**KEY MAP**

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan

**MINIMUM BOUNDARY SETBACKS**

Single Dwelling Housing Development Code (SDHDC)

- Front setbacks: refer to Rule 11: Table 2C for large blocks
- Side and rear setbacks: refer to Rule 12: Table 5 for large blocks

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

---

**INDICATIVE BUILDING FOOTPRINTS**

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

**LOWER FLOOR LEVEL**

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

**UPPER FLOOR LEVEL**

- Screened
- Unscreened

---

**BLOCK INFORMATION**

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<tr>
<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
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**REVISIONS**

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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 SDP 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.
**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

- **Construction and Finish**
  - Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
  - If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour "Basalt". Refer to Ginninderry Design Requirements

**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R38 for large size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- Refer to SDHDC R41 and Table 8

**Services**
- Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

**Optional - North Facing Blocks**
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.8m (50%)
- Refer to Fencing Controls Plan

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

---

**KEY MAP**

- Block Boundary
- Garage Location

**LEGEND**

- Block Boundary
- Garage Location

---

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**SCALE**

1:250 @ A4