

KEY MAP



LEGEND

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Mandatory Surveillance Block**
- Where delivered as a Studio Unit above a garage by Planning Controls Plan
- Lower Floor Level
- Upper Floor Level
- 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)
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

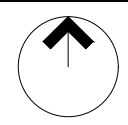
STAGE	2B2
ZONE	RZ 3
SECTION	77
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

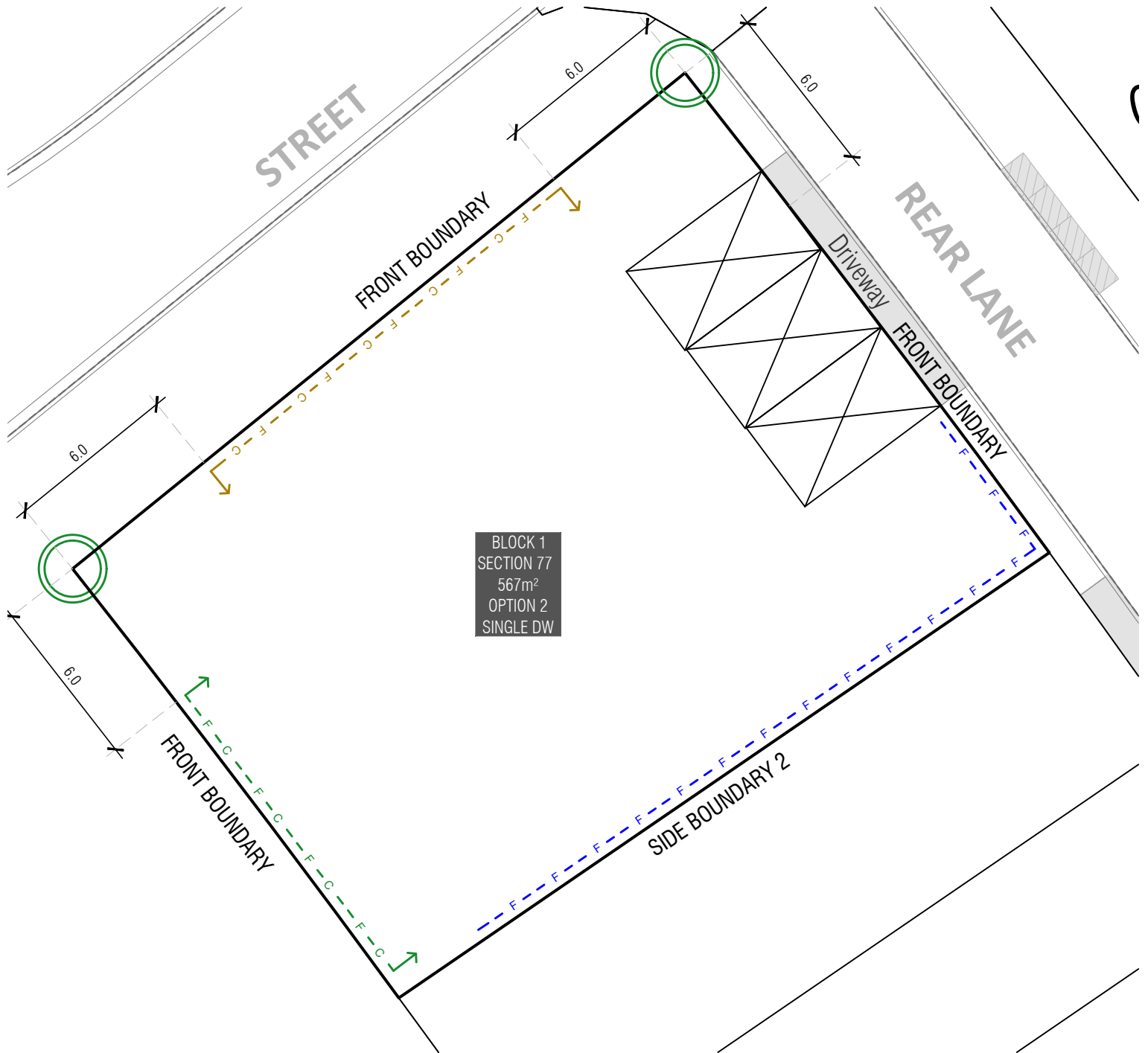
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SCALE
1:200 @A4



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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

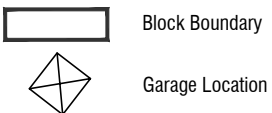


BLOCK 1
SECTION 77
567m²
OPTION 2
SINGLE DW

KEY MAP



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PRIVATE OPEN SPACE (POS)

refer to SDHDC: R38 for large 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: 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

BLOCK INFORMATION

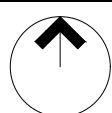
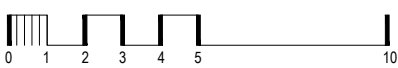
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