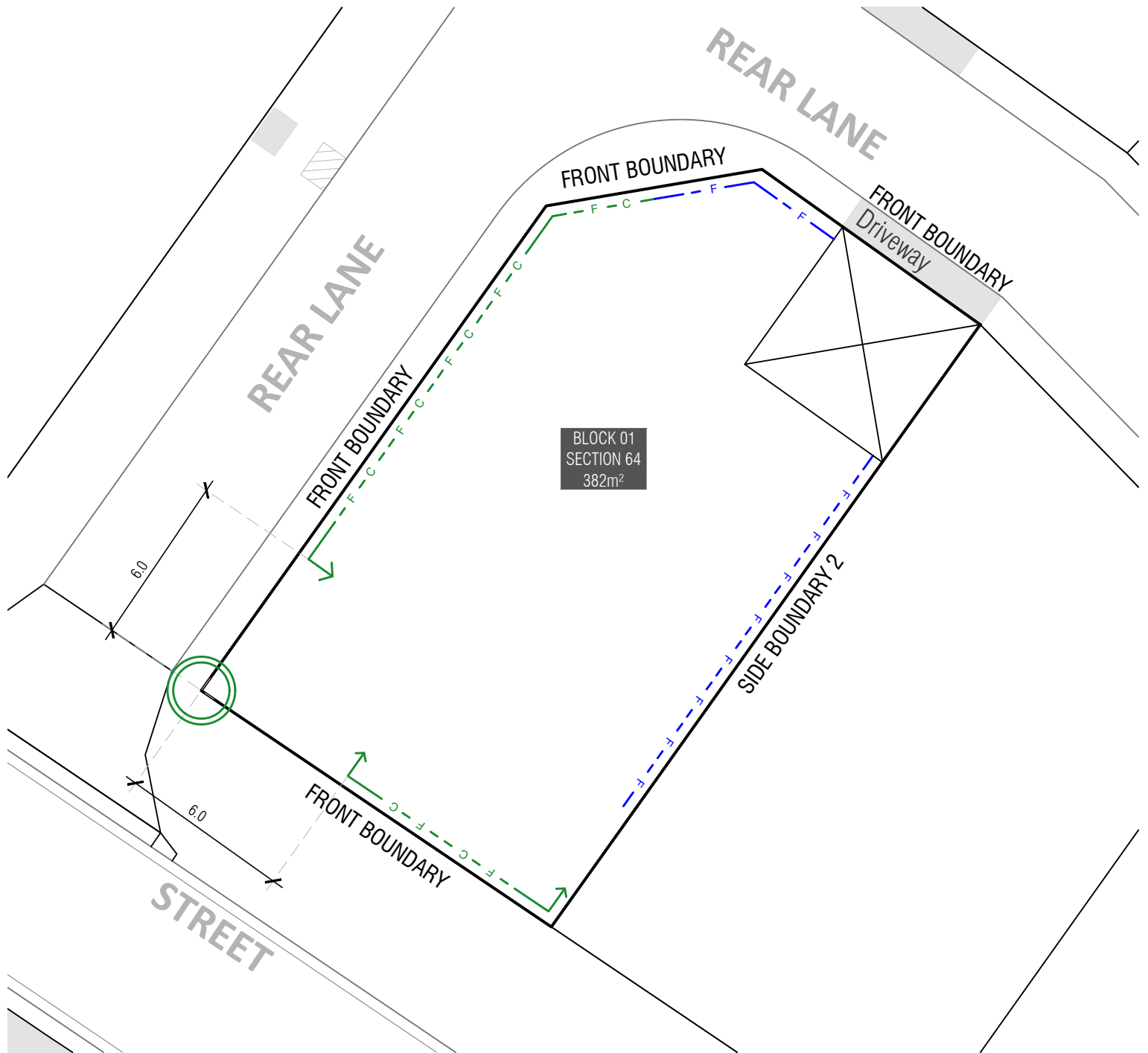
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
 1:200 @A4



**Ginninderry**

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

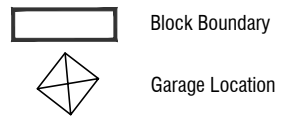


BLOCK 01  
SECTION 64  
382m<sup>2</sup>

**KEY MAP**



**LEGEND**



**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.

**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 - 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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