



**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
- Articulation Elements (Articulation Zone)  
refer to Planning Controls Plan
- 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)
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Rule 15, Table 6B  
refer to the Planning Controls Plan

**BLOCK INFORMATION**

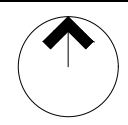
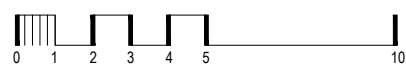
STAGE	2B2
ZONE	RZ3
SECTION	71
BLOCK	2
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	08/01/20
B	AK	AK	CS	06/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE  
1:200 @A4



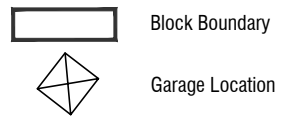
**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN**



### 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

**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**

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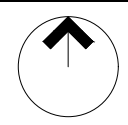
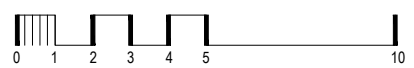
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**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**