STREET

Driveway

2.0

FRONT BOUNDARY

5.5

SIDE BOUNDARY 2

MAX 14.0

1.5

3.0

4.0

GARAGE

SIDE BOUNDARY 1

MAX 14.0

BLOCK 2
SECTION 45
420m²

IN

3.0

0.9

REAR BOUNDARY

6.0

6.0

6.0

3.0

6.0

LEGEND

▢	Block Boundary
◇	Garage Location
BOUNDARY	Boundary Defined by SDHDC
IN	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

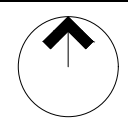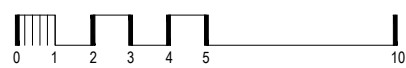|	
- - - -	Single Dwelling Housing Development Code (SDHDC) *front setbacks: refer to Rule11: Table 3C for mid blocks* *side and rear setbacks: refer to Rule 12:* *Table 6B for mid blocks*
∿∿∿∿	Upper Floor Level - Side and Rear Boundary Unscreened
▨	Articulation Elements (Articulation Zone) *refer to SDHDC Rule 11:* *Table 3C for mid blocks*
▨	1.5m or nil setback for garage *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 (side setbacks) - external wall (screened)*

BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	45
BLOCK	2
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE

1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

Driveway

F — C — F — C

F — C — F — C — F — C

SIDE BOUNDARY 2

SIDE BOUNDARY 1

BLOCK 2
SECTION 45
420m²

REAR BOUNDARY

KEY MAP

■ SITE LOCATION

LEGEND

☐ Block Boundary

◈ Garage Location
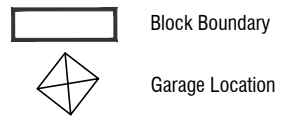
PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size blocks

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

– – 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 -Coutyard Wall - North Facing Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

↑__ **Return Boundary Fencing to Building Line or Side Fence**
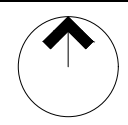
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
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0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN