KEY MAP

LEGEND

Block Boundary
Garage Location
Boundary Defined by SDHDC
Easement
Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks. This does not take into account building envelopes)

Lower Floor Level
Upper Floor Level

MINIMUM BOUNDARY SETBACKS

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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 to a max length of 13m 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 Unscrened

BLOCK INFORMATION

CLASSIFICATION: MID SIZE
HOUSING TYPE: SINGLE DWELLING

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4
**Block Information**

- **Stage**: 2A1
- **Zone**: RZ1
- **Section**: 41
- **Block**: 12
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

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**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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**Private Open Space (POS)**

- Refer to SDHDC: R39 for mid size blocks

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**Key Map**

- **Legend**
  - Site Location

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**Block Diagram**

- **Boundaries**
  - Side Boundary 1
  - Side Boundary 2
  - Rear Boundary

- **Features**
  - Driveway
  - Garage Location
  - Recommended Fencing and Courtyard Walls to integrate service ties and meters.

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**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.

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**Stage 2A1**

- **Approved Date**: 26/05/23
- **Checked Date**: 27/10/20

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**Scale**: 1:200 @A4

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**Ginninderry**

**Block Planning Controls - Fencing Controls Plan**