






**KEY MAP**




**LEGEND**



-  Block Boundary
-  Garage Location
-  BOUNDARY Boundary Defined by SDHDC

**INDICATIVE BUILDING FOOTPRINTS**  
 (based on min. building setbacks **only** This does not take into account easements, 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*

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

**BLOCK INFORMATION**

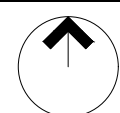
STAGE	2A3
ZONE	RZ 1
SECTION	54
BLOCK	3
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	13/06/20
B	AK	AK	CS	02/10/20

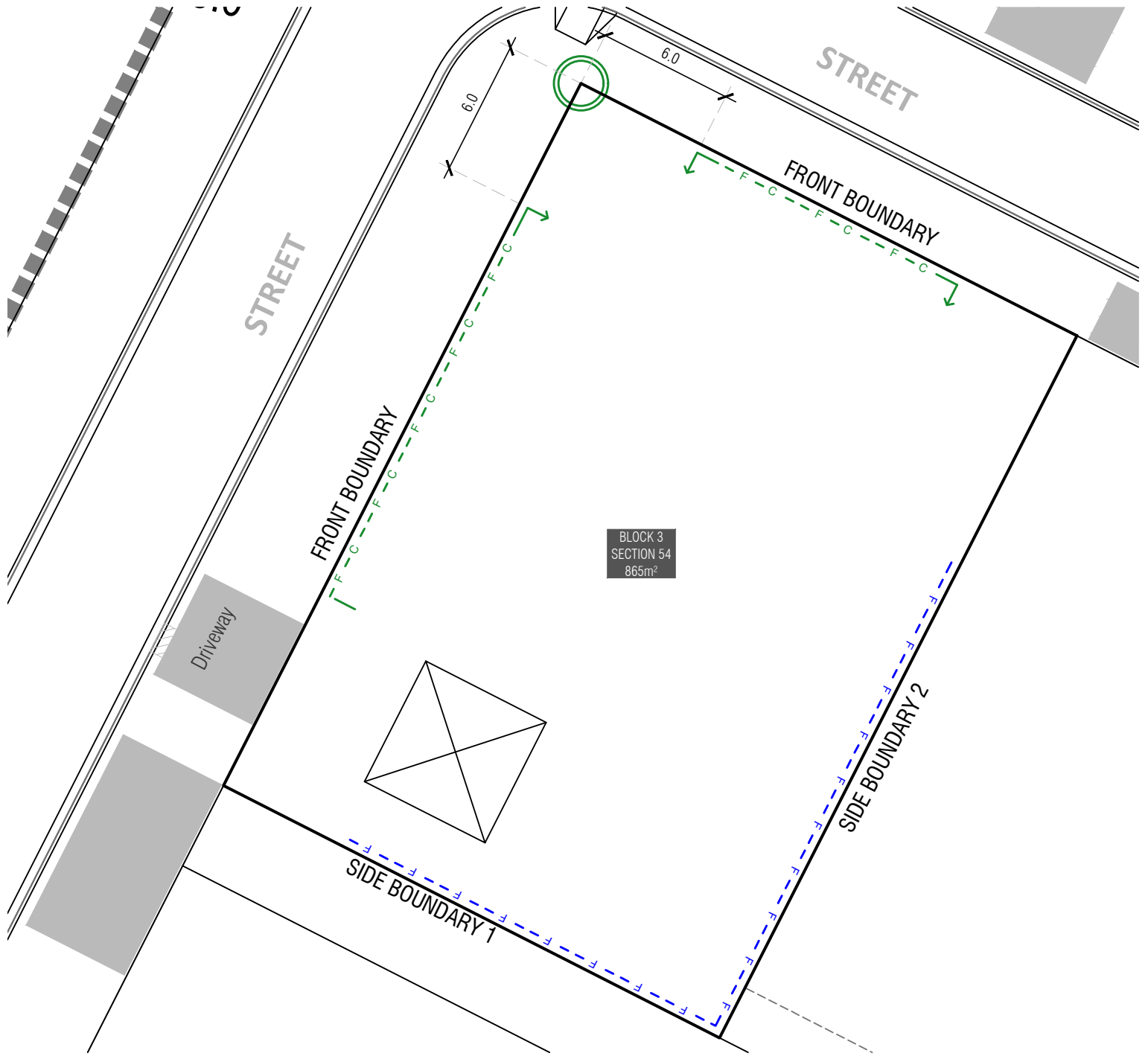
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE  
1:250 @A4




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



**KEY MAP**  
 SITE LOCATION

**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

**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**

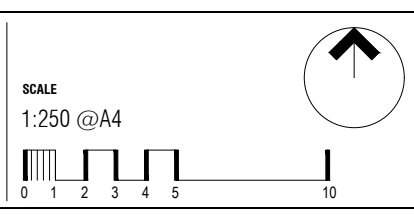
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**BLOCK PLANNING CONTROLS  
 FENCING CONTROLS PLAN**