MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 3C for mid blocks
  - Side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

- Articulation Elements (Articulation Zone)
  - Mid blocks: refer to SDHDC Rule 11: Table 3C for mid blocks
  - Subject to mid size block provisions

- Blocks 500sqm < 550sqm subject to mid size block provisions

BOUNDARY

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions

ARTICULATION ELEMENTS (ARTICULATION ZONE)

- 1.5m or nil setback to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B

INDICATIVE BUILDING FOOTPRINTS

- (based on min. building setbacks. This does not take into account building envelopes)
- Lower Floor Level
- Upper Floor Level

KEY MAP

- Site Location
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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KEY MAP
- Site Location

LEGEND
- Block Boundary
- Garage Location

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

PRIVATE OPEN SPACE (POS)
- Refer to SOHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SOHDC 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.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:250 @ A4

BLOCK INFORMATION
- Stage: 1
- Zone: RZ 1
- Section: 52
- Block: 14
- Classification: Large Block
- Housing Type: Single Dwelling

REV  DRAWN  CHECKED  APPROVED  DATE
A  D2  AK  CS  22/09/20

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