

**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- 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 Rule 11: Table 3C for mid blocks  
side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened
- 1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Rule 15, Table 6B  
refer to the Planning Controls Plan
- 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

**BLOCK INFORMATION**

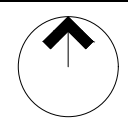
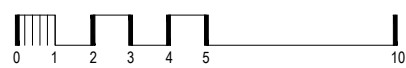
STAGE	2A1
ZONE	RZ 3
SECTION	67
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	06/05/20
B	AK	AK	CS	02/10/20

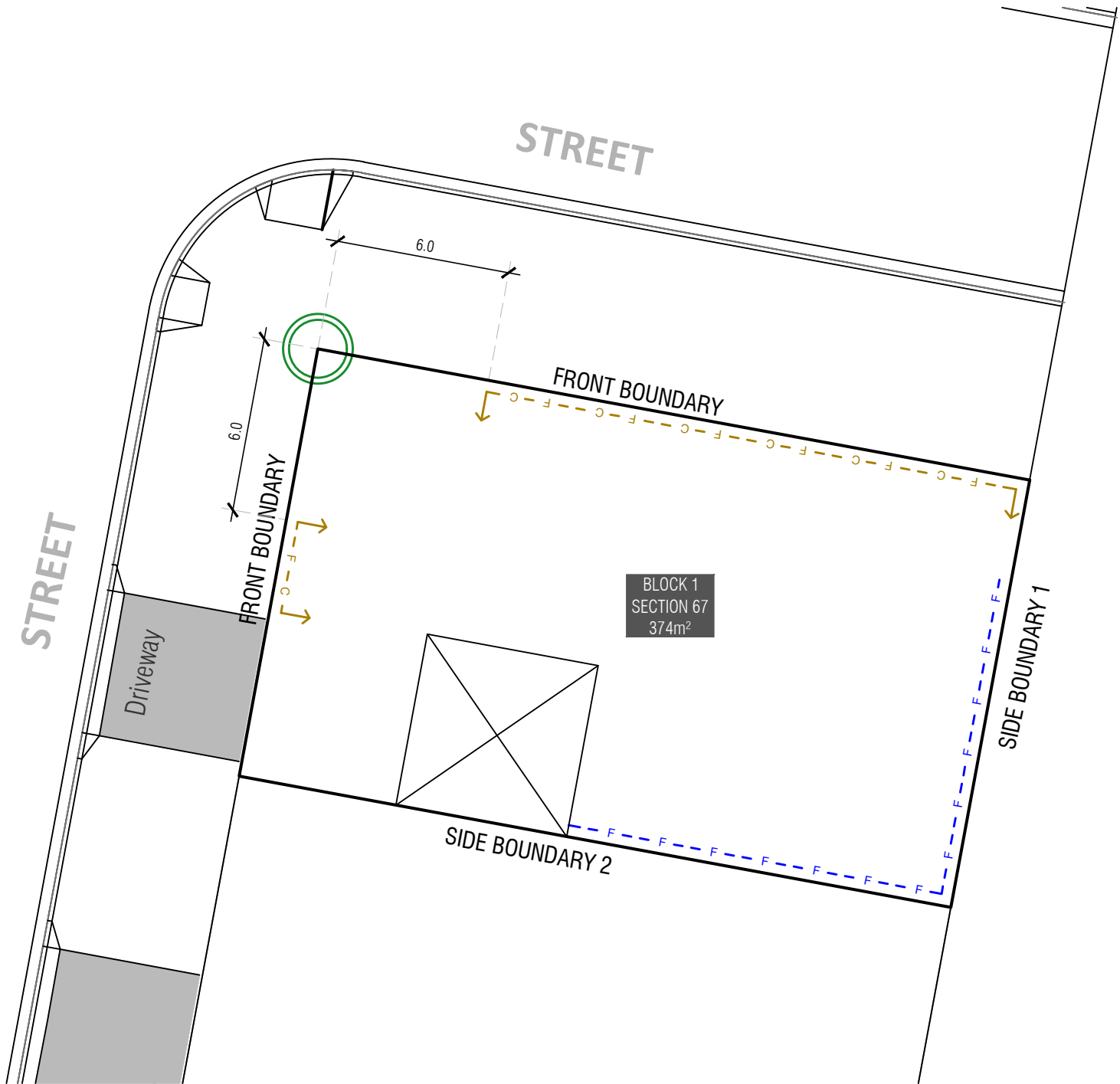
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE  
1:200 @A4



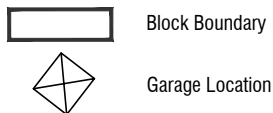
**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**



**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**



**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



**Mandatory Village/Green Link, Courtyard Walls and Fencing**

Maximum height: PPOS screen 1.5m | otherwise 1.2m

Minimum setback: 50% @ 0m | 50% @ 0.8m

refer to Fencing Controls Plan



**Corner Identified for Corner Block Control**

refer to Fencing Controls Plan

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

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