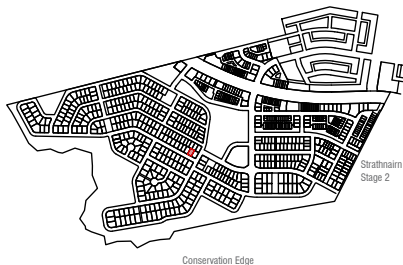


## KEY MAP

 SITE LOCATION



## LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC

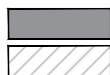
BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000



Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

## INDICATIVE BUILDING FOOTPRINTS

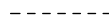
(based on min. building setbacks. This does not take into account site coverage or building envelopes)



Lower Floor Level

Upper Floor Level

## MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for mid blocks  
side and rear setbacks: refer to Control 10:  
Table 6 for mid blocks



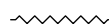
1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Control 10, Table 6



Articulation Elements (Articulation Zone)  
refer to SDHDC Control 9:  
Table 3 for mid blocks



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary Unscreened

## BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	13
BLOCK	30
CLASSIFICATION	MID/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV C SG CS CS

DRAWN SG CS CS

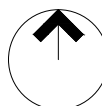
CHECKED CS CS

APPROVED CS CS

DATE 13/12/23

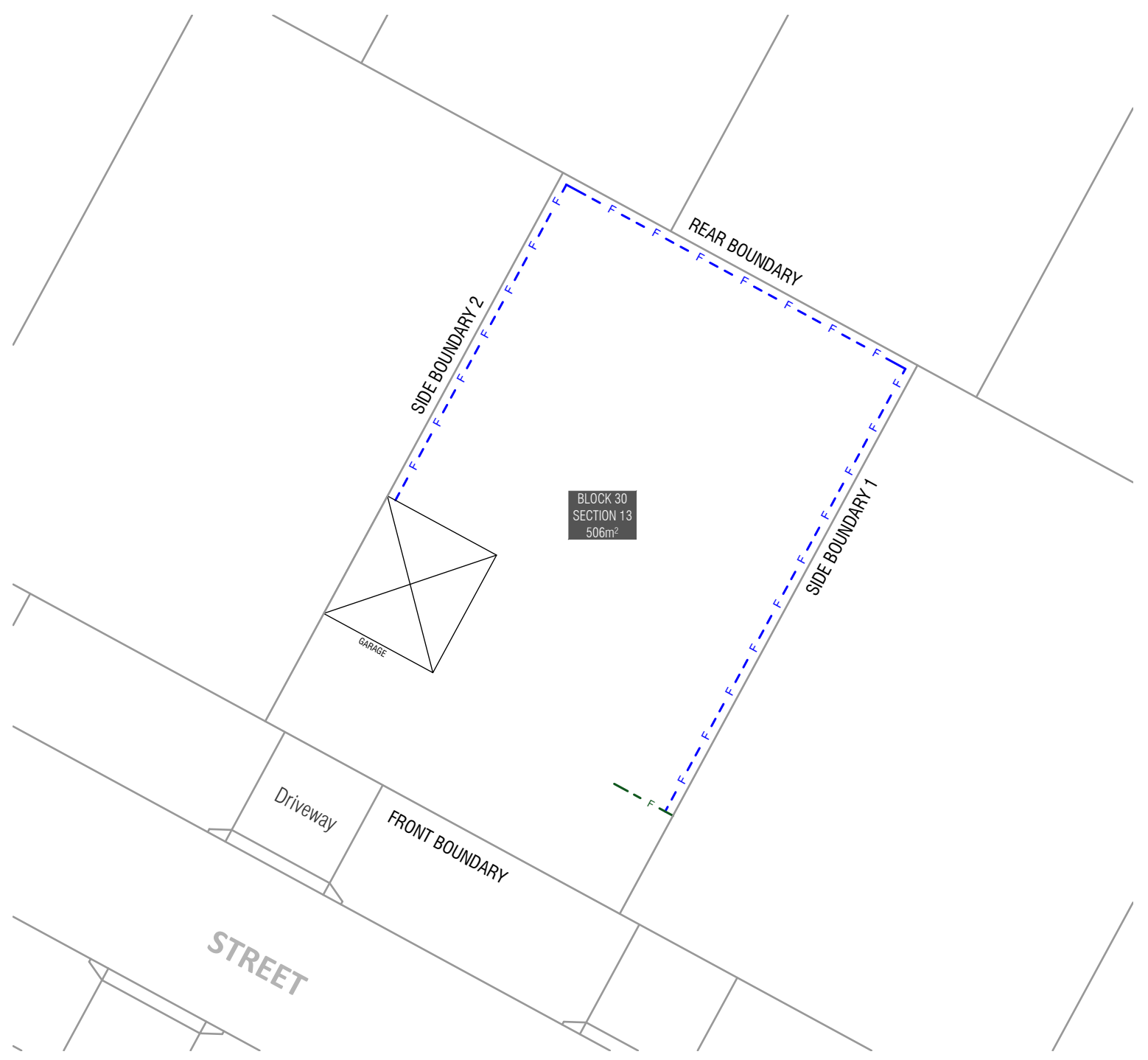
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

### BOUNDARY FENCING

**Side, Rear Fencing**  
Maximum height 1.8m | 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 Neetascreeen profile colour "Basalt". refer to Ginninderry Design Requirements

**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, painted or stained softwood or powder coated aluminum Ginninderry Design Requirements

### BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	13
BLOCK	30
CLASSIFICATION	MID/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	13/12/23

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SCALE

1:250 @A4

**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**