STREET GARAGE
SIDE BOUNDARY 1
SIDE BOUNDARY 2
FRONT BOUNDARY
REAR BOUNDARY

Driveway

BLOCK 03
SECTION 67
349m²

SCALE 1:200 @A4

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

- 1.5m or nil setback
  refer to SDHDC Rule 15, Table 6B

- Upper Floor Level - Side and Rear Boundary Unscreened

- Strathnairn Stage 2 EDP
  refer to the Planning Controls Plan
  Lower floor level - external wall or unscreened element (excluding garages/carports)
  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

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
- Part of Integrated Development Parcel by Planning Controls Plan

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION
- STAGE: 2A1
- ZONE: RZ 3
- SECTION: 67
- BLOCK: 03
- CLASSIFICATION: MID SIZE
- HOUSING TYPE: SINGLE DWELLING

REVIEW
DRAWN
CHECKED
APPROVED
DATE
A  JS  AK  CS
06/05/20
B  AK  AK  CS
02/10/20

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Ginninderry
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4
LEGEND

Fencing

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

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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.

KEY MAP

SITE LOCATION

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