KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
- front setbacks: refer to Rule 11: Table 2C for large blocks
- side and rear setbacks: refer to Rule 12: Table 5 for large blocks

- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks only This does not take into account easements, plot ratio or building envelopes)

- Lower Floor Level
- Upper Floor Level

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:250 @A4

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. APPROVED SDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS 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.
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

PRIVATE OPEN SPACE (POS)
- Refer to SDHDC: R38 for large size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- Refer to SDHDC R41 and Table 8

LEGEND
- Block Boundary
- Garage Location

KEY MAP
- Site Location

BLOCK INFORMATION
- Stage: 2A
- Zone: R22
- Section: BA
- Block: q
- Classification: LARGE SIZE
- Housing Type: SINGLE DWELLING

REVISION
- Drawn by: DZ
- Checked by: AK
- Approved by: CS
- Date: 06/11/19

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