STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

REAR BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY 2

OPEN SPACE

Driveway

GARAGE

BLOCK 4
SECTION 27
381m²

IN

12.0
4.0
3.0
1.5
6.0
3.0
3.0
6.0
6.0
1.5
1.5
MAX 13.0

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

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 (SDHDC)
front setbacks: refer to Rule11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B

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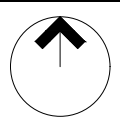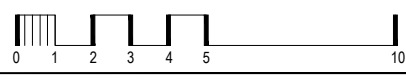
Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	27
BLOCK	4
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

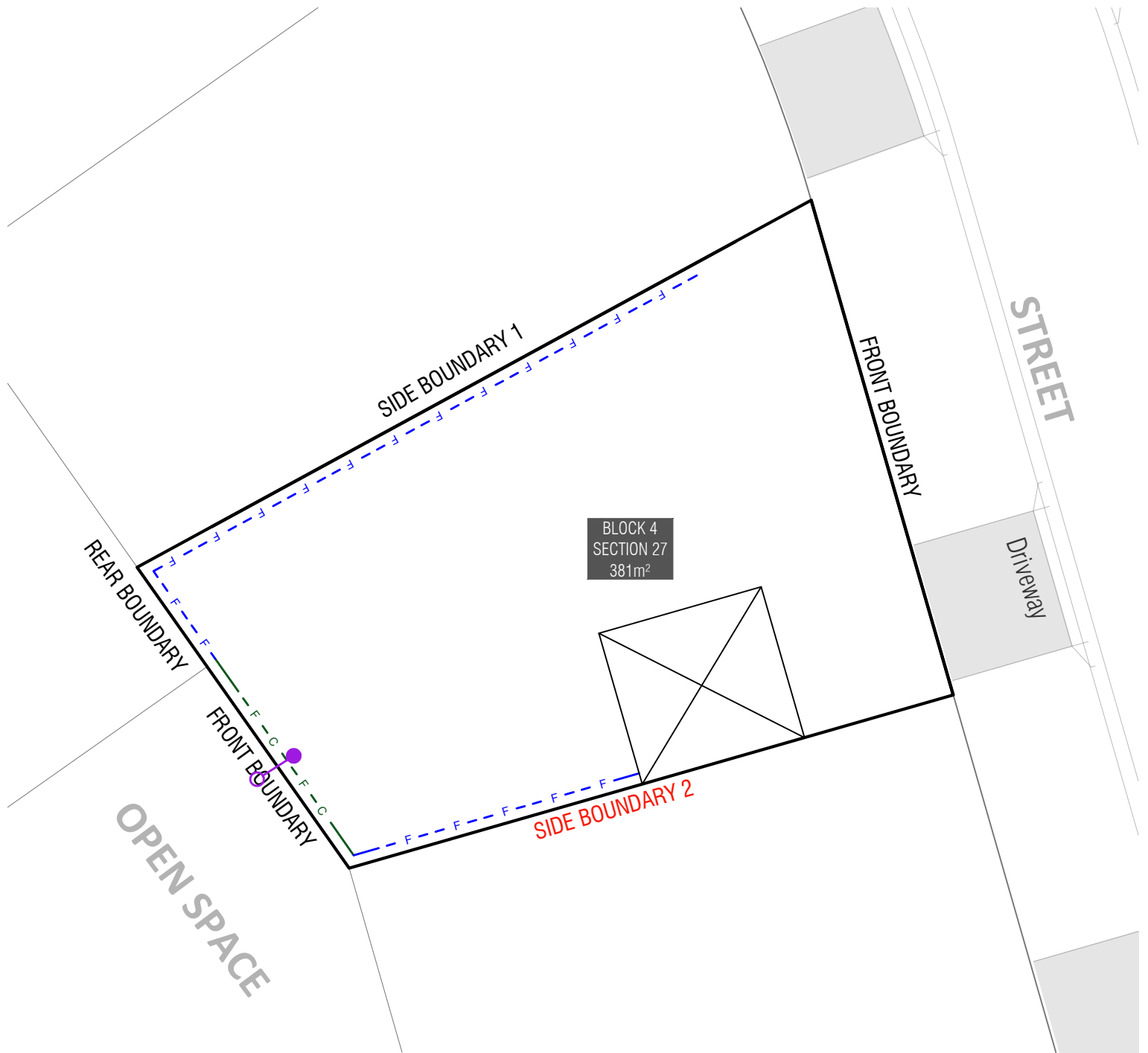| REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	15/01/20

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
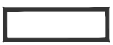PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

SIDE BOUNDARY 1

FRONT BOUNDARY

REAR BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY 2

Driveway

OPEN SPACE

BLOCK 4
SECTION 27
381m²

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

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

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

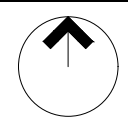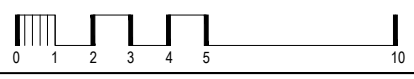⌐_ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	27
BLOCK	4
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

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

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REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS
PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN