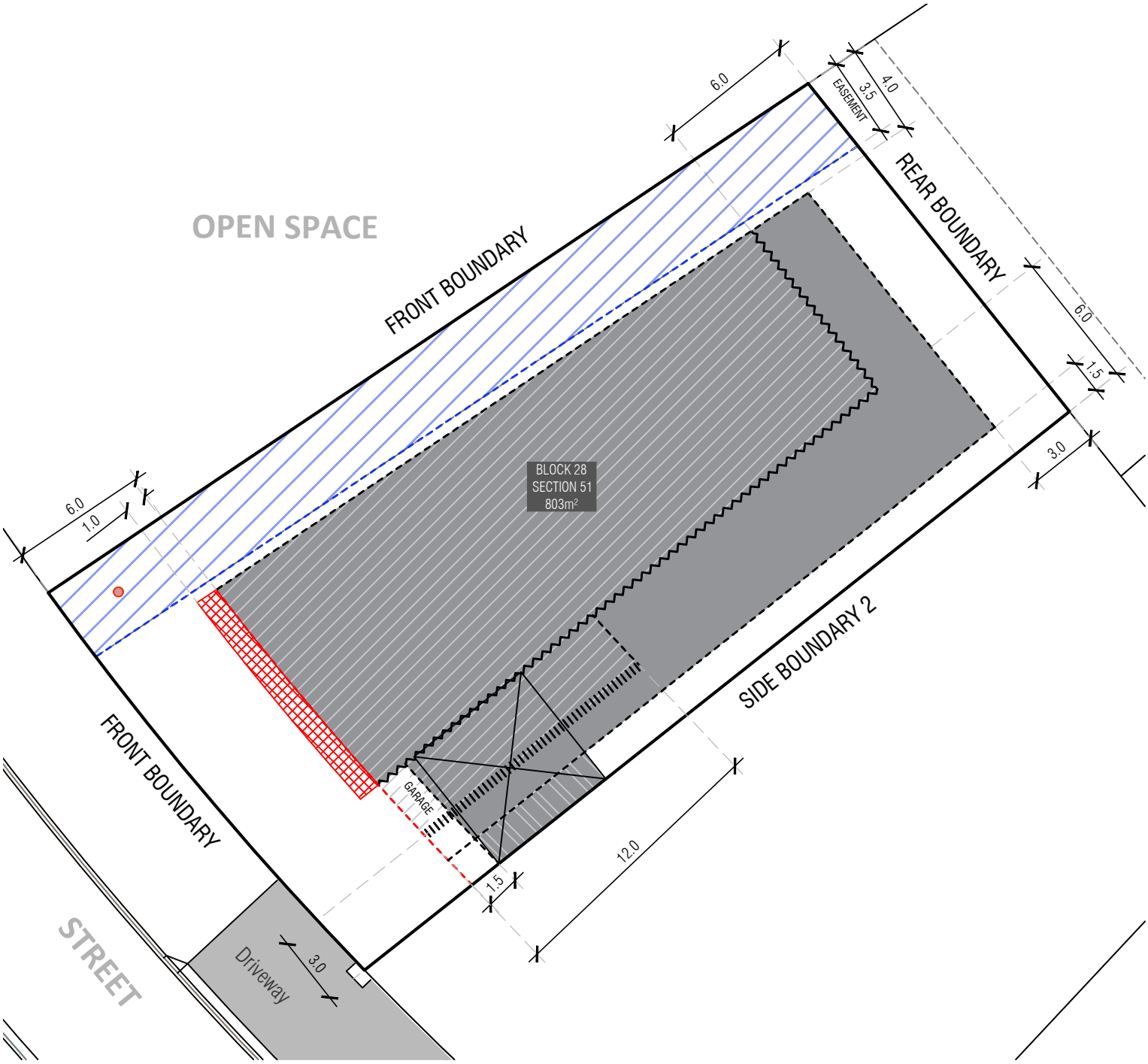

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY Boundary Defined by SDHDC

Easement

Clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

Lower Floor Level

Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11:
Table 2C for Large blocks
side and rear setbacks: refer to Rule 12:
Table 5 for Large blocks

Nil or 900mm garage setback for walls less than 8m in length
refer to SDHDC Rule 14, Table 5

Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
All floor level - external wall or unscreened element (Excluding Garages/Carports)

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	2
ZONE	RZ 1
SECTION	51
BLOCK	28
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	11/09/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE

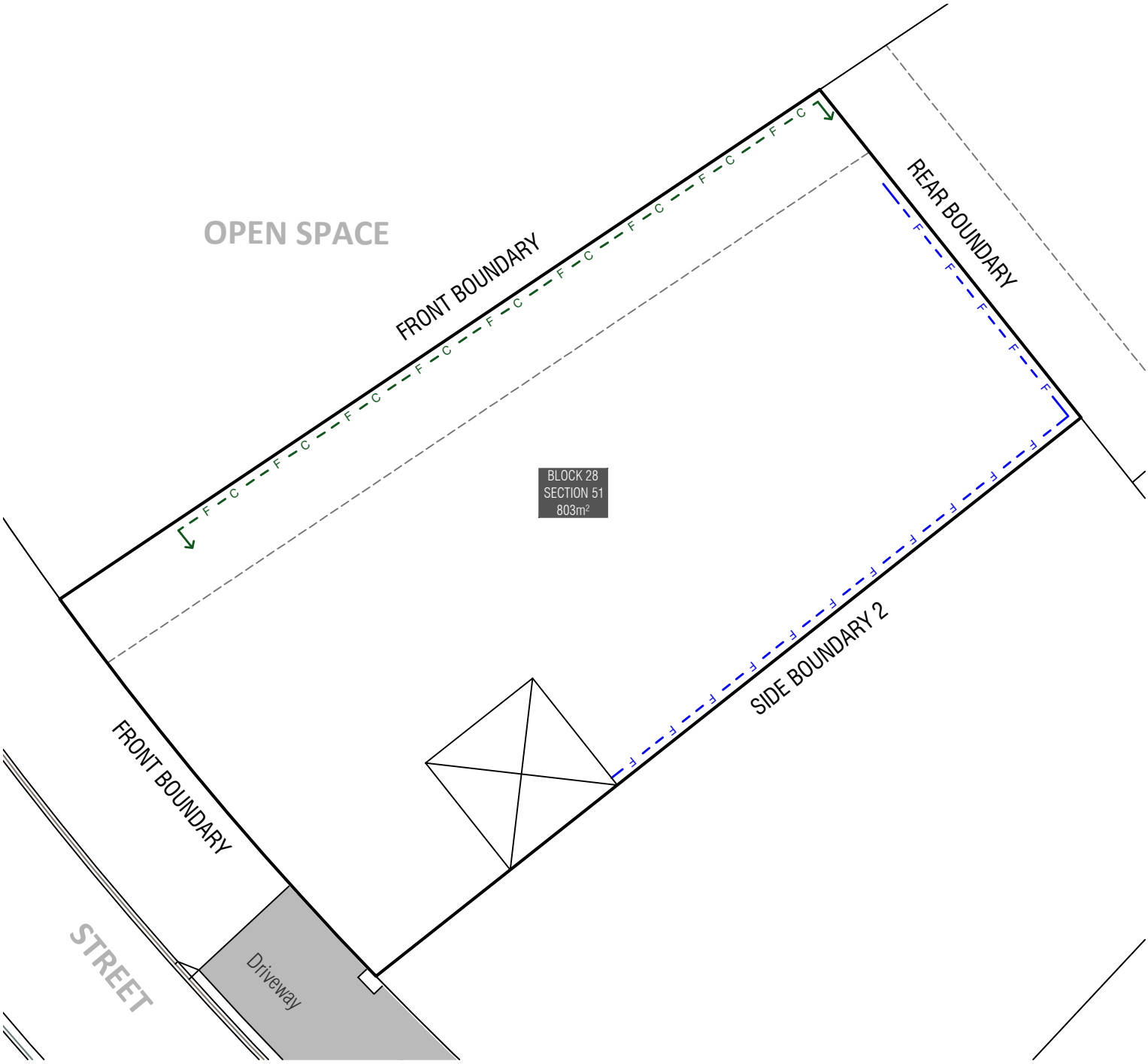
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

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.

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

Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	2
ZONE	RZ 1
SECTION	51
BLOCK	28
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN