








KEY MAP

■ SITE LOCATION

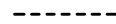



LEGEND

-  Block Boundary
-  Garage Location
-  **BOUNDARY** Boundary Defined by SDHC
-  **Mandatory 2 Storeys by SPC**
Refer to Figure 08

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

-  Lower Floor Level
-  Upper Floor Level

MINIMUM BOUNDARY SETBACKS

-  Single Dwelling Housing Development Code (SDHC)
front setbacks: refer to Rule 11: Table 3C
side and rear setbacks: refer to Rule 12: Table 6B
-  1.5m or nil setback to a max length of 13m
refer to SDHC Rule 15, Table 6B
-  Articulation Elements (Articulation Zone)
refer to SDHC Rule 11: Table 3C
-  Upper Floor Level - Side and Rear Boundary - Screened

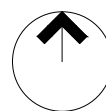
BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	28
BLOCK	07
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

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

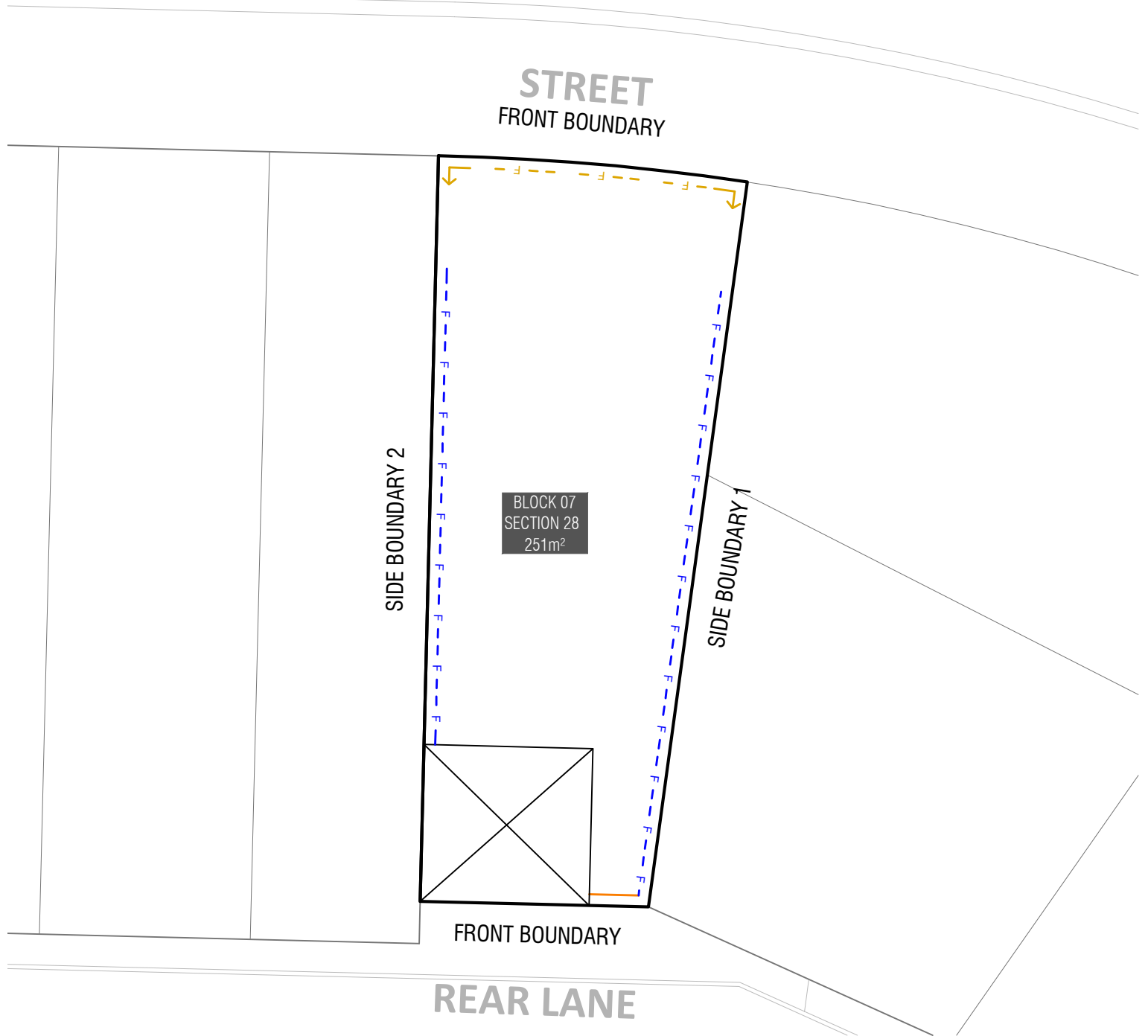
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4



Ginninderry 

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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 Village/Green Link, Courtyard Walls and Fencing**
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
refer to SPC Rule 8, Table 1, Figure 2
- Optional - Front Fencing, Courtyard Walls, Open Space and Laneways**
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1, Figure 2

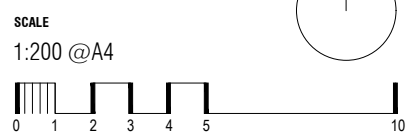
Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**