



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- 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

- 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
- Single Dwelling Housing Development Code (SDHDC) 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

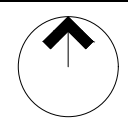
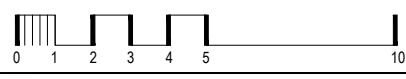
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ3
SECTION	71
BLOCK	10
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	CS	CS	09/01/20
B	DZ	CS	CS	20/05/20
C	AK	AK	CS	06/10/20

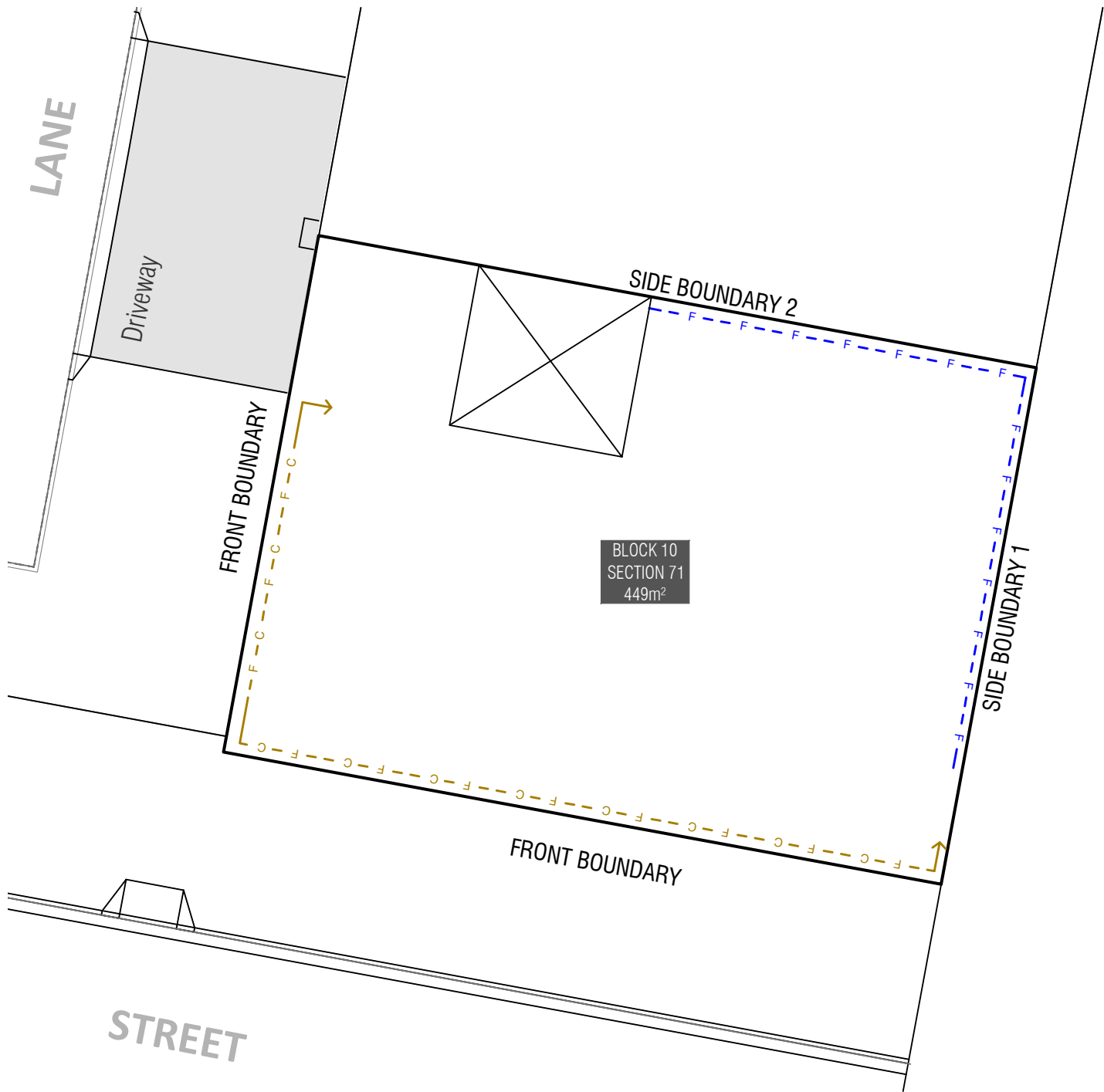
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



BLOCK 10
SECTION 71
449m²

KEY MAP



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- 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

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



Return Boundary Fencing to Building Line or Side Fence

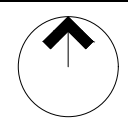
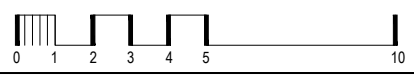
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**