

### KEY MAP

Red box icon: SITE LOCATION

### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Water tank requirements
- BAL 12.5 Building Standard

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

### MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks

Diagonal hatched box icon: Nil or 900mm garage setback for walls maximum 8m in length refer to SDHDC Control 10, Table 4

### INDICATIVE BUILDING FOOTPRINTS

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

Grey box icon: Lower Floor Level  
White box icon: Upper Floor Level

Vertical line icon: Upper Floor Level - Side and Rear Boundary - Screened  
Wavy line icon: Upper Floor Level - Side and Rear Boundary - Unscreened

### BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	12
BLOCK	15
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

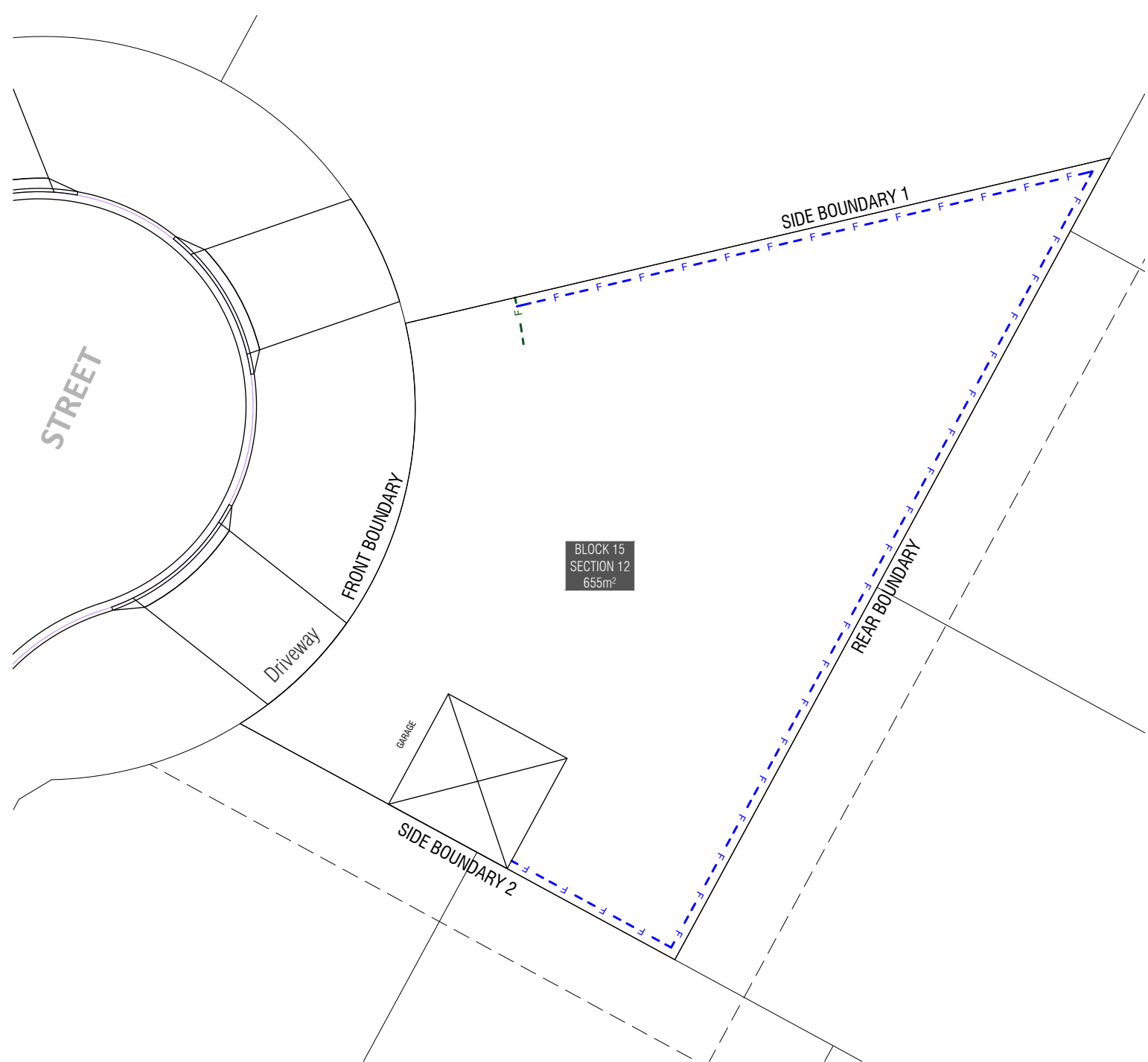
REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	18/12/23

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

### 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)

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SCALE

1:250 @A4

## Ginninderry

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**