

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary 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 Rule 11: Table 3C for mid blocks  
side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Articulation Elements (Articulation Zone)  
refer to SDHDC Rule 11: Table 3C for mid blocks
- 1.5m or nil setback  
refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

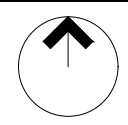
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 2A1             |
| ZONE           | RZ 3            |
| SECTION        | 68              |
| BLOCK          | 4               |
| CLASSIFICATION | MID SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | AK    | AK      | CS       | 09/06/20 |

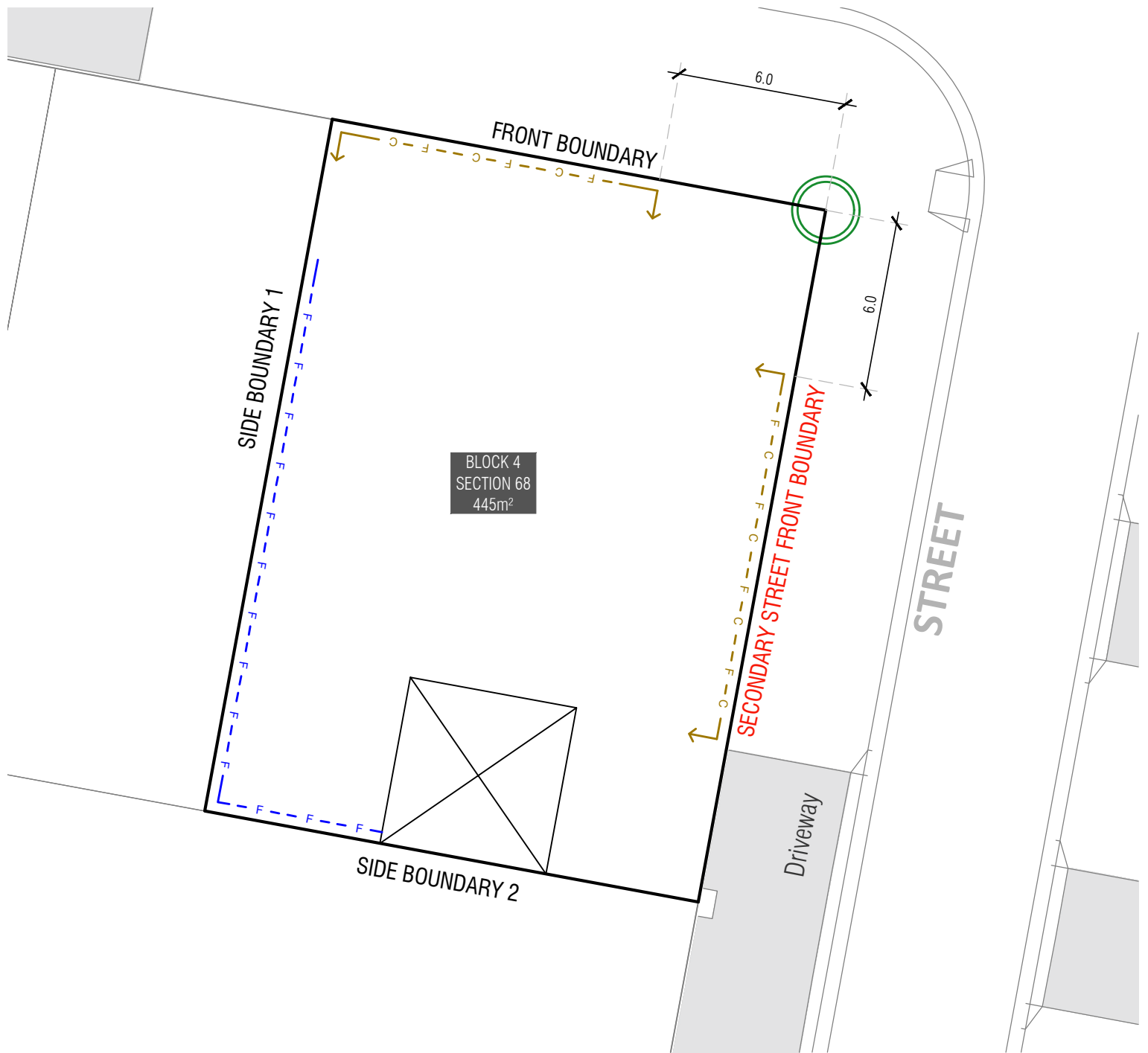
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
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**Ginninderry**

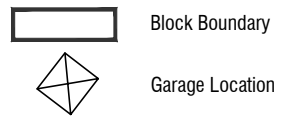
**BLOCK PLANNING CONTROLS**  
**BUILDING & SITING CONTROLS PLAN**



### KEY MAP



### LEGEND



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

**PRINCIPLE PRIVATE OPEN SPACE (PPPOS)**  
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
- Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 0.6m  
refer to Fencing Controls Plan
- Corner Identified for Corner Block Control**  
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

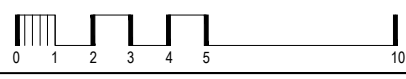
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**