**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- Block Boundary
- Garage Location
- 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 Rule 11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11:
  - Table 3C for mid blocks
- 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

**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.**
KEY MAP

LEGEND

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 SOHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN
SPACE (PPOS)
refer to SOHDC R41 and Table 8

SITE LOCATION

BLOCK INFORMATION

REVISION

DRAWN

CHECKED

APPROVED

DATE

STAGE

ZONE

SECTION

BLOCK

CLASSIFICATION

CLASSIFICATION OF MID SIZE

HOUSING TYPE

SINGLE DWELLING

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN

SCALE

1:200 @ A4

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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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.