**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)**
  - Refer to SDHDC Rule 11:
  - Table 3C for mid blocks

- **1.5m or nil setback for garage for mid size blocks**
  - Refer to SDHDC Rule 15, Table 6B

- **Upper Floor Level - Side and Rear Boundary Unscreened**
  - Part of Integrated Development Parcel by Planning Controls Plan

- **Upper Floor Level**
  - External wall or unscreened element
  - (Excluding Garages/Carports)

- **Upper Floor Level (rear setbacks)**
  - External wall or unscreened element

---

**INDICATIVE BUILDING FOOTPRINTS**

 *(based on min. building setbacks only) This does not take into account building envelopes)*

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

---

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

---

**KEY MAP**

- **SITE LOCATION**
- **BOUNDARY**
- **Part of Integrated Development Parcel by Planning Controls Plan**

---

**BLOCK INFORMATION**

- **Stages**: 2
- **Zone**: RZ 1
- **Section**: 53
- **Block**: 24
- **Classification**: Mid-Size
- **Housing Type**: Single Dwelling

**REV** - A

**DRAWN** - JS

**CHECKED** - AK

**APPROVED** - CS

**DATE** - 09/08/20

**SCALE** 1:200 @A4
### BLOCK INFORMATION

<table>
<thead>
<tr>
<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>CLASSIFICATION</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>62</td>
<td>53</td>
<td>24</td>
<td>MID-SIZE</td>
<td>SINGLE DWELLING</td>
</tr>
</tbody>
</table>

**REV:** DRAWN: CHECKED: APPROVED: DATE

A JS AK CS 09/08/20

**SCALE:** 1:200 @A4

---

**SITE LOCATION**

**STREET**

**FRONT BOUNDARY**

**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**REAR BOUNDARY**

---

**KEY MAP**

- **Block Boundary**
- **Garage Location**
- **PRIVATE OPEN SPACE (POS)**
  - refer to SDHDC: R39 for mid size blocks
  - PRINCIPLE PRIVATE OPEN SPACE (PPPOS)
  - refer to SDHDC R41 and Table 8
  - Alternative PPPOS delivery permitted*  
    - PPPOS is permitted at upper floor achieving a minimum area of 12m² by Planning 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

---

**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.