Block Boundary

Garage Location

Boundary Defined by SDHDC

Mandatory 2 Storeys by SPC
Refer to Figure 6

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:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

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

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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Return Boundary Fencing to Building Line or Side Fence

SIDE BOUNDARY 1

FRONT BOUNDARY

SIDE BOUNDARY 2

STREET

DRIVeway

347m²

SCALE 1:200 @A4

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN

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