



KEY MAP

SITE LOCATION

LEGEND

- Block Boundary
- Boundary Defined by SDHDC
- Nominated Boundary by SPC Refer to Figure 14
- Part of Integrated Development Parcel by SPC Refer to Figure 14
- Lower Floor Level
- Upper Floor Level
- Garage Location

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 2C
side and rear setbacks: refer to Rule 12: Table 5
- 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

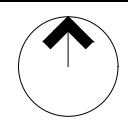
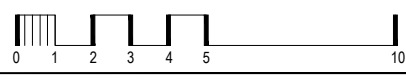
BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	27
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	AK	13/01/20

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



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 BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large blocks

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

BOUNDARY FENCING

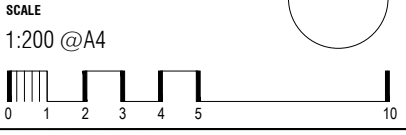
- Side, Rear and Rear Lane Boundaries**
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
- Mandatory Gate to Open Space**
Refer to SPC Rule 7, Figure 7
- Optional Blocks Adjacent to Open Space**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1
- Optional Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = 50% of minimum building setback |
Maximum length = 50% of boundary length
refer to SDHDC Rule 26
- Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	27
BLOCK	01
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	AK	13/01/20

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