Driveway
GARAGE
FRONT BOUNDARY
SIDE BOUNDARY 1
SIDE BOUNDARY 2
STREET
FRONT BOUNDARY
Driveway

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 Rule11:
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

Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary Unscrened

KEY MAP

LEGEND

Block Boundary
Garage Location

BOUNDARY

Boundary Defined by SDHDC

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.
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

PRIVATE OPEN SPACE (POS)
- Refer to SDHDC:
  - R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHDC R41 and Table 8

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SCALE 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN