KEY MAP
- SITE LOCATION

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
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 4 for compact block
  - side and rear setbacks: refer to Rule 12: Table 7 for compact block

- All Floor Level - Side and Rear Boundary - Screened
- All Floor Level - Side and Rear Boundary Unscreened
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element (Excluding Garages/Carparks)
  - 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

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**BLOCK INFORMATION**

- **STAGE:** 2B2
- **ZONE:** RZ3
- **SECTION:** BN
- **BLOCK:** 1
- **CLASSIFICATION:** COMPACT SIZE
- **HOUSING TYPE:** SINGLE DWELLING

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**KEY MAP**

- **SITE LOCATION**

**LEGEND**

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**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

- **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

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

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

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**SCALE:** 1:200 @ A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**