Block Boundary
Garage Location
Boundary Defined by SDHDC
Part of Integrated Development Parcel by Planning Controls Plan

LEGEND

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 SDHDC Rule 11:
Table 3C for mid blocks

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 68 for mid blocks
Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary - Unscreened
1.5m or nil setback for garage
refer to SDHDC Rule 15, Table 6B
refer to the Planning Controls Plan

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

STREET BLOCK 8 SECTION 80 375m²

KEY MAP
SITE LOCATION

SCALE 1:200 @ A4

Ginninderry
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION

STAGE 2B2
ZONE RZ3
SECTION 80
BLOCK 8
CLASSIFICATION MDS
HOUSING TYPE SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A DZ AK CS 07/01/20
B AK AK CS 06/10/20

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STREET BLOCK 8 SECTION 80 375m²

KEY MAP
SITE LOCATION

SCALE 1:200 @ A4

Ginninderry
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION

STAGE 2B2
ZONE RZ3
SECTION 80
BLOCK 8
CLASSIFICATION MDS
HOUSING TYPE SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A DZ AK CS 07/01/20
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**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- Block Boundary
- Garage Location

**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

**PRIVATE OPEN SPACE (POS)**
- refer to SDHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- refer to SDHDC R41 and Table B

**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.

**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

**Corner Identified for Corner Block Control**
- refer to Fencing Controls Plan

**Return Boundary Fencing to Building Line or Side Fence**

**SITE LOCATION**
- **BLOCK INFORMATION**
  - **STAGE**: SB2
  - **ZONE**: ZO2
  - **SECTION**: 80
  - **CLASSIFICATION**: MID SIZE
  - **HOUSING TYPE**: SINGLE DWELLING

**DRAWN**: A
**CHECKED**: AK
**APPROVED**: CS
**DATE**: 07/01/20
**REV**: A
**SCALE**: 1:200 @ A4

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