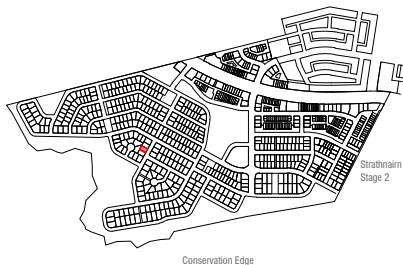


KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



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 8,000
> 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	s
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	8N	DZ	CS	17/04/23

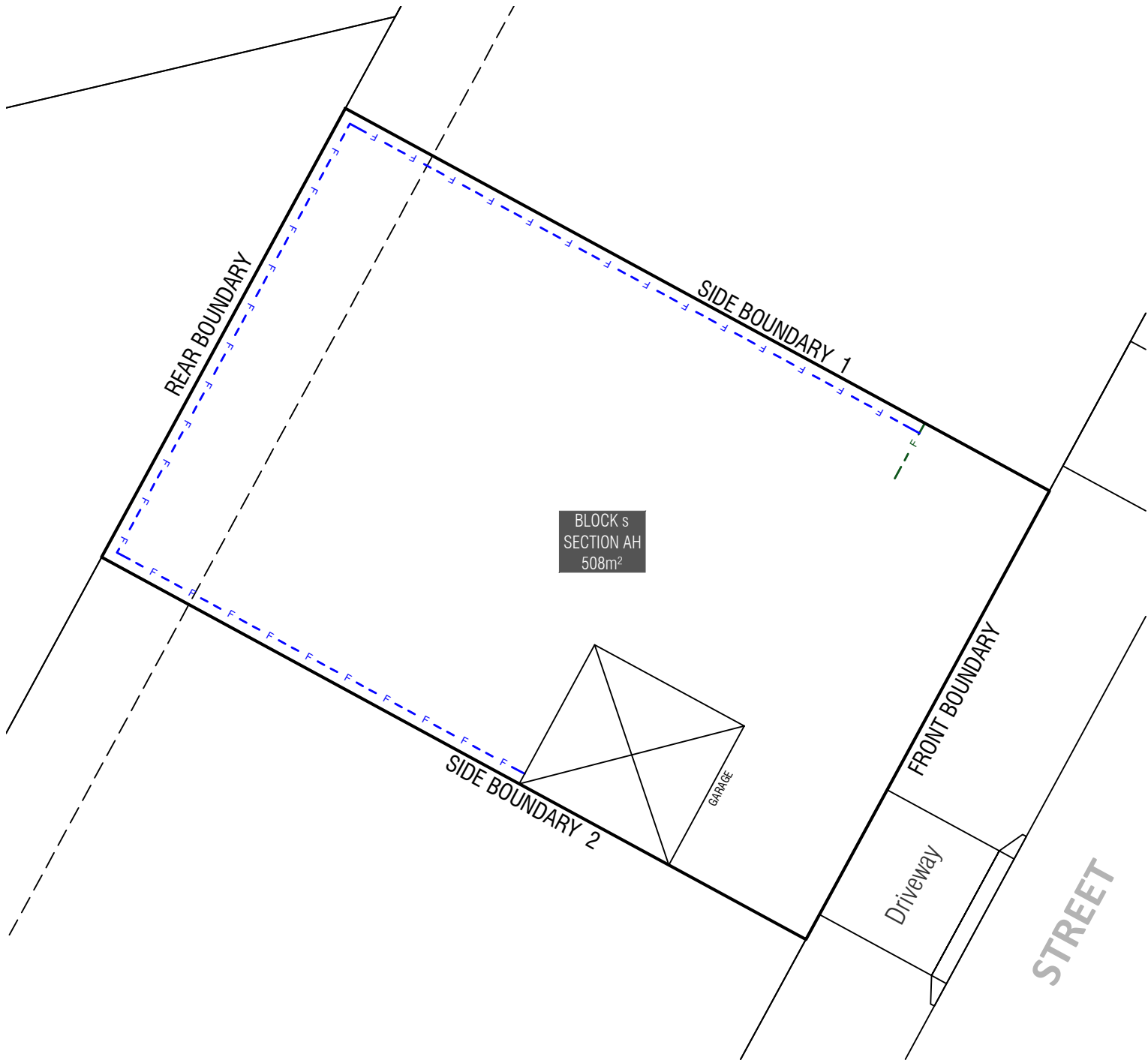
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
1:200 @A4



Ginninderry

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



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY 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)

BLOCK INFORMATION

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

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

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SCALE
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