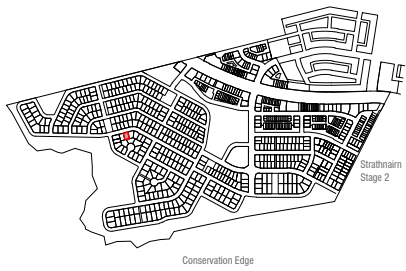


KEY MAP

SITE LOCATION



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
- Water tank requirements
BLOCK SIZE (M²) MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350 2,000
351 ≤ 599 4,000
600 ≤ 800 6,000
> 801 10,000
- Blocks 500sqm < 550sqm subject to mid size block provisions by EDP Planning Controls Plan
- BAL 12.5 Building Standard
refer to EDP Planning Controls Plan

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 for garage for mid size blocks
refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks

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
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

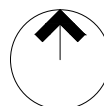
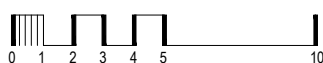
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AH
BLOCK	e
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	HS	DZ	CS	04/05/22

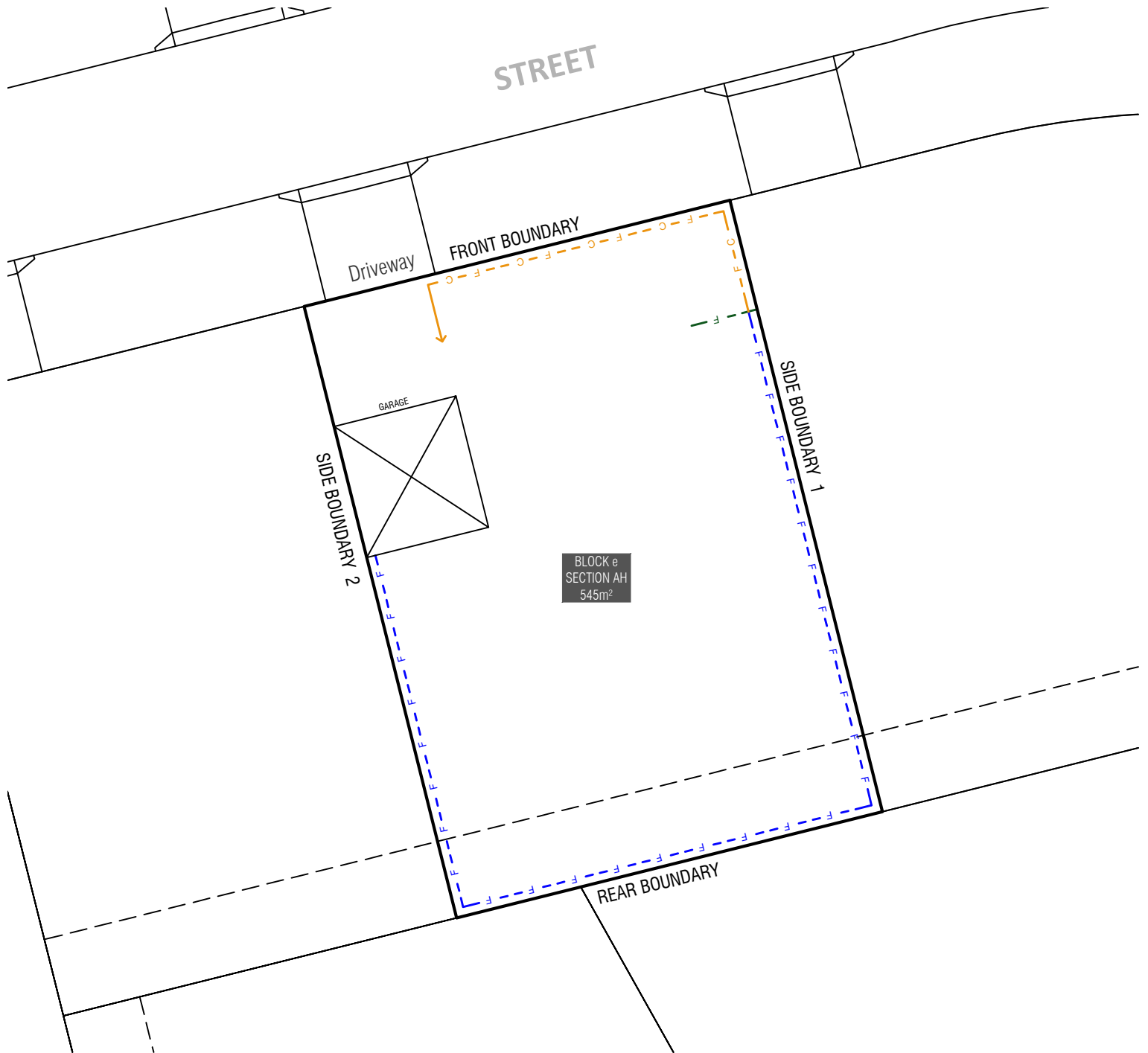
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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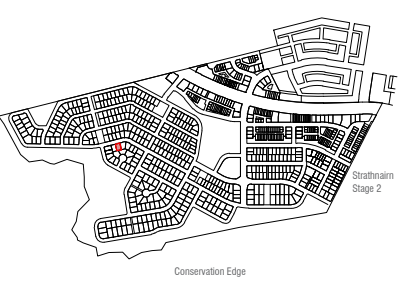
Ginninderry

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






KEY MAP




■ SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

BOUNDARY FENCING

-  **Side, Rear Fencing**
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front 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 Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Optional F5, Courtyard Wall** Refer to EDP Fencing Controls Plan
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

 Return Boundary Fencing to Building Line or Side Fence

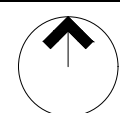
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AH
BLOCK	e
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A HS DZ CS 13/04/22

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SCALE
1:250 @A4



Ginninderry 

BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN