REAR BOUNDARY

SIDE BOUNDARY 2

FRONT BOUNDARY

FRONT BOUNDARY

OPEN SPACE

STREET

Driveway

GARAGE

BLOCK 10
SECTION 34
462m²

IN

3.0
0.9
6.0
3.0
3.0
6.0
12.0
MAX 13.0
5.5
1.5
3.0
4.0

KEY MAP

SITE LOCATION

LEGEND

▭	Block Boundary
◇	Garage Location
BOUNDARY	Boundary Defined by SDHDC
BOUNDARY	Nominated Boundary by SPC *Refer to Figure 14*

IN — 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 6B

|||||||||| 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
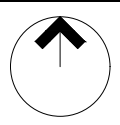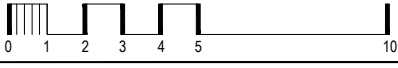*refer to SDHDC Rule 12, Rule 15, Table 6B*

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

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	34
BLOCK	10
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

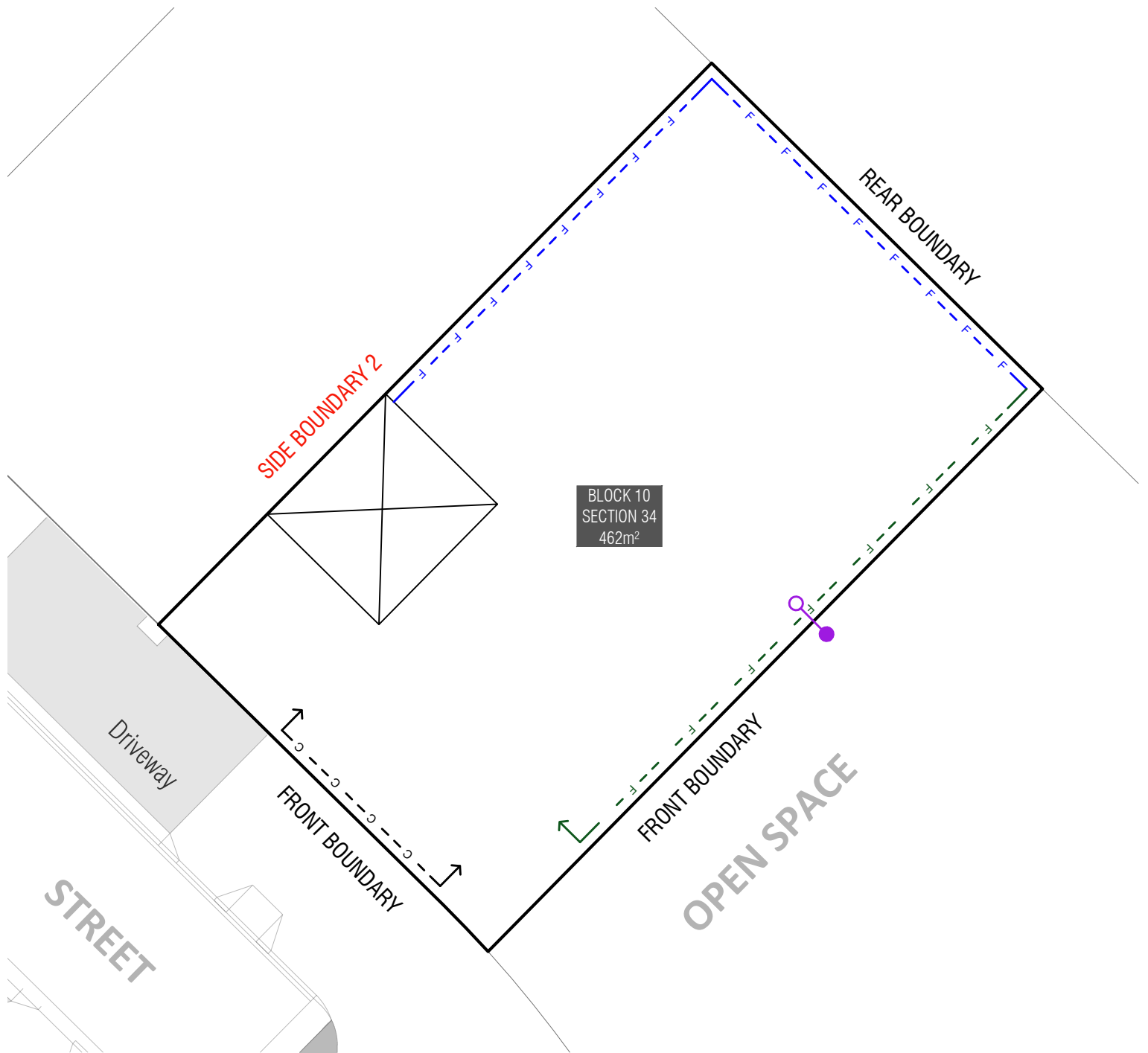| REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	AK	13/01/20

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.

1:200 @A4

0 1 2 3 4 5 10
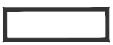
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

BLOCK 10
SECTION 34
462m²

SIDE BOUNDARY 2

REAR BOUNDARY

FRONT BOUNDARY

FRONT BOUNDARY

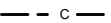OPEN SPACE

Driveway

STREET

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

— — F — **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

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

— — C — **Optional Front Boundary Courtyard Wall**
Maximum height 1.8m | Minimum setback = *50%* of minimum building setback |
Maximum length = *50%* of boundary length
refer to SDHDC Rule 26

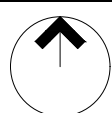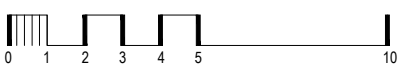↑ ⌐ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	34
BLOCK	10
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	AK	13/01/20

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BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN
REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS
PERTAINING TO YOUR BLOCK.

1:200 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN