STREET SIDE BOUNDARY 2
REAR BOUNDARY
SIDE BOUNDARY 1
FRONT BOUNDARY
SIDE BOUNDARY 2

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

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 Rule 11: 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

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION

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

SCALE: 1:250 @ A4

ZONE: RZ 1
STAGE: 2A1
SECTION: 41
BLOCK: 25
CLASSIFICATION: LARGE SIZE
HOUSING TYPE: SINGLE DWELLING

SCALE
0 1 2 3 4 5 0 1 2 3 4 5
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

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.

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m
Minimum setback 0m (100%)
Net 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

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

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.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:250 @A4
0 1 2 3 4 5 10

INFOGRAPHIC
SITE LOCATION

BLOCK INFORMATION
STAGE 2A1
ZONE R21
SECTION 41
BLOCK 25
CLASSIFICATION LARGE SIZE
HOUSING TYPE SINGLE DWELLING

REV CHECKED APPROVED DATE
A JS AK CS 26/05/00

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 EDPL 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.