



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY**  
 Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks. This does not take into account building envelopes)
- Lower Floor Level
- Upper Floor Level

**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
- 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

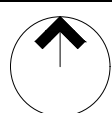
**BLOCK INFORMATION**

STAGE	2B3
ZONE	RZ 3
SECTION	65
BLOCK	8
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

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

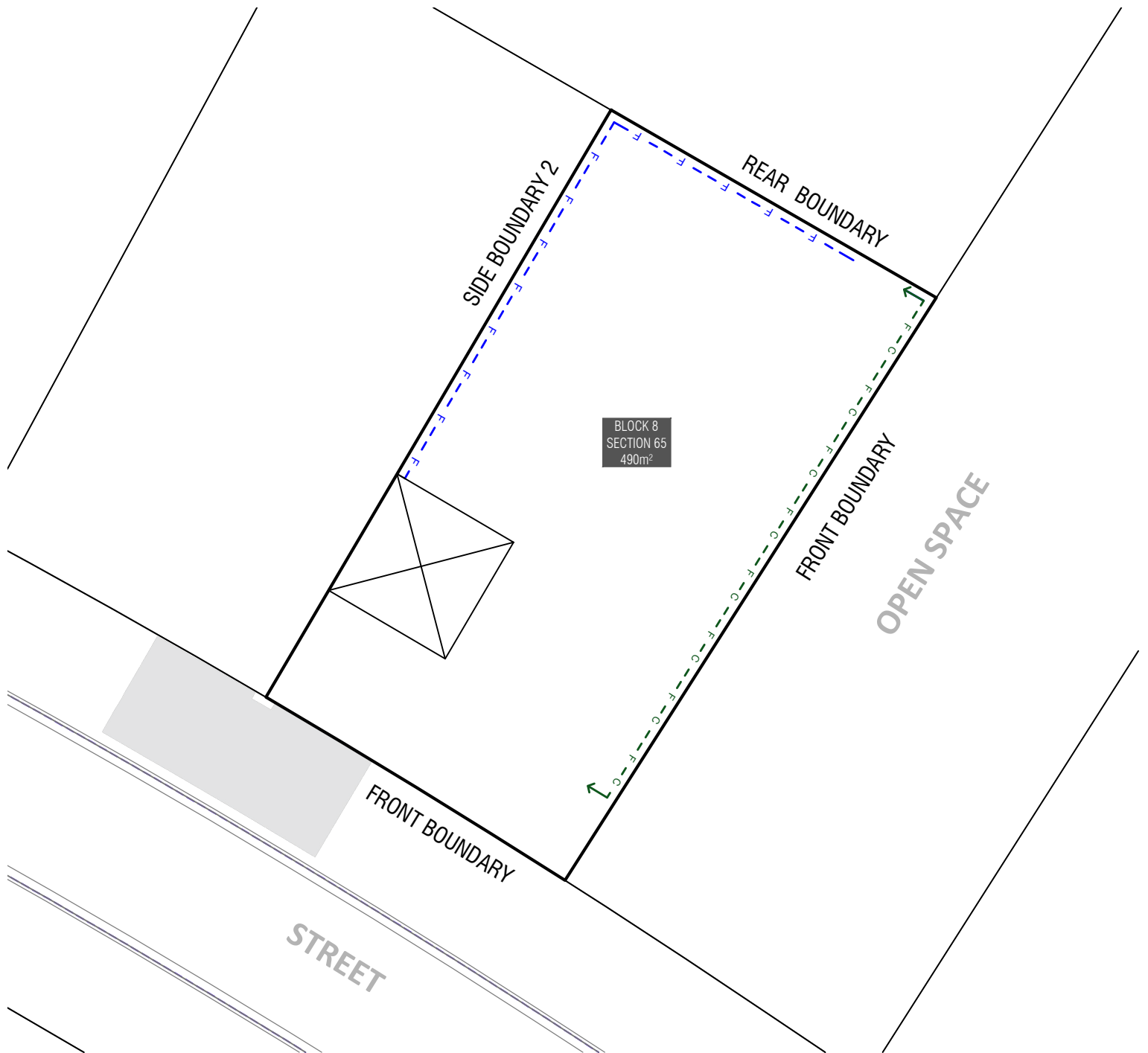
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



### KEY MAP



### LEGEND



**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
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.

### 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 - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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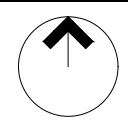
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**FENCING CONTROLS PLAN**