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 or building envelopes)

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  front setbacks: refer to Rule 11
  side and rear setbacks: refer to Rule 12
- Articulation Elements (Articulation Zone)
  refer to SDHDC Rule 11
- 1.5m or nil setback to a max length of 13m
  refer to SDHDC Rule 15, Table 6B

KEY MAP

MINIMUM BOUNDARY SETBACKS

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  front setbacks: refer to Rule 11
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BLOCK INFORMATION

STAGE 2A3
ZONE R22
SECTION 58
BLOCK 3
CLASSIFICATION MILD-SIZE
HOUSING TYPE SINGLE DWELLING

REV 2 3 4
DRAWN CS
CHECKED CS
APPROVED CS
DATE 02/10/20

1200 @A4

SCALE
**LEGEND**

- **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

**Construction and Finish**
Inter-allocation 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.

**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

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

**Return Boundary Fencing to Building Line or Side Fence**

**KEY MAP**

- **SITE LOCATION**

**BLOCK INFORMATION**

- **STAGE**: A3
- **ZONE**: R22
- **SECTION**: 58
- **BLOCK**: 3
- **CLASSIFICATION**: MID-SIZE
- **HOUSING TYPE**: SINGLE DWELLING

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**SCALE**

1:200 @A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**