

KEY MAP

SITE LOCATION



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*

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

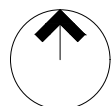
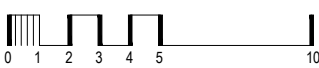
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ1
SECTION	BA
BLOCK	s
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	06/11/19

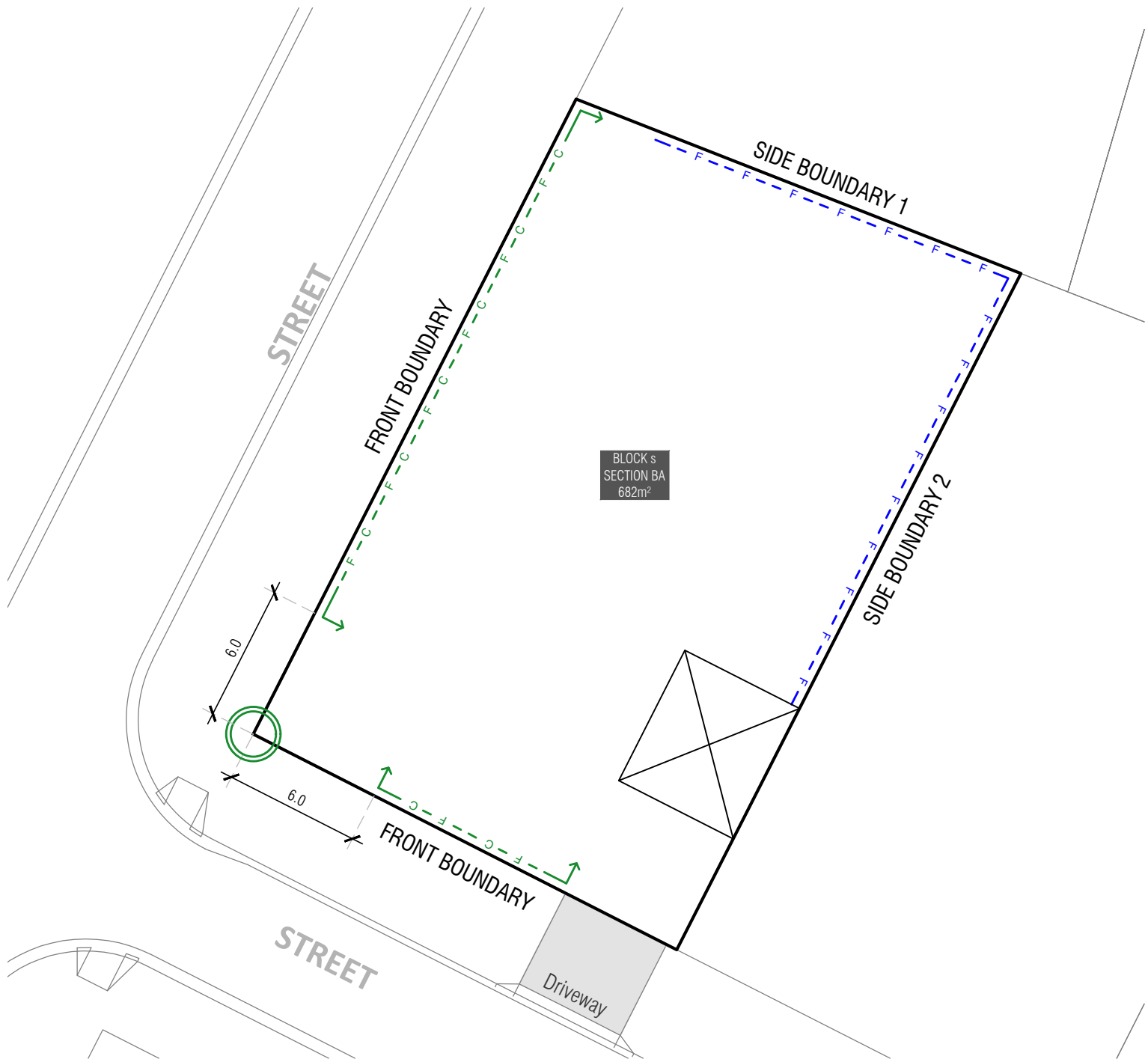
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS 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



LEGEND

-  Block Boundary
-  Garage Location
- PRIVATE OPEN SPACE (POS)**
refer to SDHDC:
R38 for large size blocks
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to SDHDC R41 and Table 8

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
-  **Optional - Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan
-  **Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
-  **Return Boundary Fencing to Building Line or Side Fence**

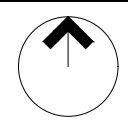
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SCALE
1:250 @A4




**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**