

KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks **only** This does not take into account plot ratio 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 2C for large blocks
side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

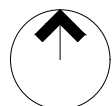
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 2 |
| ZONE | RZ 1 |
| SECTION | 56 |
| BLOCK | 06 |
| CLASSIFICATION | LARGE SIZE |
| HOUSING TYPE | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| A | JS | AK | CS | 10/08/20 |

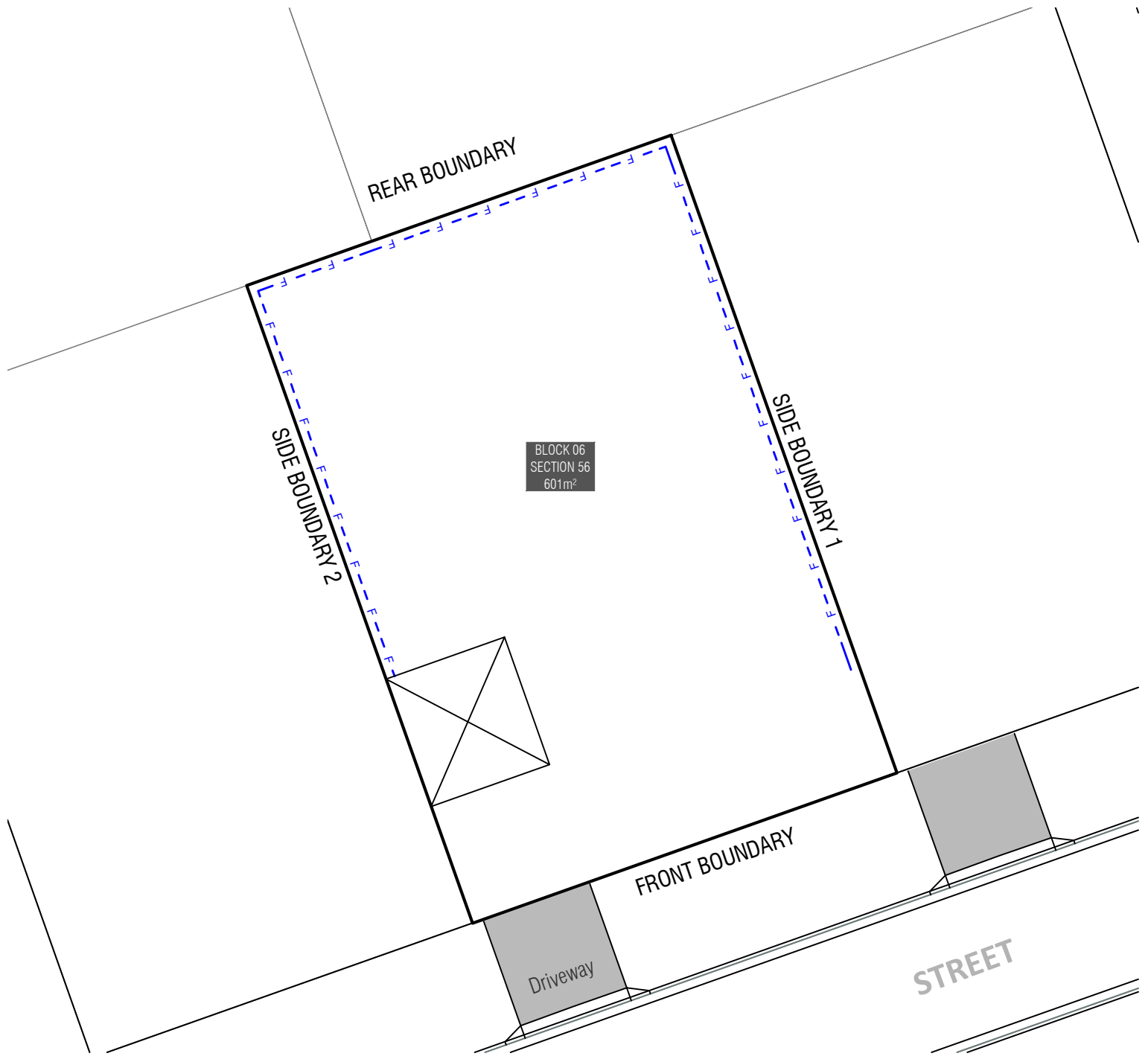
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

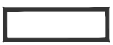



BLOCK 06
SECTION 56
601m²

KEY MAP



LEGEND


-  Block Boundary
-  Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large 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

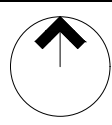
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**