STREET

Driveway

1.5

FRONT BOUNDARY

1.5

5.5

3.0

4.0

GARAGE

SIDE BOUNDARY 2

12.0

MAX 13.0

BLOCK 11
SECTION 82
400m²

SIDE BOUNDARY 1

3.0

6.0

0.9

REAR BOUNDARY

6.0

FRONT BOUNDARY

4.0

6.0

LANE

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 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

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

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

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

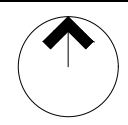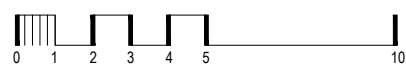∿∿∿∿∿ Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	82
BLOCK	11
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE

1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

Driveway

FRONT BOUNDARY

F — C — F — C — F — C

SIDE BOUNDARY 2

BLOCK 11
SECTION 82
400m²

SIDE BOUNDARY 1

REAR BOUNDARY

FRONT BOUNDARY

LANE

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 – **Mandatory** Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
refer to Fencing Controls Plan

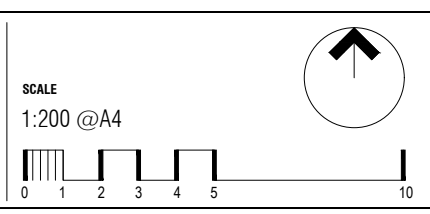⌐ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	82
BLOCK	11
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

SCALE

1:200 @A4

0 1 2 3 4 5 10

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN