STREET SIDE BOUNDARY 1

SIDE BOUNDARY 2

FRONT BOUNDARY

GARAGE

DRIVEWAY

FRONT BOUNDARY

REAR BOUNDARY

BLOCK 13
SECTION 27
476m²

DRAWN
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SCALE 1:200 @A4
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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

BLOCK INFORMATION

SITE LOCATION

BOUNDARY

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11: Table 3C
side and rear setbacks: refer to Rule 12: Table 6B

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

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

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

BOUNDARY DEFINED BY SDHDC

BOUNDARY

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
STAGE 1B
ZONE RZ1
SECTION 27
BLOCK 13
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

KEY MAP
SITE LOCATION

LEGEND
Block Boundary
Garage 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

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DATE 03/01/20
APPROVED

Ginninderry BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN