

KEY MAP

SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- BOUNDARY** Boundary Defined by SDHDC
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks only)
- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11, Table 3C side and rear setbacks: refer to Rule 12, Table 6B
- Upper Floor Level - Screened
- Upper Floor Level - Unscreened
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11, Table 3C
- 1.5m or nil setback to a max length of 13m not more than 2.5m into rear zone: refer to SDHDC Rule 12, Rule 15, Table 6B

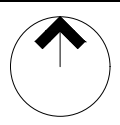
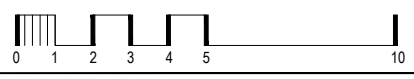
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	18
BLOCK	01
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

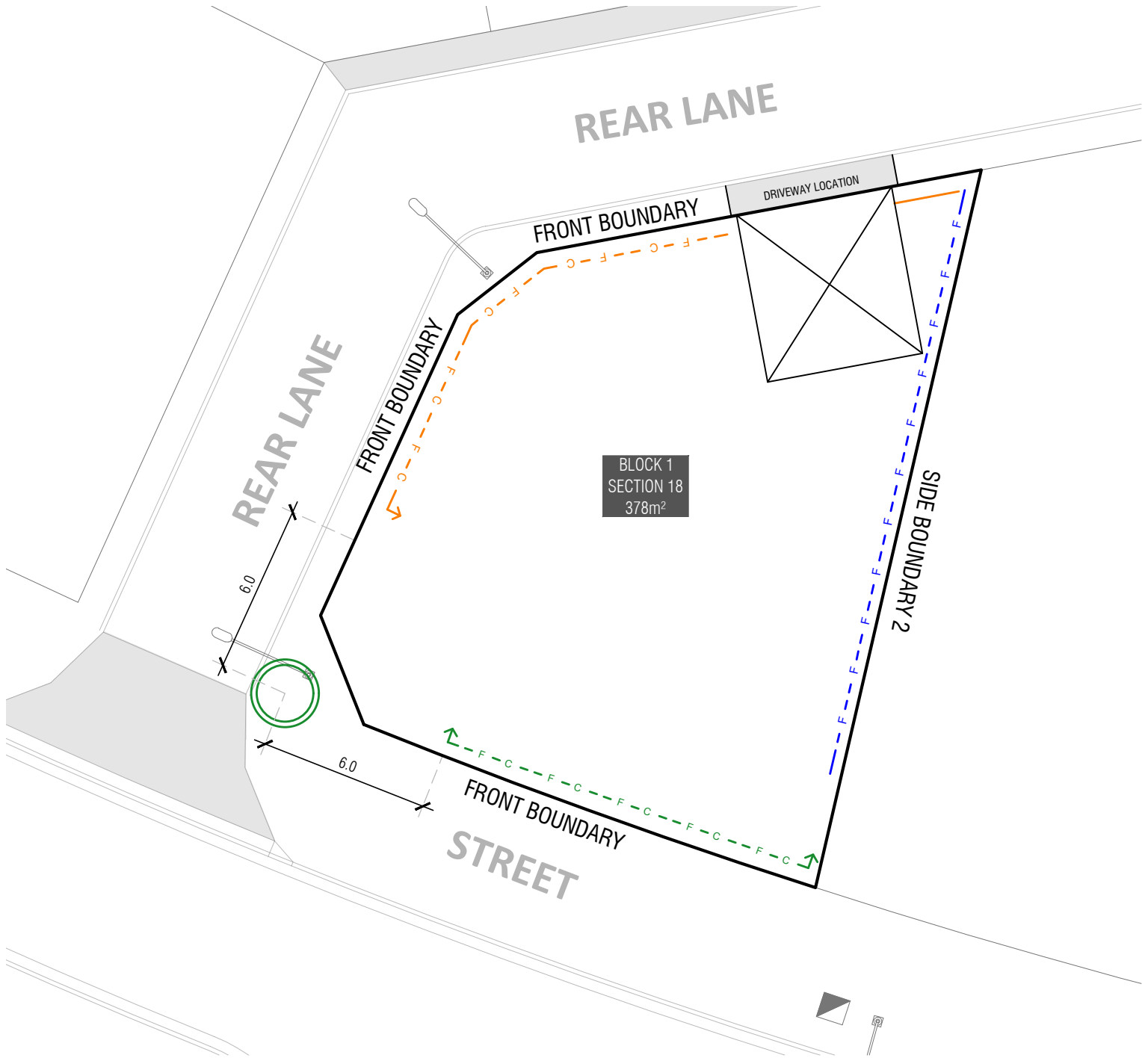
REV	DRAWN	CHECKED	APPROVED	DATE
A	JE	BR	CS	11/09/19

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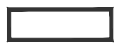

Ginninderry
 BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN



KEY MAP

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LEGEND

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PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R38 for large blocks,
R39 for mid size blocks,
R40 for compact blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

refer to SDHDC R41 and Table 8

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
-  **Front Fencing, Courtyard Walls and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1, Figure 2
-  **Corner Identified for Corner Block Control**
refer to SPC Table 1, Figure 1
-  **Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to SPC Rule 8, Table 1, Figure 1
-  **Return Boundary Fencing to Building Line or Side Fence**

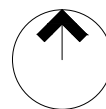
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1:200 @A4



**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**