LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan
- 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

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule11: Table 3C
  - Side and Rear setbacks: refer to Rule 12: Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- 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 to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - All floor level - external wall or unscreened element

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SCALE: 1:200 @ A4
**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- **Block Boundary**
- **Garage Location**

**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

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

**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- Refer to SDHDC R41 and Table 8

**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

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