FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR LANE

BLOCK 5
SECTION 28
209m²

MINIMUM BOUNDARY SETBACKS

---

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 4
side setbacks: refer Rule 12, Table 7

---

All Floor Levels - Side and Rear Boundary - Screened:
refer to Rule 12, Table 07

---

All Floor Levels - Side and Rear Boundary - Unscreened:
refer to Rule 12, Table 07

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only)

[Diagram showing block boundaries, garages, and floor levels]

LEGEND

Block Boundary
Garage Location
Boundary Defined by SDHDC

KEY MAP

SITE LOCATION

STAGE
ZONE
SECTION
BLOCK
CLASSIFICATION
HOUSING TYPE

SITE INFORMATION

DRAWN CHECKED APPROVED DATE

SCALE 1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**KEY MAP**
- Site Location

**KEY MAP**
- Site Location

**LEGEND**
- Block Boundary
- Garage Location

**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R40 for compact blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- Refer to SDHDC R41 and Table 8

**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

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPOS screen 1.5m | Otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - Refer to SPC Rule 8, Table 1, Figure 2

- **Optional- Front Fencing, Courtyard Walls, Open Space and Laneways**
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - Refer to SPC Rule 8, Table 1, Figure 2

**SITE LOCATION**

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Zone</th>
<th>Section</th>
<th>Block</th>
<th>Classification</th>
<th>Senior Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>1B</td>
<td>203</td>
<td>28</td>
<td>5</td>
<td>Compact Size</td>
<td>Single Dwelling</td>
</tr>
</tbody>
</table>

**DRAWN**
- AJZ

**CHECKED**
- AK CS

**APPROVED**
- 29/11/19

**DATE**
- A

**SCALE**
- 1:200 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

**RETURN**
- Boundary Fencing to Building Line or Side Fence