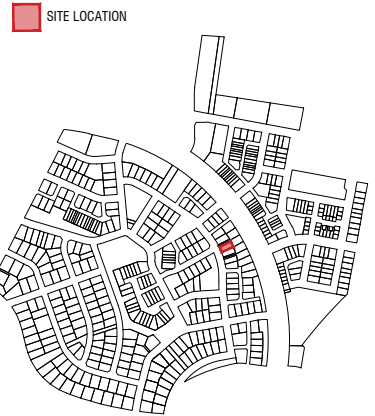


**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC or MUHDC
- Part of Integrated Development Parcel by Planning Controls Plan
- Easement
- Clear Sewer Maintenance Access Route  
Required Refer Block Details Plan and ICON building requirements
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks. This does not take into account building envelopes)
- Lower Floor Level
- Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)  
front setbacks: refer to Rule 11:  
Table 3C for mid blocks  
side and rear setbacks: refer to Rule 12:  
Table 6B for mid blocks  
Strathnairn Stage 2 EDP  
refer to the Planning Controls Plan  
Lower floor level - external wall or unscreened element (Excluding Garages/Carports)  
Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)  
refer to SDHDC Rule 11:  
Table 3C for mid blocks
- 1.5m or nil setback for garage  
refer to SDHDC Rule 15, Table 6B  
refer to the Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

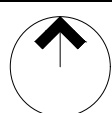
**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	20
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	22/11/19
B	AK	AK	CS	06/12/20
C	AK	AK	CS	15/12/20

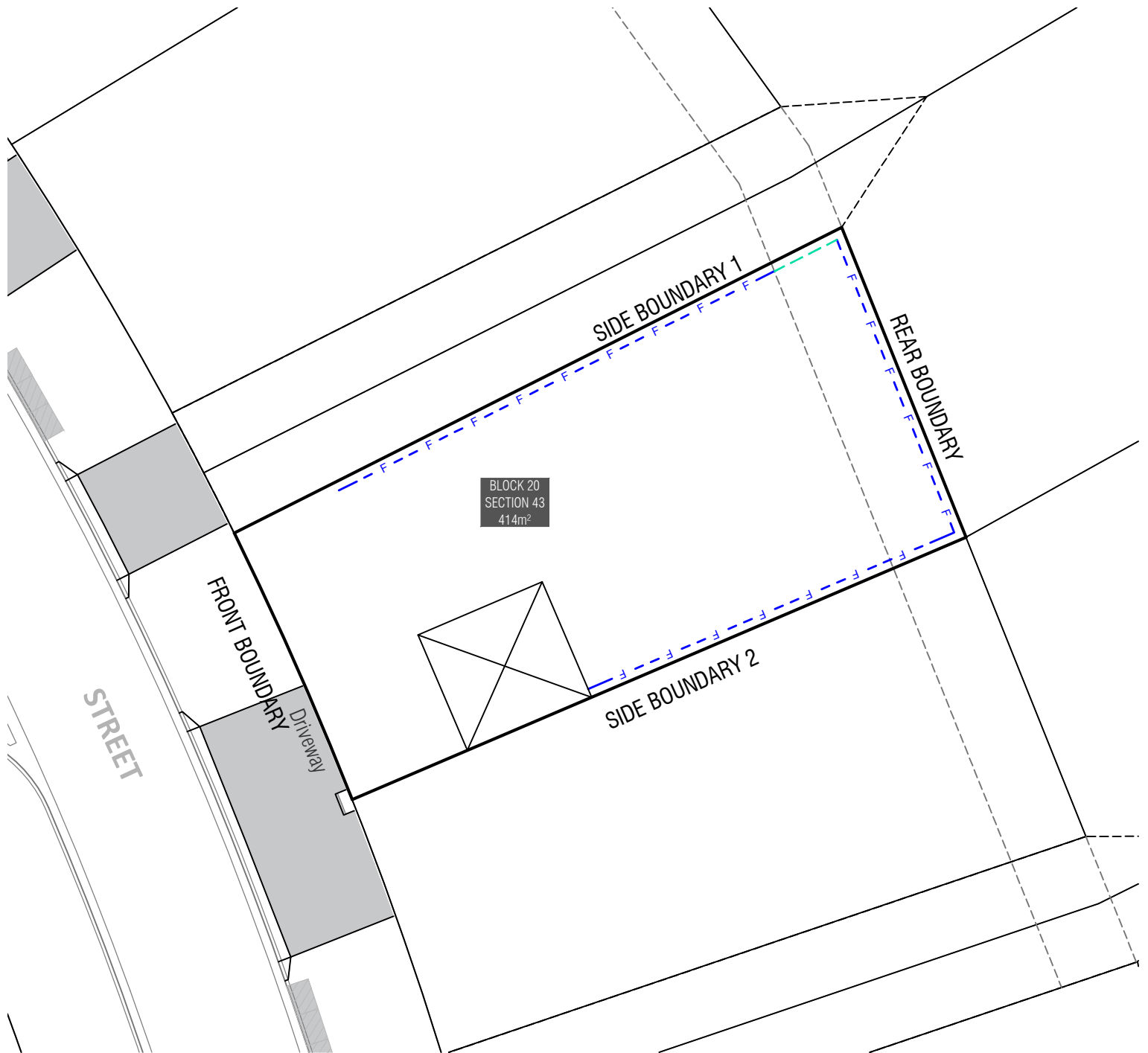
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**

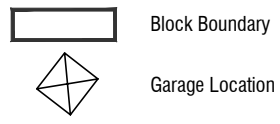


BLOCK 20  
SECTION 43  
414m<sup>2</sup>

**KEY MAP**



**LEGEND**



**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

**Service Access Gate**  
Maximum height 1.8m | Minimum setback 0m (100%)  
Service Access Gate as per ICON requirements

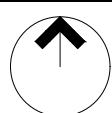
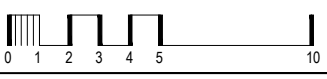
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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**