

- LEGEND**
- Block Boundary
  - Garage Location
  - BOUNDARY**
  - Boundary Defined by SDHDC
  - Part of Integrated Development Parcel by Planning Controls Plan
  - Only one (1) Onsite Parking Space Required 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

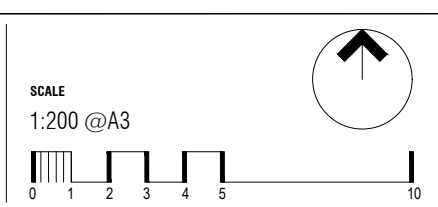
- MINIMUM BOUNDARY SETBACKS**
- Single Dwelling Housing Development Code (SDHDC)  
front setbacks: refer to Rule 11:  
Table 3C for mid blocks,  
Table 4 for compact block  
side and rear setbacks: refer to Rule 12:  
Table 6B for mid blocks,  
Table 7 for compact block
  - 1.5m or nil setback to a max length of 13m  
refer to SDHDC Rule 15, Table 6B
  - Articulation Elements (Articulation Zone)  
refer to Planning Controls Plan
  - All Floor Level - Side and Rear Boundary - Screened
  - All 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  
(\*0m setback - external wall only)  
Upper floor level (front setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)

**BLOCK INFORMATION**

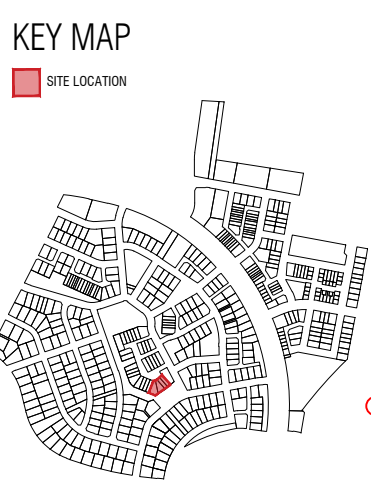
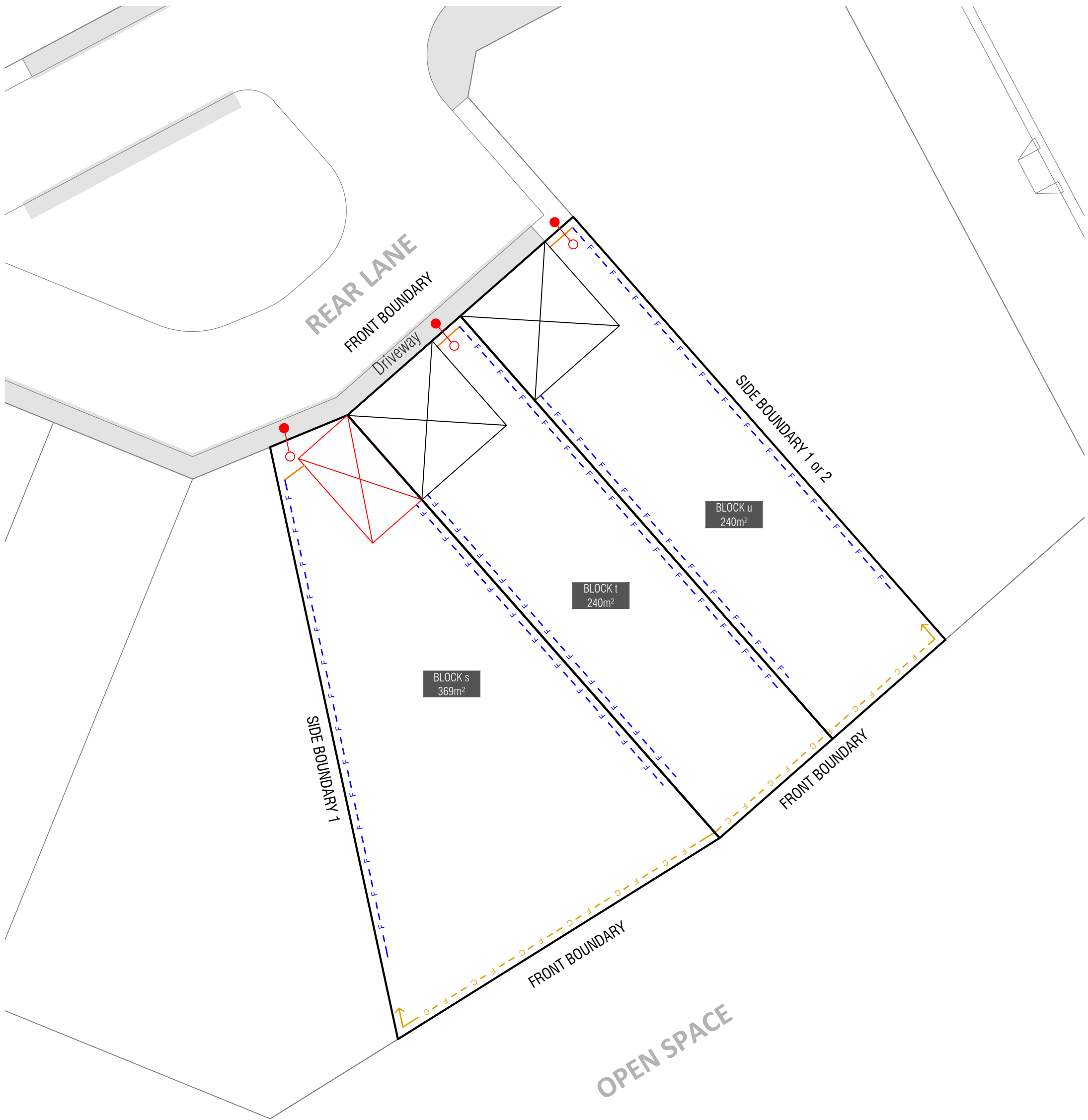
STAGE	2B1
ZONE	RZ 3
SECTION	AW
BLOCKS	s - u
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	04/02/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



**LEGEND**

- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R39 for mid size blocks,  
R40 for compact blocks
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to SDHDC R41 and Table 8
- 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
- Return Boundary Fencing to Building Line or Side Fence**
- 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.

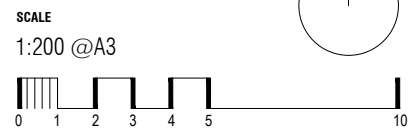
- Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m  
refer to Fencing Controls Plan
- Optional Front Fencing, Courtyard Walls, Open Space and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan
- Construction and Finish**  
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:
  - masonry or stonework;
  - dressed hardwood timber; or
  - powder-coated aluminium.
  - Openings to be a minimum of 10mm.
 refer to Fencing Control Plan and Ginninderry Design Requirements

**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ3
SECTION	AW
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**