

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Mandatory Surveillance Block refer to the 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

- 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
- 1.5m or nil setback refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

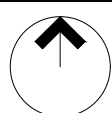
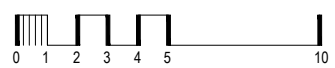
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	77
BLOCK	16
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

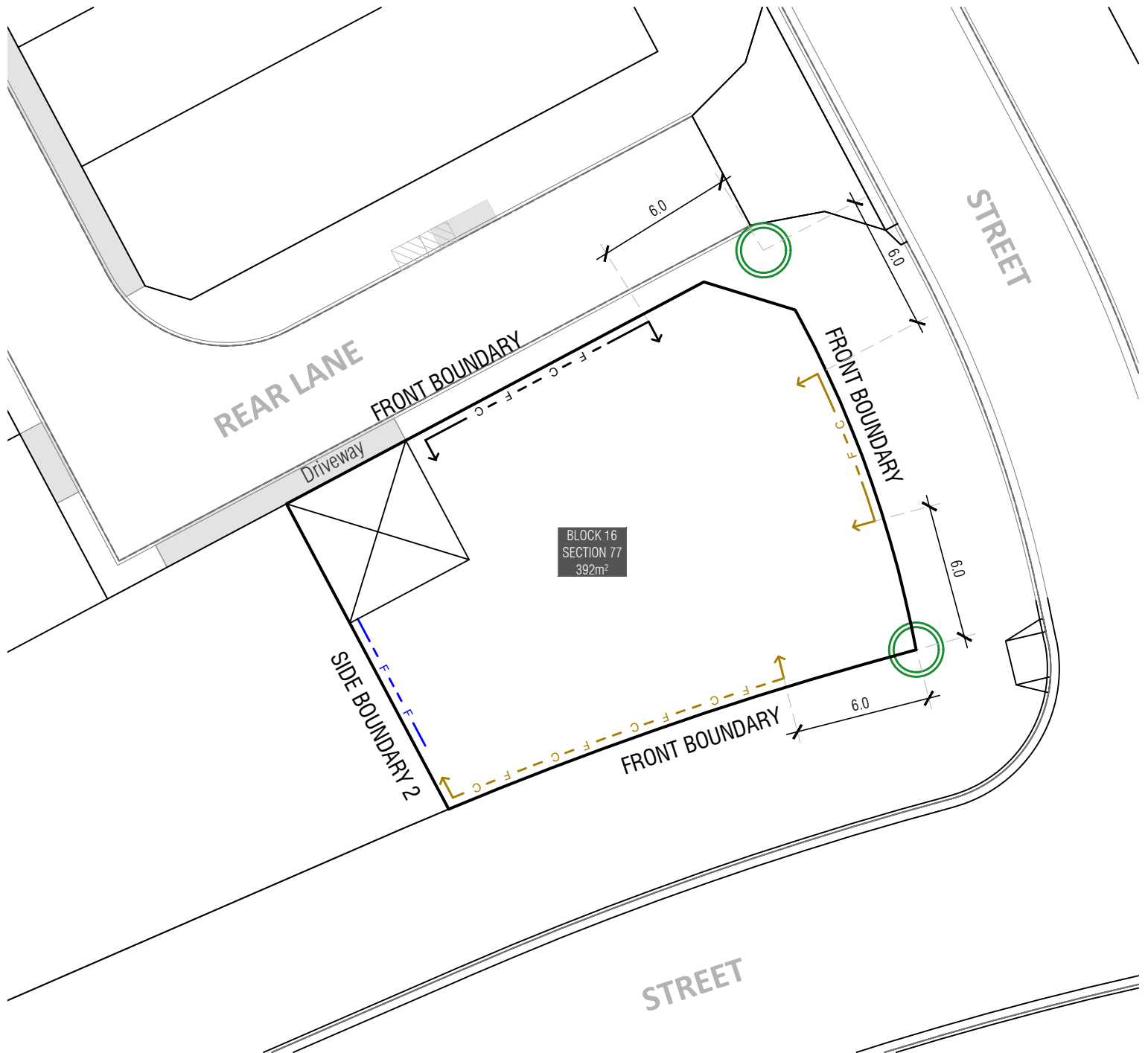
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	19/12/19
B	AK	AK	CS	06/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

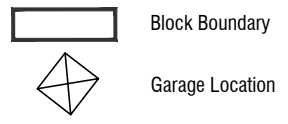


BLOCK 16
SECTION 77
392m²

KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R39 for mid size blocks

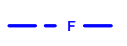
PRINCIPLE PRIVATE OPEN SPACE (PPOS)

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.

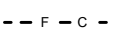
BOUNDARY FENCING



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



Optional - 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



Return Boundary Fencing to Building Line or Side Fence

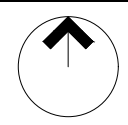
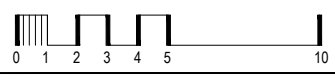
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