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: 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 Roof Level - Side and Rear Boundary - Screened

Upper Roof Level - Side and Rear Boundary Unscrened
**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

**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".

**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.

**Mandatory Village/Green Link, Courtyard Walls and Fencing**
- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 0.8m

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

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ 3
- **SECTION**: 82
- **BLOCK**: 12
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**SCALE**: 1:200 @ A4

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INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.