










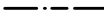
LEGEND

-  Block Boundary
-  Garage Location
-  **BOUNDARY** Boundary Defined by SDHDC

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only)

-  Lower Floor Level
-  Upper Floor Level

MINIMUM BOUNDARY SETBACKS

-  Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule 11, Table 4
side setbacks: refer to Rule 12, Table 7
-  All Floor Levels - Side and Rear Boundary - Screened:
refer to Rule 12, Table 07
-  All Floor Levels - Side and Rear Boundary - Unscreened:
refer to Rule 12, Table 07

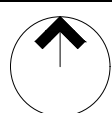
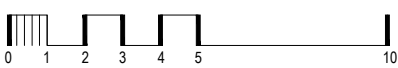
BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	28
BLOCK	4
CLASSIFICATION	COMPACT SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	29/11/19

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. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R40 for compact 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 Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.6m
refer to SPC Rule 8, Table 1, Figure 2

Return Boundary Fencing to Building Line or Side Fence

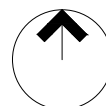
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**