

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Mandatory Surveillance Block 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 assessed against the SDHDC then the second residence can not be unit titled

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
- 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

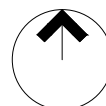
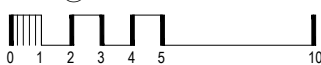
STAGE	2B1
ZONE	RZ 3
SECTION	50
BLOCK	22
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	08/06/20
B	AK	AK	CS	02/10/20

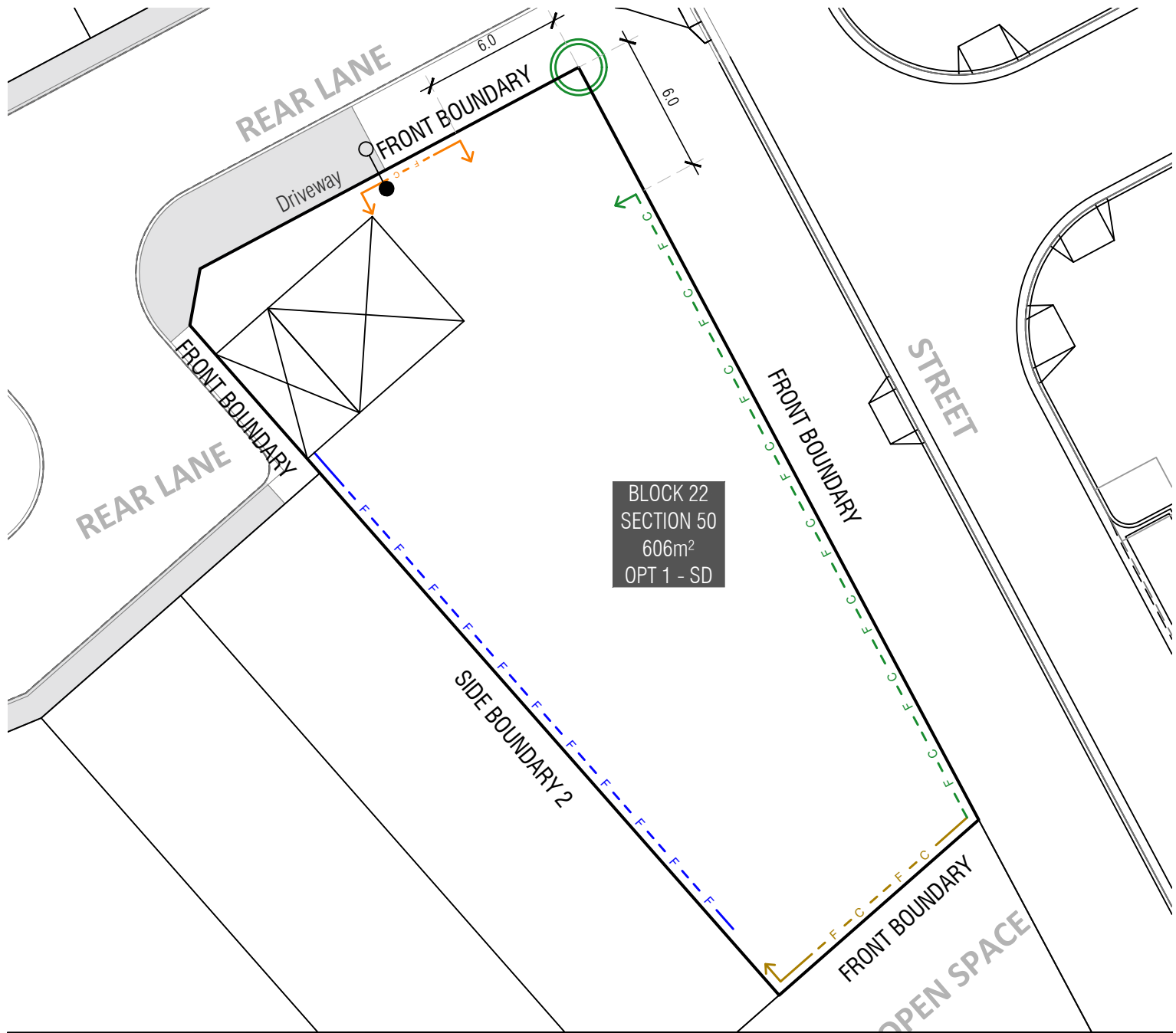
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE
1:250 @A4



**BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN**



BLOCK 22
SECTION 50
606m²
OPT 1 - SD

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PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R38 for large 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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

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

F - C

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

F - C

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

F - C

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

BLOCK INFORMATION

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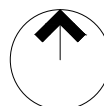
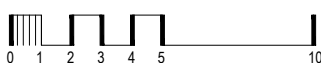
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Ginninderry

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FENCING CONTROLS PLAN