**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

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**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

- **Lower Floor Level**
- **Upper Floor Level**

**KEY MAP**

- **SITE LOCATION**
  - 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

**LEGEND**

- **BOUNDARY**
- **MINIMUM BOUNDARY SETBACKS**

**BLOCK INFORMATION**

- **STAGE**: 2A2
- **ZONE**: RZ 1
- **SECTION**: 51
- **BLOCK**: 13
- **CLASSIFICATION**: LARGE BLOCK
- **HOUSING TYPE**: SINGLE DWELLING

**REV**

- A: AK
- B: AK

**DRAWN**: AK

**CHECKED**: AK

**APPROVED**: CS

**DATE**: 25/07/20

**APPROVED**: 14/10/20

**SCALE**: 1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
**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 - North Facing Blocks**
- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
- refer to Fencing Controls Plan

**PRIVATE OPEN SPACE (POS)**
- 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.

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**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

**KEY MAP**
- SITE LOCATION

**LEGEND**
- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)
- refer to SDHDC: R38 for large blocks

**BOUNDARY FENCING**
- 

**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**