**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Nominated Boundary by Planning Controls Plan**

**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 Floor Level - Side and Rear Boundary - Screened**

**Upper Floor Level - Side and Rear Boundary Unscrened**

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ 3
- **SECTION**: 82
- **BLOCK**: 13
- **CLASSIFICATION**: MD Size
- **HOUSING TYPE**: Single Dwelling

**REV.** **DRAWN**  **CHECKED**  **APPROVED**  **DATE**

A  DZ  AK  CS  07/01/20
B  AK  AK  CS  06/10/20

**SCALE**: 1:200 @ A4
**Boundaries**

- **Front Boundary**: 6.0m
- **Secondary Front Boundary**: 6.0m
- **Side Boundary 1**: 6.0m
- **Side Boundary 2**: 6.0m
- **Rear Lane**: 6.0m
- **Driveway**: 6.0m

**Legend**

- **Block Boundary**
- **Garage Location**
- **Private Open Space (POS) / Principle Private Open Space (PPOS)**
  - Refer to SDHDC: R39 for mid size blocks
  - Minimum setback: 0m (100%)
  - Not forward of building line
- **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.

**Key Map**

- **Site Location**

**Block Information**

- **Stage**: 2B2
- **Zone**: R2.2
- **Section**: 82
- **Block**: 13
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**Drawing Details**

- **Drawn**: A
- **Checked**: AK
- **Approved**: CS
- **Date**: 07/01/20

**Scale**: 1:200 @ A4

**ZONE**: RZ 3

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**Design Requirements**

- **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.

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

- **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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**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.