BLOCK INFORMATION

KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by SPC
- Part of Integrated Development Parcel by SPC

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 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

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**BLOCK INFORMATION**

- **Stage**: 1C
- **Zone**: 022
- **Section**: 01
- **Block**: 01
- **Classification**: Large Size
- **Product Type**: Single Dwelling

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**KEY MAP**
- Site Location

**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**

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**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.**

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**SCALE**: 1:200 @A4