MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
- front setbacks: refer to Rule 11, Table 3C
- side and rear setbacks: refer to Rule 12, Table 6B

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

1.5m or nil setback
- refer to SDHDC Rule 12, Rule 15, Table 6B

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

SITE LOCATION

BLOCK INFORMATION

KEY MAP

LEGEND

Block Boundary
Garage Location
Boundary Defined by SDHDC

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP

LEGEND

BOUNDARY FENCING

- F -

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

Optional Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner
refer to SPC Rule 8, Table 1, Figure 1

Optional Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1

- F -

Optional Corner Identified for Corner Block Control
refer to SPC Rule 8, Table 1, Figure 1

Return Boundary Fencing to Building Line or Side Fence

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid size 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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STAGE 1C
ZONING RES22
SECTION 5B
BLOCK 3
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

REV | DRAWN | CHECKED | APPROVED | DATE
--- | --- | --- | --- | ---
A | DZ | AK | CS | 14/01/22

1:200 A4

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FENCING CONTROLS PLAN