KEY MAP

SITE LOCATION

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 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
  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
- Articulation Elements (Articulation Zone)
  refer to Planning Controls Plan

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE 1:200 @ A4
**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**
- **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: 100% @ 0m
  - refer to Fencing Controls Plan

**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.

**Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK INFORMATION**

**Ginninderry**

**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**

**SCALE**
- 1:200 @A4

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**SITE INFORMATION**
- **Stage**: 2A3
- **Zone**: RZ3
- **Section**: 57
- **Block**: 2
- **Classification**: MID SIZE
- **Housing Type**: SINGLE DWELLING

**REV CHECKED APPROVED DATE**
- A AK AK CS 12/06/00

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