STREET

FRONT BOUNDARY

Driveway

GARAGE

SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR BOUNDARY

BLOCK I
SECTION AL
521m²

IN
MS

1.5
5.5
12.0
2.5
3.0
4.0
MAX 14.0
0.9
6.0
6.0
3.0
6.0
3.0

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY
Boundary Defined by SDHDC

IN
Part of Integrated Development Parcel by *Planning Controls Plan*

MS
Blocks 500sqm < 550sqm subject to mid size block provisions 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

Articulation Elements (Articulation Zone)
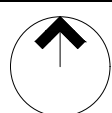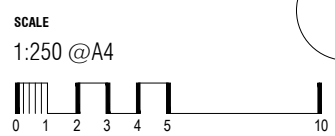*refer to SDHDC Rule 11: Table 3C for mid blocks*

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

- - - - - - - Strathnairn Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
Upper floor level - external wall (screened)

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B

|||||||||||| Upper Floor Level - Side and Rear Boundary - Screened

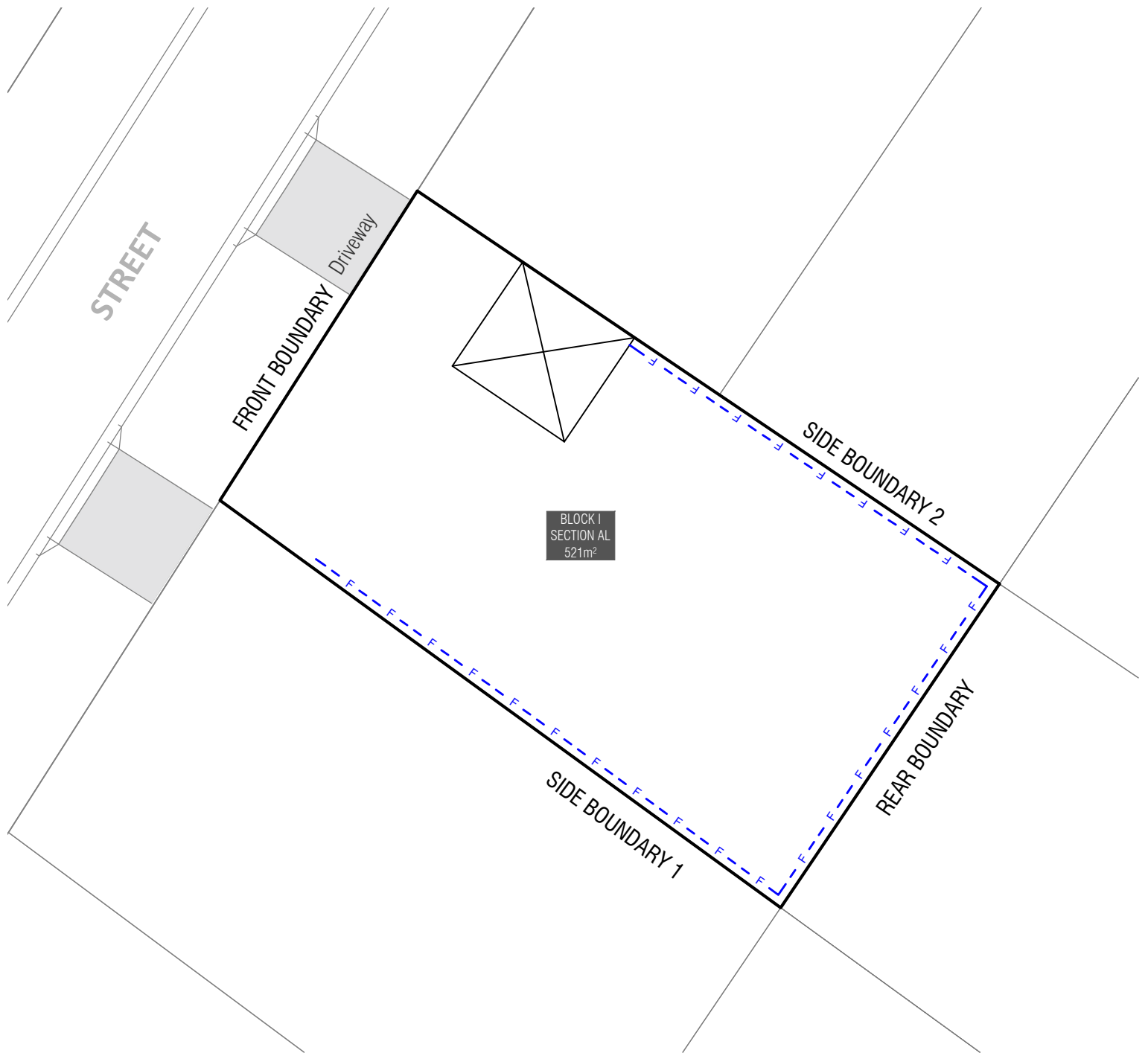—·—·— Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	AL
BLOCK	I
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	02/12/19

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

STREET

FRONT BOUNDARY

Driveway

SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR BOUNDARY

BLOCK I
SECTION AL
521m²

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

BOUNDARY FENCING

– – F — **Side, Rear and Rear Lane Boundaries**
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
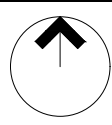*refer to EPSDD: Fences and Freestanding Walls Factsheet 2014*

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN