SIDE BOUNDARY 1

3.0

2.0

LANE

FRONT BOUNDARY

1.5

3.0

6.0

Driveway

6.0

1.5

GARAGE

BLOCK 10
SECTION 43
414m²

IN

EXCLUDING GARAGE/CARPORT/STUDIO UNIT

GARAGE/CARPORT/STUDIO UNIT ONLY

MAX 10.0

12.0

2.5

SIDE BOUNDARY 2

FRONT BOUNDARY

OPEN SPACE

KEY MAP

■ SITE LOCATION

LEGEND

▭ Block Boundary

◇ Garage Location

◇ BOUNDARY — Boundary Defined by SDHDC

IN Part of Integrated Development Parcel by *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 Rule11: Table 3C
side and rear setbacks: refer to Rule 12: Table 6B

- - - - 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 Planning Controls Plan

|||||||||| Upper Floor Level - Side and Rear Boundary - Screened
∿∿∿ Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	43
BLOCK	10
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE
1:200 @A4

0 1 2 3 4 5 10

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SIDE BOUNDARY 1

FRONT BOUNDARY

LANE

Driveway

GARAGE

BLOCK 10
SECTION 43
414m²

FRONT BOUNDARY

OPEN SPACE

SIDE BOUNDARY 2
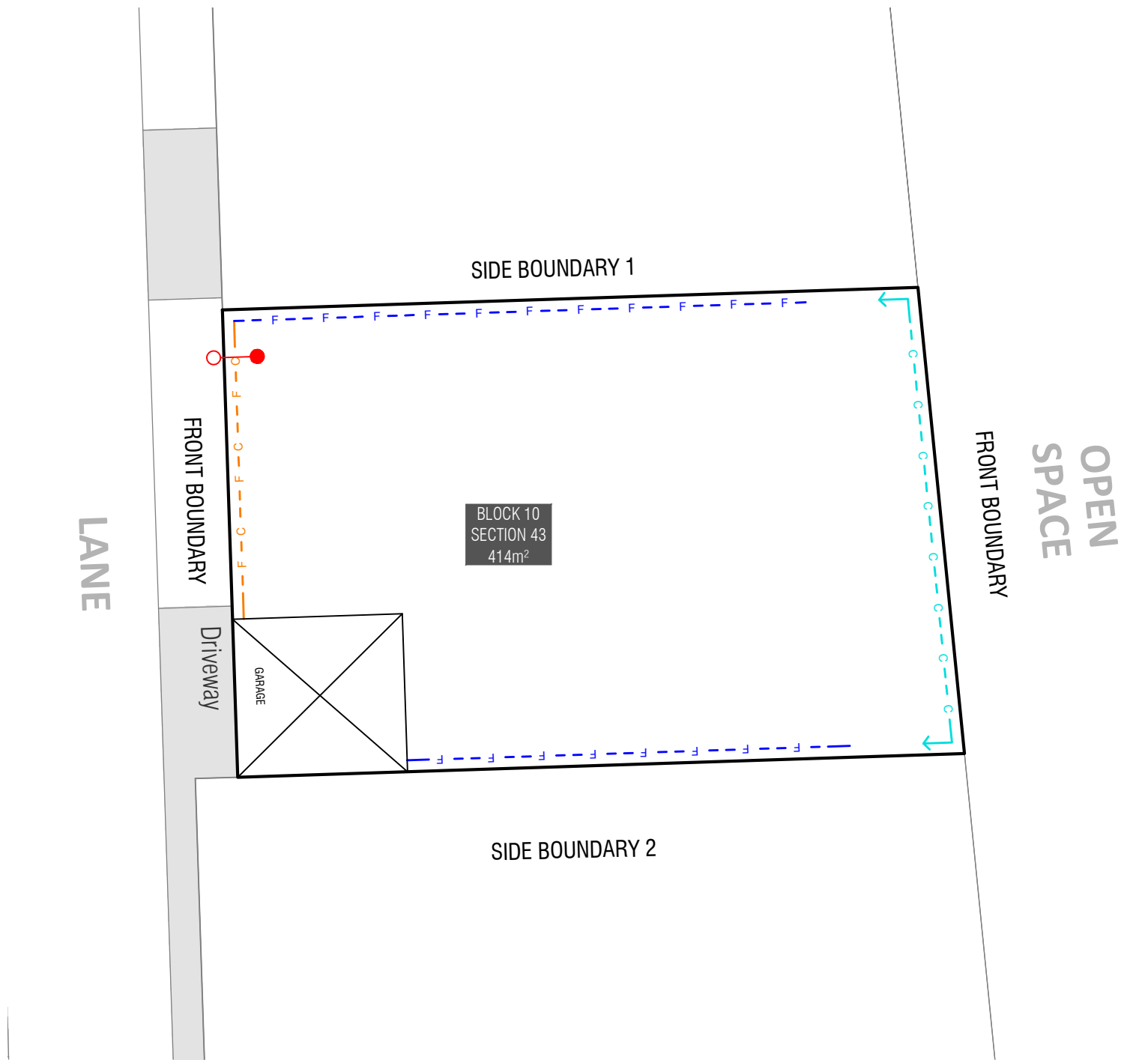
KEY MAP

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.

BOUNDARY FENCING

— — F — **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*

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

— F — C — **Optional Front Fencing, Courtyard Walls, Open Space and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

— — C — **Optional - Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = *50% of minimum building setback* | Maximum length = *50% of boundary length*
refer to SDHDC Element 3

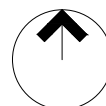**Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	43
BLOCK	10
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE
1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN