**BLOCK 04**

**SECTION 20**

**436m²**

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**SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **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**

**BLOCK INFORMATION**

- **Stage**: 1C
- **Zone**: RZ1
- **Section**: 20
- **Block**: 04
- **Classification**: MID SIZE
- ** Dwelling Type**: SINGLE DWELLING

- **Drawing date**: 15/01/20
- **Scale**: 1:200 @ A4

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**MINIMUM BOUNDARY SETBACKS**

- **Single Dwelling Housing Development Code (SDHDC)**
  - **front setbacks**: refer to Rule 11: Table 3C for mid blocks
  - **side and rear setbacks**: refer to Rule 12: Table 6B for mid blocks

- **Articulation Elements (Articulation Zone)**
  - refer to SDHDC Rule 11: Table 3C for mid blocks

- **1.5m or nil setback to a max length of 13m**
  - refer to SDHDC Rule 15, Table 6B

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**Key Map**

- **Site Location**

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
SITE LOCATION

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

DO NOT SCALE OFF DRAWING. 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.