LEGEND

- Block Boundary
- Garage Boundary Defined by SDHDC
- Easement
- Clear Sewer Maintenance Access Route
- Indicative Building Footprints (based on min. building setbacks. This does not take into account building envelopes)

INDICATIVE BUILDING FOOTPRINTS

( based on min. building setbacks. This does not take into account building envelopes)

LOWER FLOOR LEVEL

UPPER FLOOR LEVEL

KEY MAP

- Site Location

BLOCK INFORMATION

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<td>RZ1</td>
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<td>15</td>
<td>LARGE SIZE</td>
<td>SINGLE DWELLING</td>
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MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B

- Blocks 500sqm < 550sqm subject to mid size block provisions
  - Refer Planning Controls Plan

- 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

SCALE

1:200 @A4

DRAWN: JS
CHECKED: AK
APPROVED: CS
DATE: 26/05/20

Ginninderry
BUILDING & SITING CONTROLS PLAN

Information on this Plan is to be used as a guide only for the design process. Approved SD Planning Controls need to be checked against Precinct 3 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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

STAGE 2A1 ZONE RZ1 SECTION 41 BLOCK 15 CLASSIFICATION LARGE SIZE HOUSING TYPE SINGLE DWELLING

REV: A JS AK CS 26/05/20
B: AK AK CS 27/10/20

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BUILDING & SITING CONTROLS PLAN

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KEY MAP

LEGEND

BOUNDARY FENCING

- F

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SOHDC 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.

Construction and Finish
Inter-allocation 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

Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EPP 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.

SITE LOCATION

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

Construction and Finish
Inter-allocation 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

Optional - Corner Blocks
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OPTIONAL - CORNER BLOCKS
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan

CORNER IDENTIFIED FOR CORNER BLOCK CONTROL
refer to Fencing Controls Plan

RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EPP 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.