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 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 for mid blocks
side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11: Table 3C for mid blocks
1.5m or nil setback
refer to SDHDC Rule 15, Table 6B

KEY MAP

SITE LOCATION

MINIMUM BOUNDARY SETBACKS

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

- Articulation Elements (Articulation Zone)
  - Refer to SDHDC Rule 11: Table 3C for mid blocks
  - 1.5m or nil setback
  - 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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION

REV. DRAWN CHECKED APPROVED DATE
A AK AK CS 10/06/20
B AK AK CS 01/10/20

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SCALE 1:200 @ A4

 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.

SCALE 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP

LEGEND

BOUNDARY FENCING

- F -

Site Location

Block Boundary

Garden Location

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

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table B

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.

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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

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

Return Boundary Fencing to Building Line or Side Fence

Ginninderry

BLOCK INFORMATION

STAGE 2B1
ZONE R22
SECTION 47
BLOCK 4
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 10/06/20
B AK AK CS 01/10/20

Scales

1:200 @A4

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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.

Corporations

RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE

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FENCING CONTROLS PLAN