KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement

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

MINIMUM BOUNDARY SETBACKS

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- 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

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Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscrened

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE 1:250 @A4
**KEY MAP**
- SITE LOCATION

**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

**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

- Corner Identified for Corner Block Control
  - refer to Fencing Controls Plan

- Optional - Corner Blocks
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - No fencing within 6m of the corner
  - refer to Fencing Controls Plan

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

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**BLOCK INFORMATION**
- STAGE: 2B3
- ZONE: R2.3
- SECTION: 65
- BLOCK: 13
- CLASSIFICATION: LARGE SIZE
- HOUSING TYPE: SINGLE DWELLING

**REV DRAWN CHECKED APPROVED DATE**
- A AK AK CS 15/12/19
- B AK AK CS 09/10/20

**SCALE:** 1:250 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**