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

KEY MAP

SITE LOCATION

SCALE 1:200 @A4

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

- Upper Roof Level - Side and Rear Boundary - Screened

- Upper Roof 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.
LEGEND

- Block Boundary
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PRIVATE OPEN SPACE (POS)

- refer to SDHDC: R39 for mid size 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.

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