

LEGEND

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

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

MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Code (SDHC)
front setbacks: refer to Rule 11:
Table 2C for large blocks
side and rear setbacks: refer to Rule 12:
Table 5 for large blocks

Nil or 900mm garage setback for walls less than 8m in length refer to SDHC Rule 14, Table 5

||||| Upper Floor Level - Side and Rear Boundary - Screened

--- Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	20
BLOCK	2
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	15/01/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

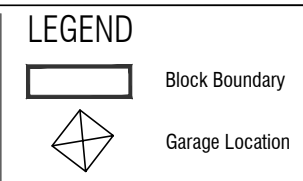
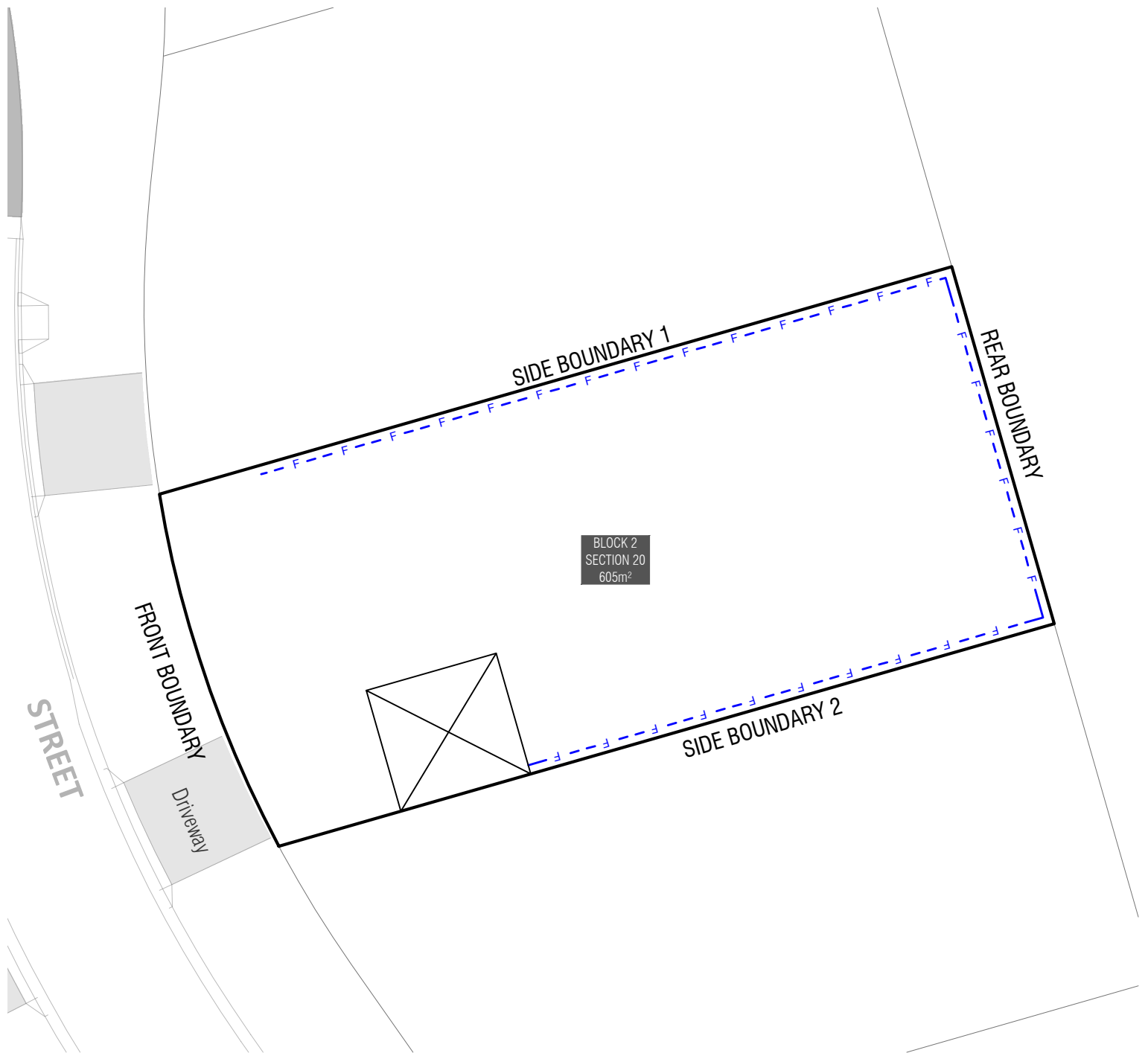
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:250 @A4

0 1 2 3 4 5 10

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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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

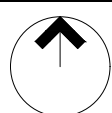
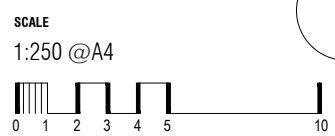
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**