**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ 3
- **SECTION**: 77
- **BLOCK**: 1
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE OR MULTI UNIT

**SCALE**: 1:200 @A4

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**LEGEND**

- **Block Boundary**
- **Garage Boundary**
- **Boundary Defined by SDHDC**
- **Mandatory Surveillance Block**
- **Articulation Elements (Articulation Zone)** refer to Planning Controls Plan

**MINIMUM BOUNDARY SETBACKS**

- **Single Dwelling Housing Development Code (SDHDC)**
  - side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- **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)

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks only This does not take into account easements, plot ratio or building envelopes)

- **Lower Floor Level**
- **Upper Floor Level**

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**KEY MAP**

- **SITE LOCATION**

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**REVIEW**

- DRAWN: AK
- CHECKED: AK
- APPROVED: CS

**DATE**

- 15/12/19
- 06/10/20

**Ginninderry Block Planning Controls**

**Building & Siting Controls Plan**
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**

**PRIVATE OPEN SPACE (POS)**

- refer to SDHDC: R38 for large blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPPOS)**

- 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: PPPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - refer to Fencing Controls Plan

- **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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**Ginninderry**

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ3
- **SECTION**: 77
- **BLOCK**: 1
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REV** | **DRAWN** | **CHECKED** | **APPROVED** | **DATE**
--- | --- | --- | --- | ---
A | AK | AK | CS | 15/12/19
B | AK | AK | CS | 06/10/20

**SCALE**: 1:200 @A4

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