

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block** by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

NOTE: if assessing against the SDHDC then the second dwelling can not be unit titled.

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
- 1.5m or nil setback refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 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)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

BLOCK INFORMATION

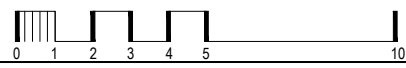
STAGE	2A1
ZONE	RZ 3
SECTION	39
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	02/06/20
B	AK	AK	CS	01/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

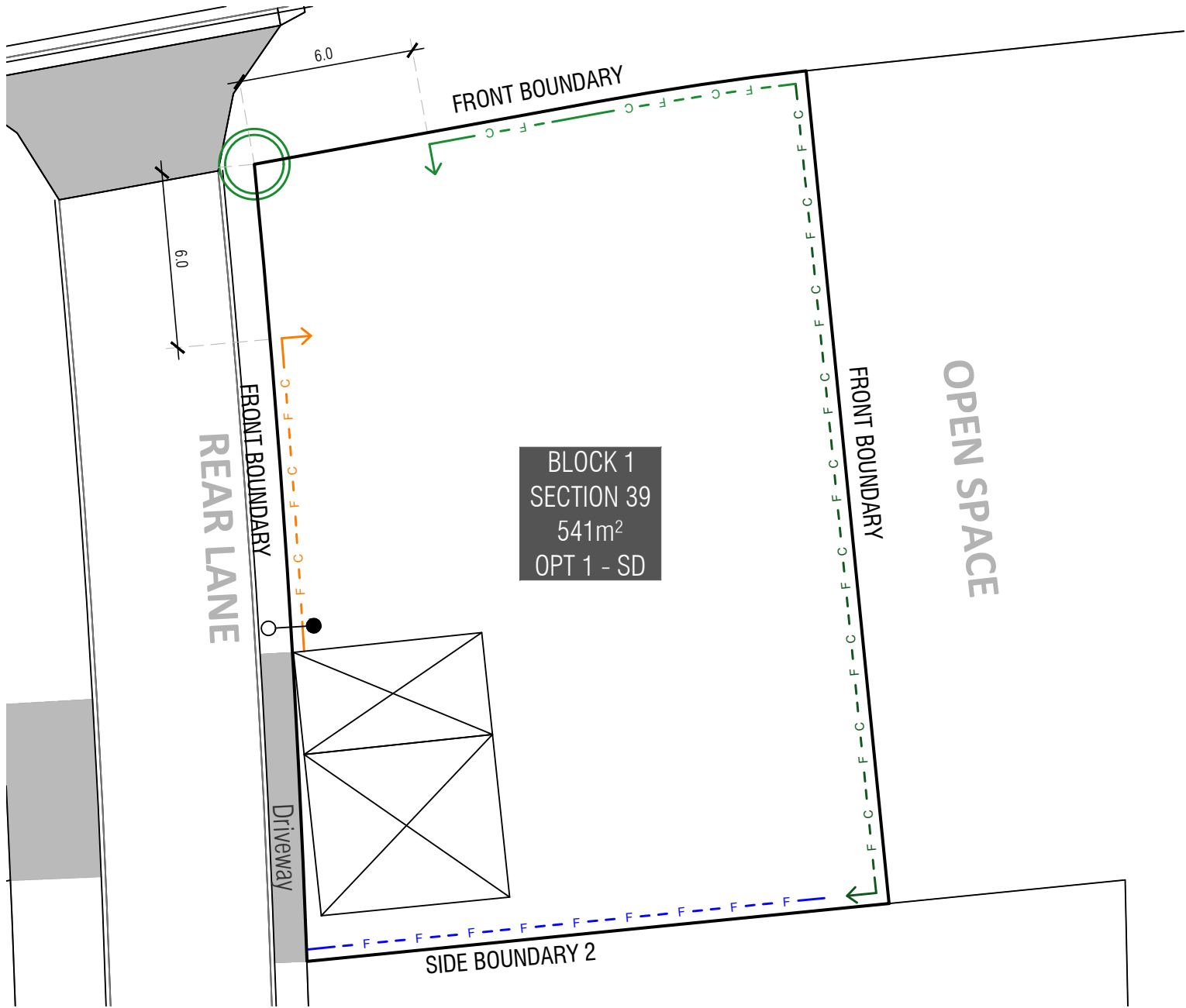
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R39 for mid size 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.

- Gate, street address and letterbox to be off lane (as indicated)
refer to Planning Controls Plan

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
- Optional - Blocks Adjacent to Open Space**
Maximum height 1.8m | Minimum setback 0m (100%)
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
- Optional Front Fencing, Courtyard Walls, Open Space and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

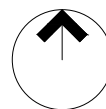
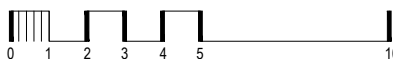
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