





**KEY MAP**



■ SITE LOCATION

**LEGEND**





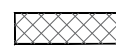

-  Block Boundary
-  Garage Location
-  BOUNDARY Boundary Defined by SDHDC
-  BOUNDARY Nominated Boundary by SPC Refer to Figure 14

**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

-  **Mandatory 2 Storeys by SPC**  
Refer to Figure 7
-  Part of Integrated Development Parcel by SPC  
Refer to Figure 14

**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 3C
-  Upper Floor Level - Side and Rear Boundary - Screened
-  Upper Floor Level - Side and Rear Boundary Unscreened
-  Articulation Elements (Articulation Zone) refer to SDHDC Rule 11, Table 3C
-  1.5m or nil setback to a max length of 13m refer to SDHDC Rule 12, Rule 15, Table 6B

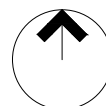
**BLOCK INFORMATION**

STAGE	1B
ZONE	RZ1
SECTION	27
BLOCK	17
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

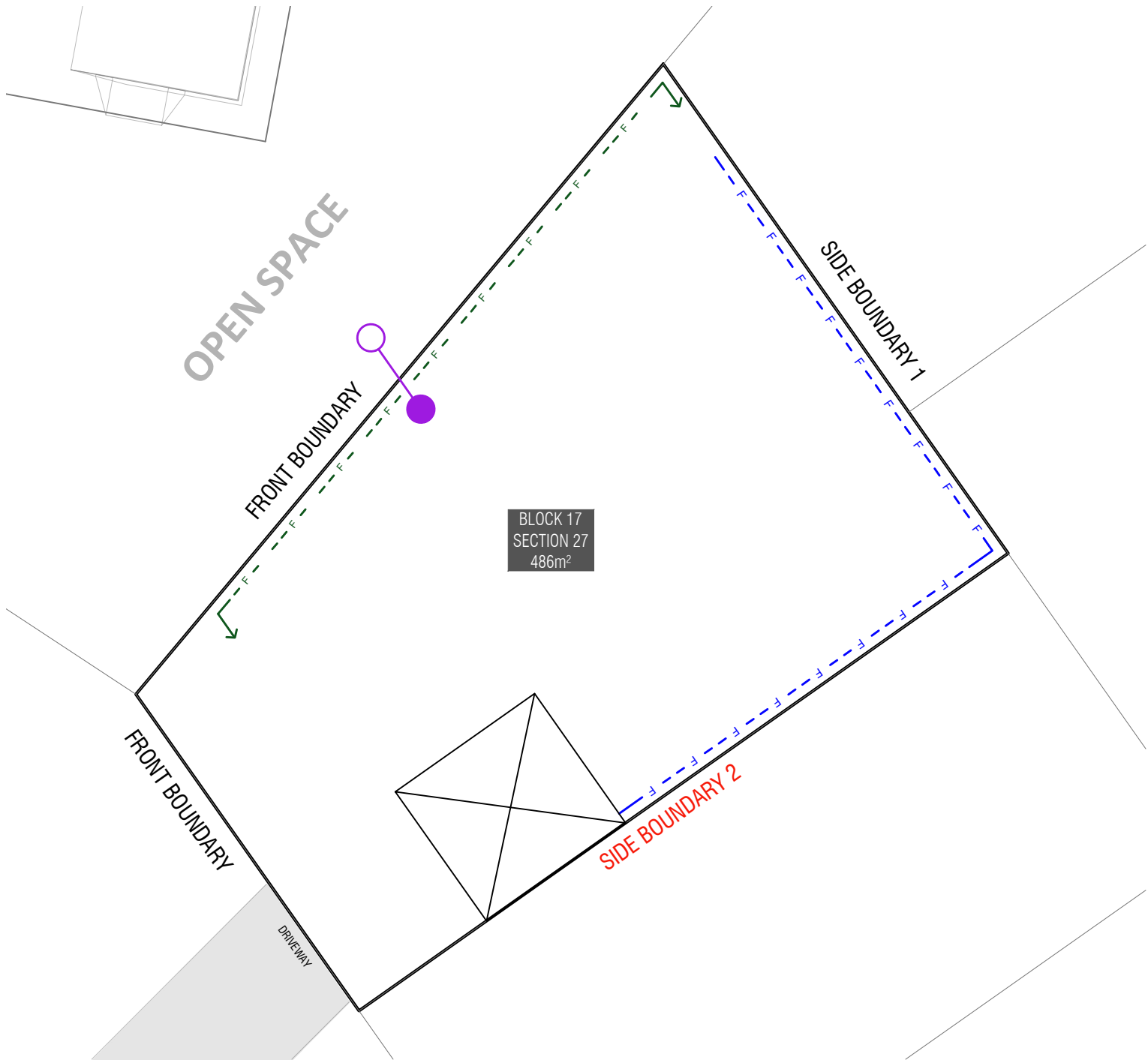
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	03/01/20

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



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



BLOCK 17  
SECTION 27  
486m<sup>2</sup>



**KEY MAP**

SITE LOCATION

**LEGEND**

Block Boundary

Garage Location

**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R39 for mid size 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

**Mandatory Gate to Open Space**  
Refer to SPC Rule 7, Figure 7

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

**Return Boundary Fencing to Building Line or Side Fence**

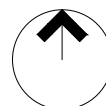
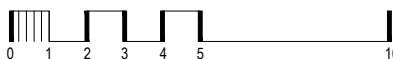
**BLOCK INFORMATION**

STAGE	1B
ZONE	RZ1
SECTION	27
BLOCK	17
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	03/01/20

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  
FENCING CONTROLS PLAN**