




**KEY MAP**

■ SITE LOCATION



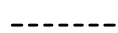

**LEGEND**



-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

**INDICATIVE BUILDING FOOTPRINTS**  
 (based on min. building setbacks **only** This does not take into account easements, 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  
 side and rear setbacks: refer to Rule 12: Table 5*
-  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

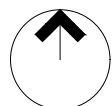
**BLOCK INFORMATION**

STAGE	2A2
ZONE	RZ 1
SECTION	50
BLOCK	34
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	17/07/20

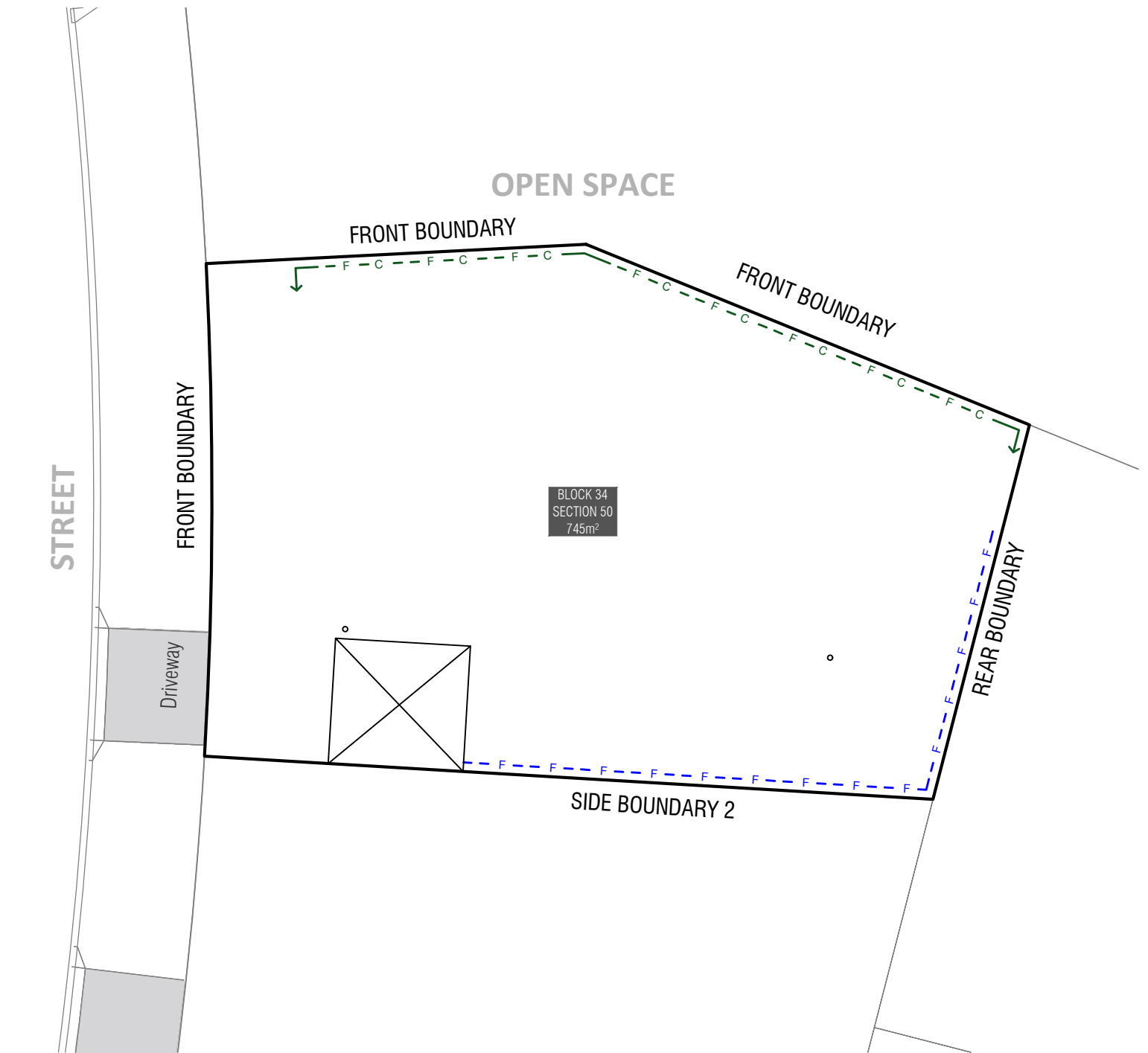
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
 1:250 @A4



**Ginninderry** 

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



**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
  - Optional - Courtyard Wall - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence

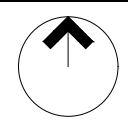
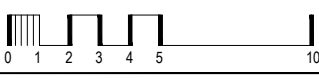
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1:250 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**