

### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions 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  
side and rear setbacks: refer to Rule 12: Table 6B
- 1.5m or nil setback  
refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone)  
refer to SDHDC Rule 11:  
Table 3C for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

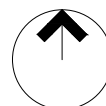
### BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	42
BLOCK	04
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	02/06/20

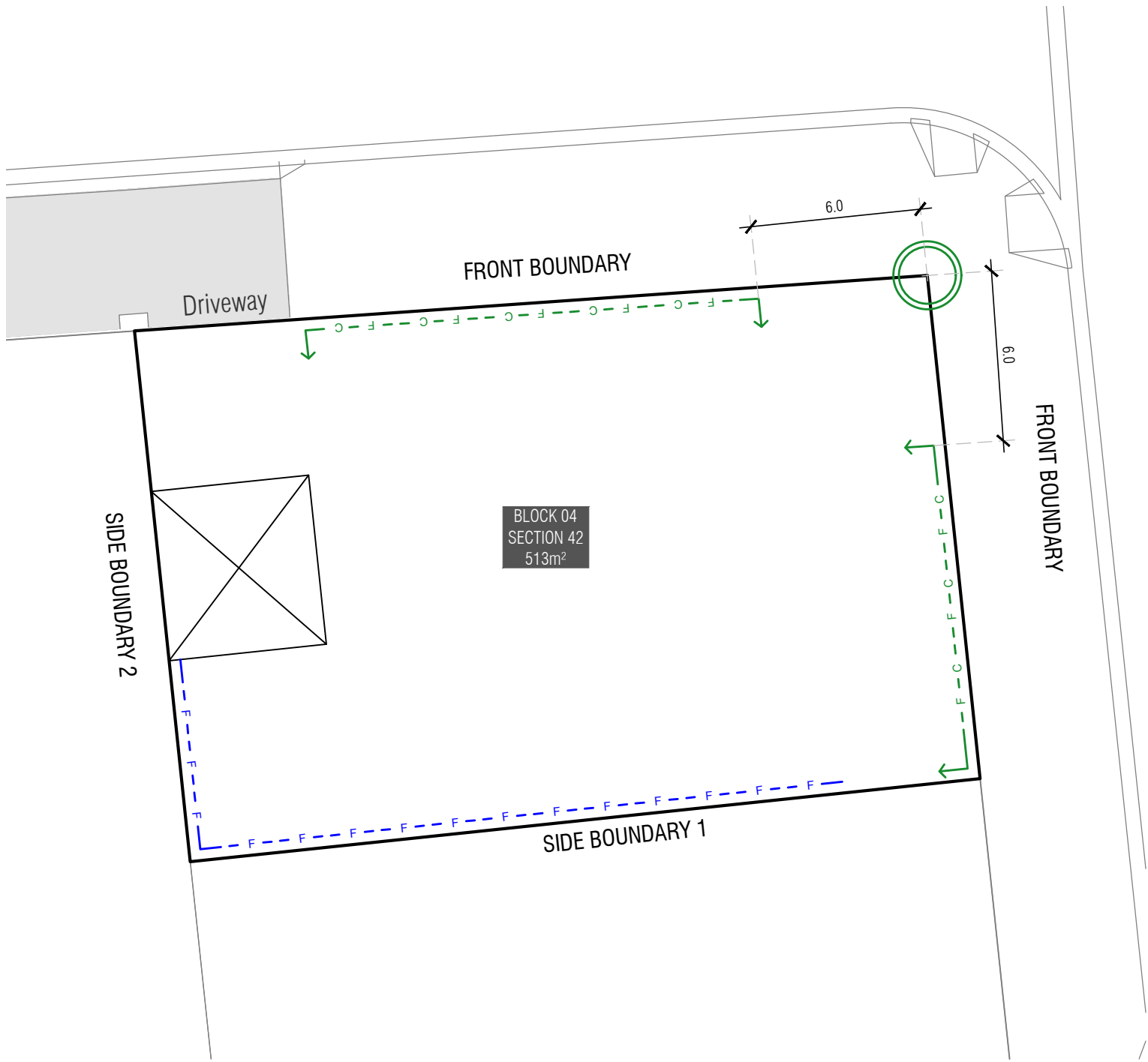
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:200 @A4



**Ginninderry**

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



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**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



**Corner Identified for Corner Block Control**  
refer to Fencing Controls Plan



**Optional - Corner Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)  
No fencing within 6m of the corner  
refer to Fencing Controls Plan



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

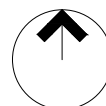
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**FENCING CONTROLS PLAN**