

KEY MAP



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 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 to a max length of 13m
refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

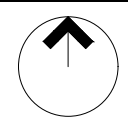
BLOCK INFORMATION

STAGE	2A
ZONE	RZ 1
SECTION	53
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

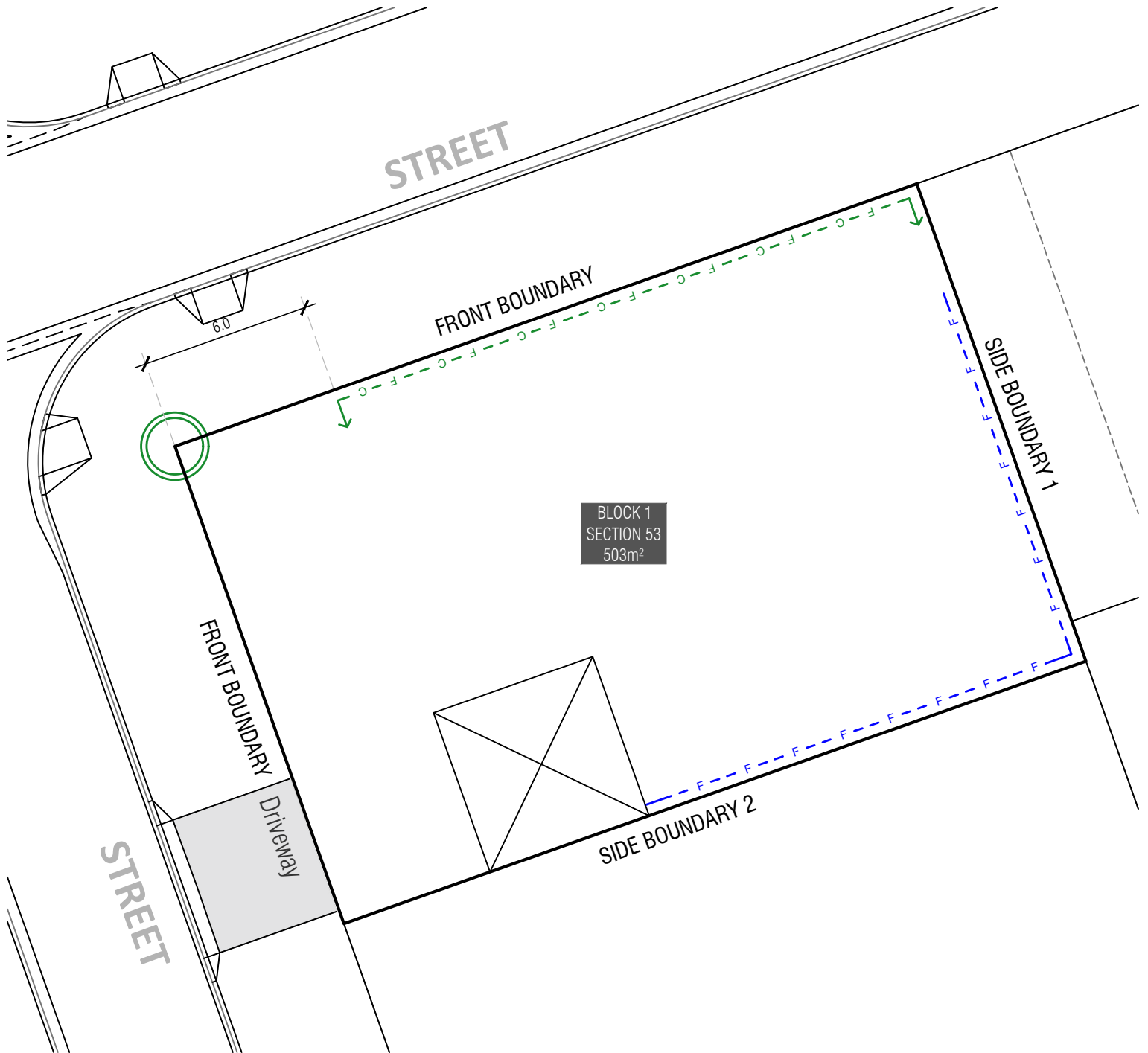
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	25/07/20

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

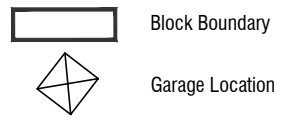


BLOCK 1
SECTION 53
503m²

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
- Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
- Optional - Courtyard Wall - Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

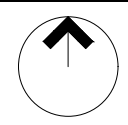
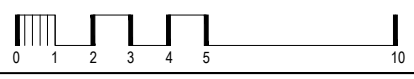
BLOCK INFORMATION

STAGE	2A
ZONE	RZ1
SECTION	53
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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