**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 for mid blocks
  - Table 6B for mid blocks
  - Articulation Elements (Articulation Zone)
- Table 3C for mid blocks
- Part of Integrated Development Parcel by Planning Controls Plan
- 1.5m or nil setback for garage
- Upper Floor Level - Side and Rear Boundary Unscreened

**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

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**BLOCK INFORMATION**
**SITE LOCATION**

- **Stage**: 2B1
- **Zone**: R22
- **Section**: 47
- **Block**: 8
- **Classification**: MID SIZE
- **Housing Type**: SINGLE DWELLING

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**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-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.

**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

**Private Open Space (POS)**
Refer to SDHDC: R39 for mid size blocks

**Principle Private Open Space (PPOS)**
Refer to SDHDC R41 and Table 8

**KEY MAP**

- **Legend**
  - Block Boundary
  - Garage Location
  - Private Open Space (POS)
  - Principle Private Open Space (PPOS)

**DRAWN**: AK  
**CHECKED**: AK  
**APPROVED**: CS  
**DATE**: 08/06/20

**SCALE**: 1:200 @ A4

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**Driveway**

**STREET**

**FRONT BOUNDARY**

**REAR BOUNDARY**

**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**BLOCK 8**

**SECTION 47**

**374m²**

**SCALE**

**1:200 @ A4**

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**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**