Key Map

Legend

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

Indicative Building Footprints

(based on min. building setbacks only This does not take into account easements, plot ratio or building envelopes)

- Lower Floor Level
- Upper Floor Level

Minimum Boundary Setbacks

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule 11:
    - Table 2C for large blocks
  - side and rear setbacks: refer to Rule 12:
    - Table 5 for large blocks
- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5

Strathnairn Stage 2 EDP

- refer to the Planning Controls Plan
- All floor level - external wall or unscreened element
  - (Excluding Garages/Carports)

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Do not scale off drawings. Dimensions are in metres.

Scale: 1:250 @ 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

**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.

**BLOCK INFORMATION**

**KEY MAP**

**LEGEND**
- Block Boundary
- Garage Location

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**BLOCK INFORMATION**

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

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**SCALE**
1:250 @A4

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