KEY MAP

LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

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 4 for compact block

Side setbacks: refer to Rule 12: Table 7

BOUNDARY

All Floor Level - Side and Rear Boundary - Screened

All Floor Level - Side and Rear Boundary Unscreened

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

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
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: R40 for compact blocks

Principle Private Open Space (PPOS)
refer to SDHDC R41 and Table 8

Return Boundary Fencing to Building Line or Side Fence

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**Block Information**

- **Stage**: 1B
- **Zone**: 2823
- **Section**: 28
- **Block**: 6
- **Classification**: Compact
- **Housing Type**: Single Dwelling

**Drawing Information**

- **Scale**: 1:200 @ A4
- **Date**: 29/11/19
- **Approved**: CS

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**Legend**

- ** Boundary Fencing**
  - **Boundary Fencing Plan**: Block Boundary, Garage Location

- **Private Open Space (POS)**
  - Refer to SDHDC: R40 for compact blocks

- **Principle Private Open Space (PPOS)**
  - Refer to SDHDC R41 and Table 8

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**General Information**

- Mandatory Village/Green Link, Courtyard Walls and Fencing
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - Refer to SPC Rule 8, Table 1, Figure 2

- 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.