

### KEY MAP



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **only** This does not take into account easements, plot patio 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 2C  
side and rear setbacks: refer to Rule 12: Table 5
- Nil or 900mm garage setback for walls less than 8m in length  
refer to SDHDC Rule 14, Table 5
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

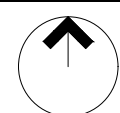
### BLOCK INFORMATION

STAGE	2A1
ZONE	RZ1
SECTION	BE
BLOCK	y
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

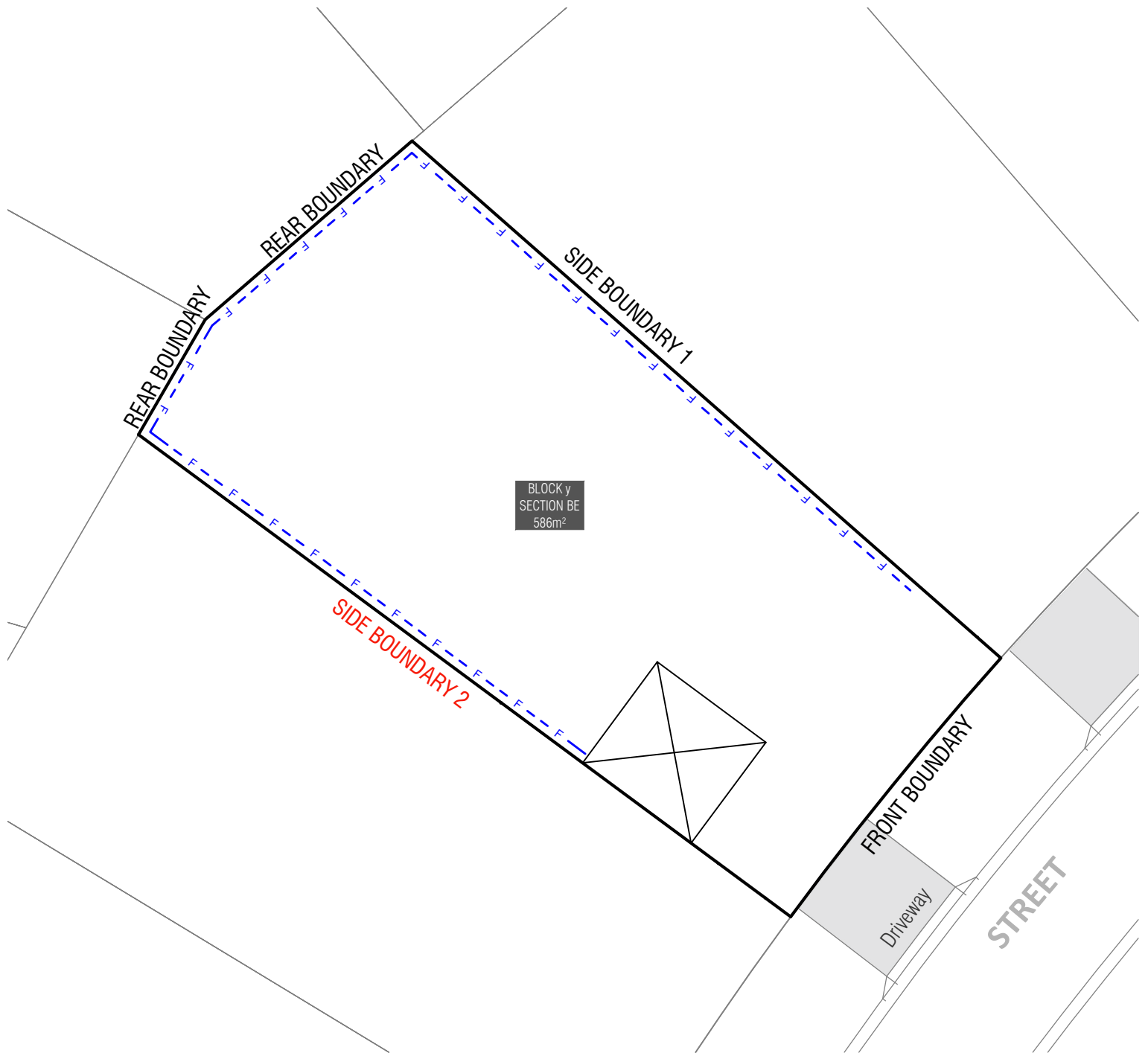
REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	22/11/19

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 EDP 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.

SCALE  
1:250 @A4



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



**KEY MAP**



**LEGEND**



**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large blocks

**PRINCIPLE 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

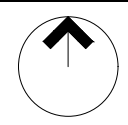
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**