

### KEY MAP

■ SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*

**INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **and** does not take into account plot ratio 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 2C for large blocks*  
*side and rear setbacks: refer to Rule 12: Table 5 for large blocks*
- Nil or 900mm garage setback for walls less than 8m in length  
*refer to SDHDC Rule 14, Table 5*

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

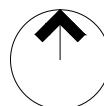
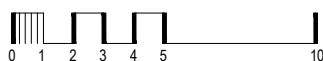
### BLOCK INFORMATION

STAGE	2
ZONE	RZ 1
SECTION	51
BLOCK	02
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	29/08/20

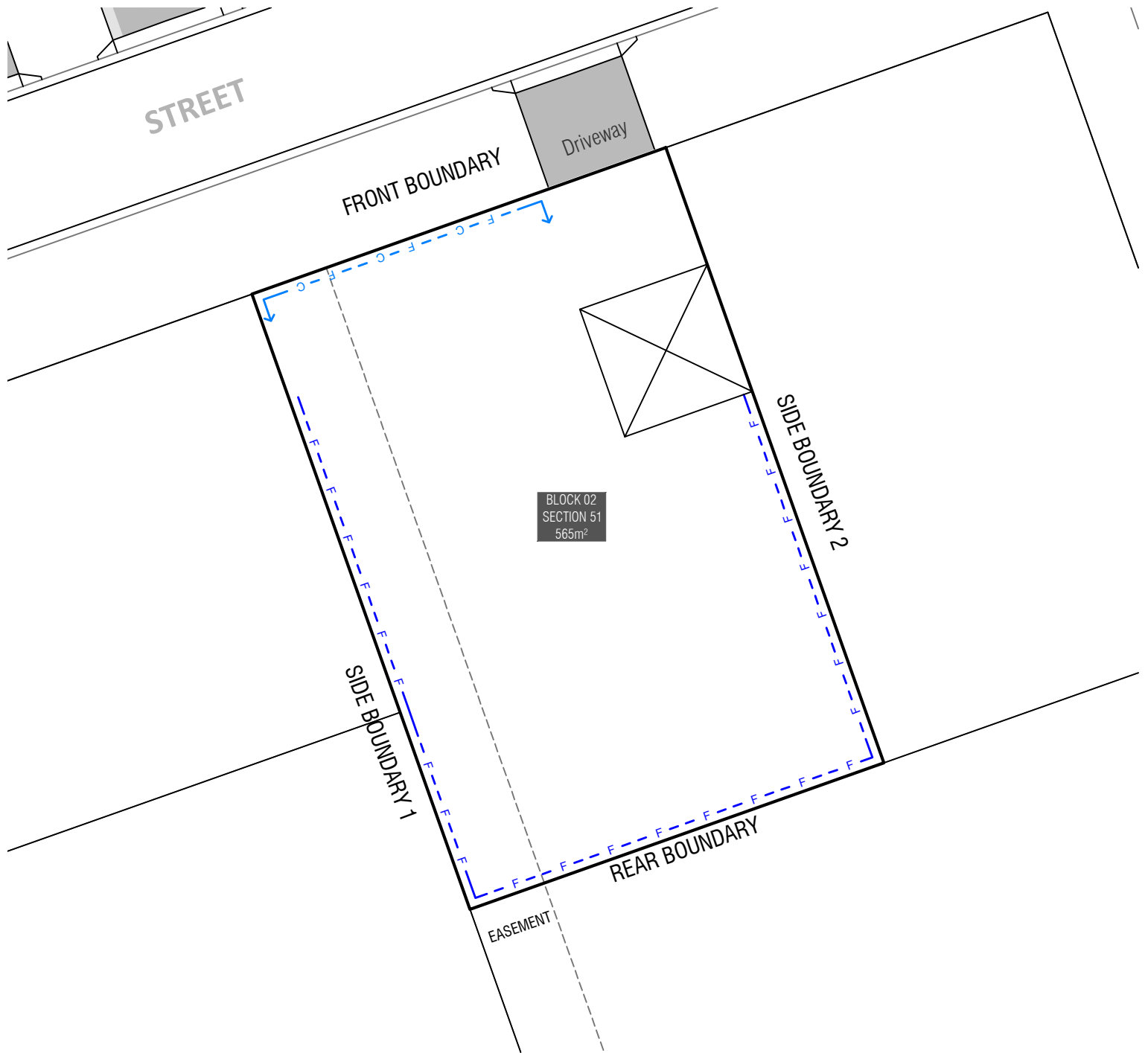
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:250 @A4



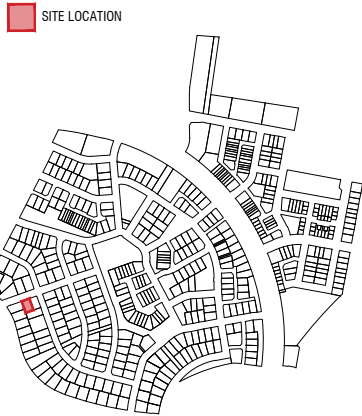
**Ginninderry**

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

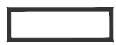



BLOCK 02  
SECTION 51  
565m<sup>2</sup>

**KEY MAP**



**LEGEND**



-  Block Boundary
-  Garage Location

**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large 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.

**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
-  **Optional - North Facing Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%) refer to Fencing Controls Plan

 Return Boundary Fencing to Building Line or Side Fence

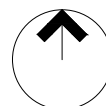
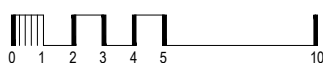
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SCALE  
1:250 @A4



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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**