

KEY MAP

Strathnairn Stage 2

Conservation Edge Open Space

LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

Easement

Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements

Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

BAL 19 Building Standard refer to EDP Planning Controls Plan

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account plot ratio 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 2C for large blocks

side and rear setbacks: refer to Rule 12: Table 5 for large blocks

Nil or 900mm garage setback for walls maximum 8m in length refer to SDHDC Rule 14, Table 5

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	BK
BLOCK	a
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	8N	DZ	CS	18/04/23

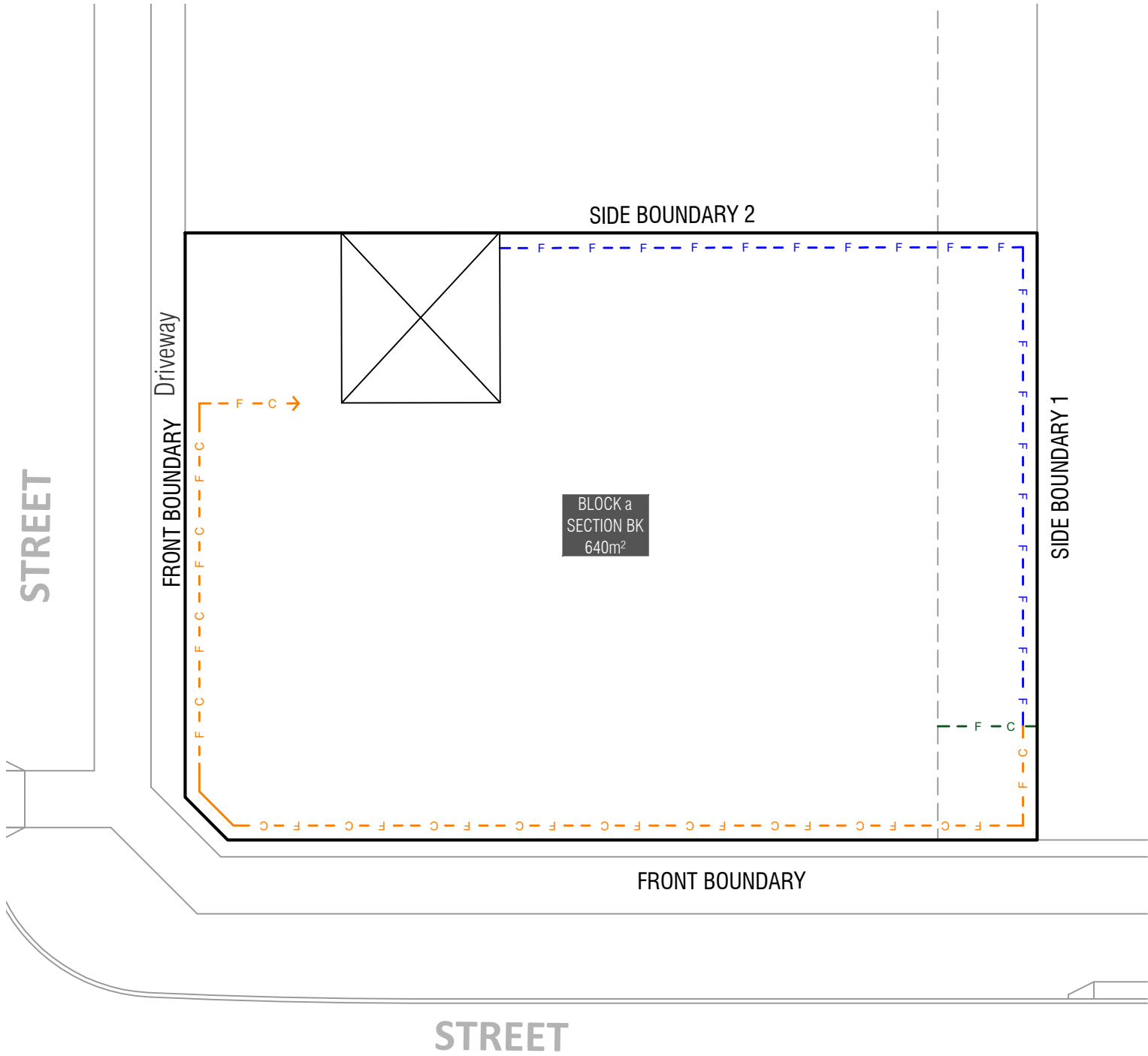
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SCALE

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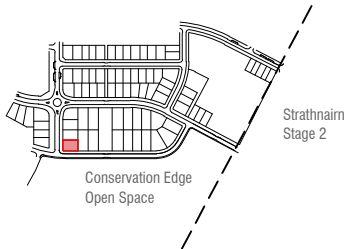
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**
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 Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
 - Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
 - F5, Courtyard Wall Refer to EDP Fencing Controls Plan**
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Macnamara Precinct Map & Code and SDHDC or MUHDC (whichever is applicable)**



Return Boundary Fencing to Building Line or Side Fence

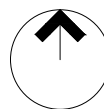
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Ginninderry

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FENCING CONTROLS PLAN