

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- Part of Integrated Development Parcel by Planning Controls Plan
- 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**

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan  
Lower floor level - external wall or unscreened element (Excluding Garages/Carports)  
Upper floor level ( rear setback) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)
- Single Dwelling Housing Development Code (SDHDC)  
front setbacks: refer to Rule 11: Table 2C  
side and rear setbacks: refer to Rule 12: Table 5
- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

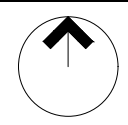
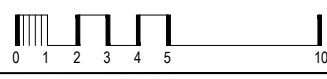
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ 1
SECTION	52
BLOCK	05
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	18/09/20

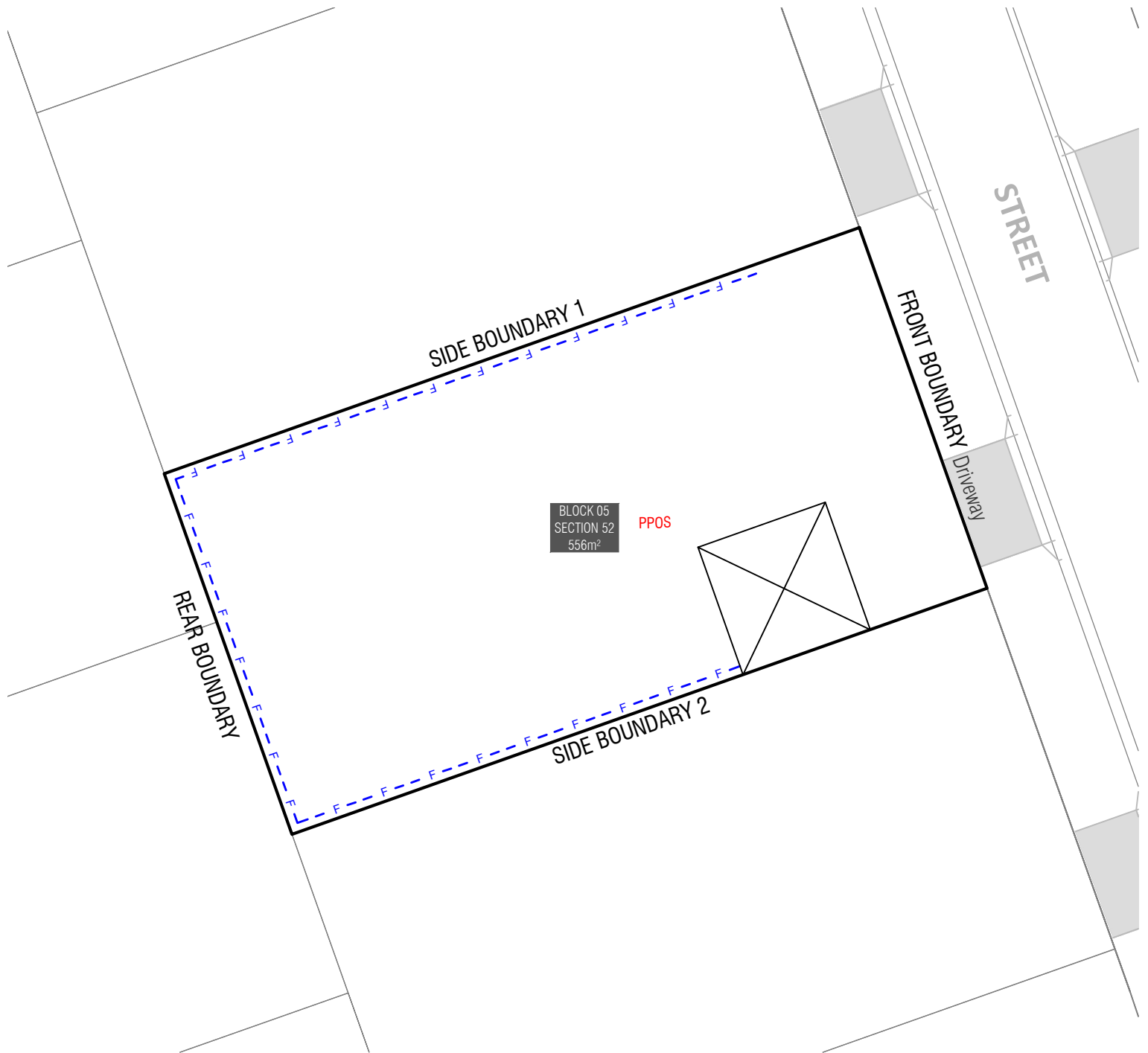
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SCALE  
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**Ginninderry**



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



### KEY MAP



### 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.

**PPOS** Alternative PPOS delivery permitted\*  
\* PPOS is permitted at upper floor achieving a minimum area of 12m<sup>2</sup> by 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

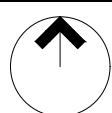
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**