MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11
- side and rear setbacks: refer to Rule 12
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11
- 1.5m or nil setback to a max length of 13m refer to SDHDC 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

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

KEY MAP
- SITE LOCATION

BLOCK INFORMATION
- STAGE: ZAJ
- ZONE: RZ 4
- SECTION: AS
- BLOCK: 1
- CLASSIFICATION: MID-SIZE
- HOUSING TYPE: SINGLE DWELLING

SCALE: 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**

**BOUNDARY FENCING**

- **Side, Rear and Rear Lane Boundaries**
  - Maximum height 1.8m
  - Minimum setback 0m (100%)
  - Not forward of building line

**PRIVATE OPEN SPACE (POS)**

- Refer to SDHDC:
  - R38 for large blocks,
  - R39 for mid size blocks,
  - R40 for compact blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

- Refer to SDHDC R41 and Table 8

**SITE LOCATION**

**BLOCK INFORMATION**

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**DRAWN**

28/10/19

**CHECKED**

**APPROVED**

**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.**

**SCALE 1:200 @A4**

**Ginninderry**

**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**

**SCALE**

0 1 2 3 4 5 10