3.0
3.0
6.0

REAR BOUNDARY

REAR BOUNDARY

SIDE BOUNDARY 1

12.0

6.0

4.0

BLOCK z
SECTION AW
668m²

6.0
3.0
1.5

6.0

GARAGE

3.0

6.0

SIDE BOUNDARY 2

12.0

5.5

Driveway

FRONT BOUNDARY

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)

Lower Floor Level

Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- - - - Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11: Table 2C
side and rear setbacks: refer to Rule 12: Table 5

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

|||||||||| Upper Floor Level - Side and Rear Boundary - Screened
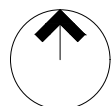—·—·— Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 1
SECTION	AW
BLOCK	z
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

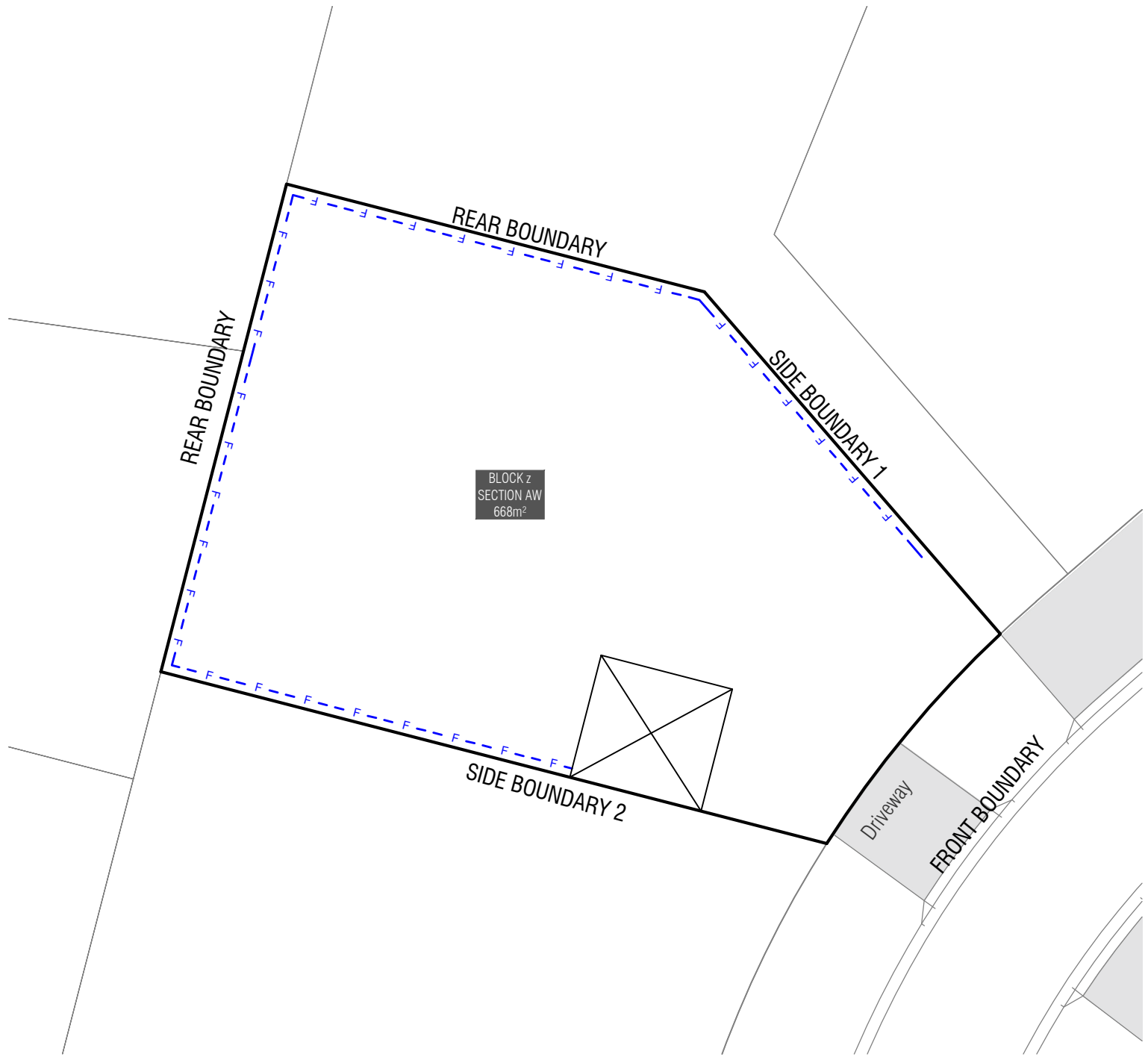| REV	DRAWN	CHECKED	APPROVED	DATE
A	JS	AK	CS	22/11/19

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. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS 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

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

REAR BOUNDARY

SIDE BOUNDARY 1

BLOCK z
SECTION AW
668m²

SIDE BOUNDARY 2

Driveway

FRONT BOUNDARY

KEY MAP

■ SITE LOCATION

LEGEND

▭ Block Boundary

◈ Garage Location

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

– – – F — **Side, Rear and Rear Lane Boundaries**
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
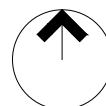*refer to EPSDD: Fences and Freestanding Walls Factsheet 2014*

BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 1
SECTION	AW
BLOCK	z
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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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

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN