MINIMUM BOUNDARY SETBACKS

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Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 4

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All Floor Levels - Side and Rear Boundary - Screened:
refer to Rule 12, Table 07

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All Floor Levels - Side and Rear Boundary - Unscreened:
refer to Rule 12, Table 07

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only)

- Lower Floor Level
- Upper Floor Level

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 TO CONFIRM ALL
CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

BLOCK INFORMATION

- Stage: 1B
- Zone: R22
- Section: 28
- Block: 3
- Classification: Compact Size
- Housing Type: Single Dwelling

REV DRAWN CHECKED APPROVED DATE
A DZ AK CS 29/11/19

SCALE

1:200 @A4

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R40 for compact blocks

PRINCIPAL 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 Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.6m
refer to SPC Rule 8, Table 1, Figure 2

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

Stage 1B
Zone 2022
Section 28
Block 3
Classification Compact Size
Housing Type Single Dwelling

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:200 @ A4