KEY MAP

SITE LOCATION

LEGEND

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

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
- garage setbacks: refer to Rule 11:
  Table 4 for compact block
- side and rear setbacks: refer to Rule 12:
  Table 7 for compact 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)

All Floor Level - Side and Rear Boundary - Screened
All Floor Level - Side and Rear Boundary - Unscreened

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

BLOCK INFORMATION

STAGE 2B
ZONE RZ3
SECTION 2B
BLOCK b
CLASSIFICATION COMPACT SIZE
HOUSING TYPE SINGLE DWELLING

SCALE 1:250 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
- refer to SDHDC: R40 for compact blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to SDHDC R41 and Table 8

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

- 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

- Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

REV  DRAWN  CHECKED  APPROVED  DATE
A  DZ  AK  CS  19/12/19

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FENCING CONTROLS PLAN

SCALE 1:250 @A4

0 1 2 3 4 5 10