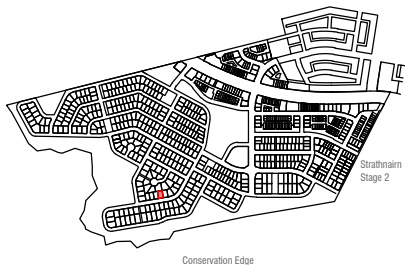


## KEY MAP

 SITE LOCATION



## LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC



Water tank requirements  
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

----- Front, Side and Rear Setbacks:  
Refer to Planning (Exempt Development) - SDHDCD



Garage / External Wall Setback  
Refer to Planning (Exempt Development) - SDHDCD

## INDICATIVE BUILDING FOOTPRINTS

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



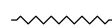
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

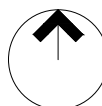
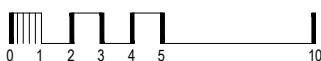
## BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	38
BLOCK	8
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE  
D EC JM JM 28/04/25

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

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)

BLOCK INFORMATION	
STAGE	1C
ZONE	RZ1
SECTION	38
BLOCK	8
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
D	EC	JM	JM	28/04/25
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.				
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SCALE

1:250 @A4

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN