



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to 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

- 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 6B for mid blocks
- 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)
- Minimum setback only applicable to the upper floor level refer to Planning Controls Plan
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Rule 15, Table 6B refer to the Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary - Unscreened

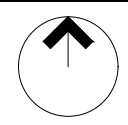
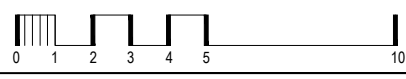
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	BP
BLOCK	c
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

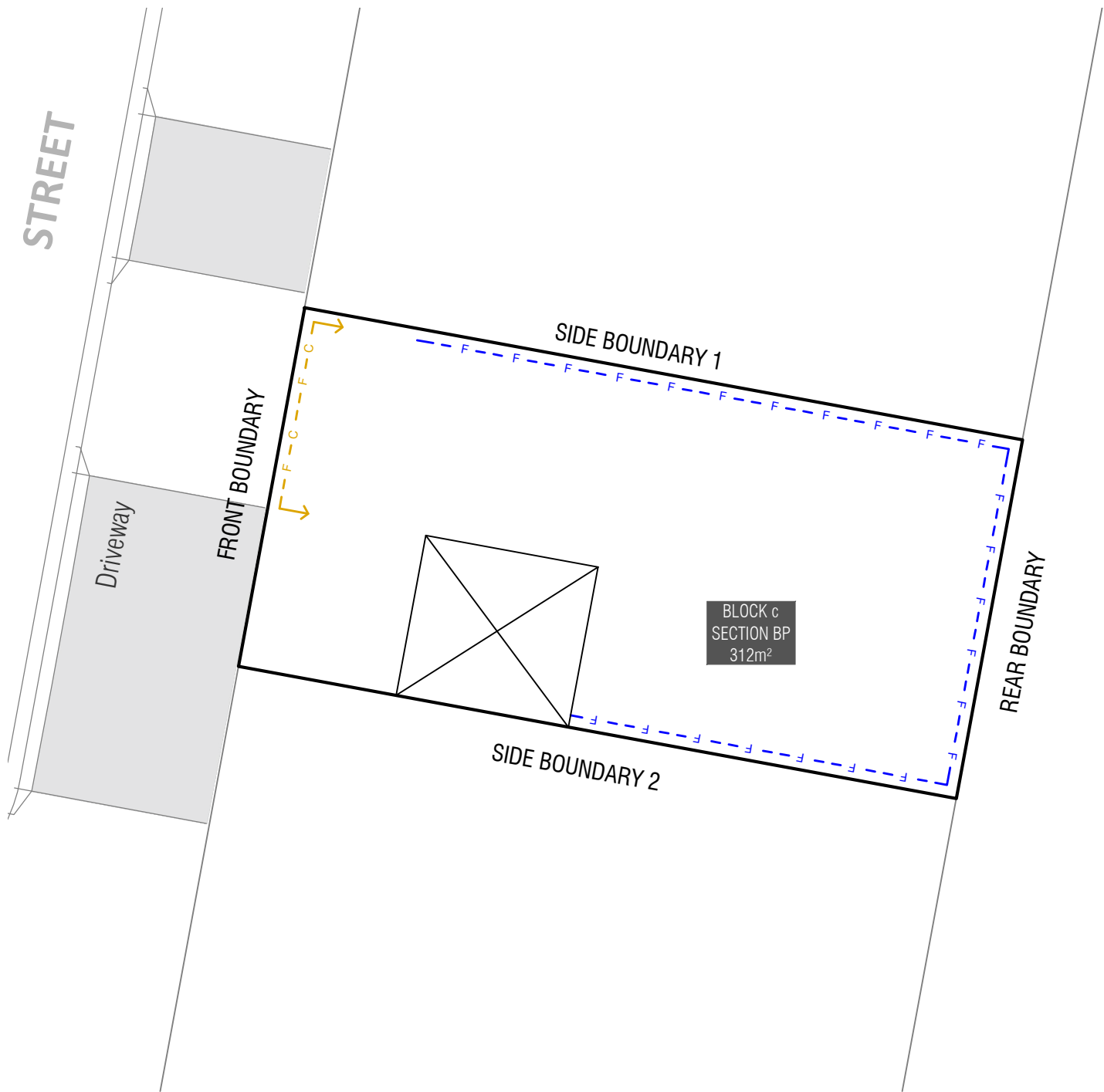
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	08/01/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:200 @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:
R39 for mid size 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

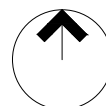
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**