BLOCK INFORMATION

KEY MAP

MINIMUM BOUNDARY SETBACKS

PRE-APPROVED BUILDING DESIGN

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED SDHDC PLANNING
CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE
UPDATES. 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

1:250 @A4

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**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

**BOUNDARY FENCING**

- **Side, Rear and Rear Lane Boundaries**
  - Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line
  - refer to EPSSD: 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

- **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.

**OPTIONAL - North Facing Blocks**

- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - refer to Fencing Controls Plan

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**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.**

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**SCALE**

1:250 @A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

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**BLOCK INFORMATION**

- **REX**
  - A
- **DRAWN**
  - JS
- **CHECKED**
  - AK
- **APPROVED**
  - CS
- **DATE**
  - 06/09/00

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**SITE INFORMATION**

- **STAGE**
  - 2
- **ZONE**
  - RZ 1
- **SECTION**
  - 51
- **BLOCK**
  - 12
- **CLASSIFICATION**
  - LARGE BLOCK
- **HOUSING TYPE**
  - SINGLE DWELLING

**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

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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.