

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 or building envelopes)

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11 side and rear setbacks: refer to Rule 12
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11
- 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

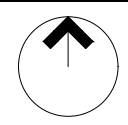
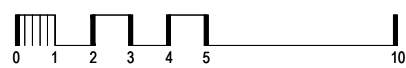
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 2A3 |
| ZONE | RZ3 |
| SECTION | AT |
| BLOCK | c |
| CLASSIFICATION | MID-SIZE |
| HOUSING TYPE | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| A | JE | AK | CS | 29/10/19 |

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. 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
 1:200 @A4



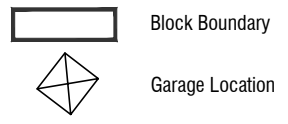
Ginninderry
 BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid 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

North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

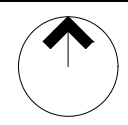
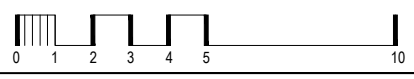
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN