KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

MINIMUM BOUNDARY SETBACKS
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule 11: Table 2C for large blocks
  - side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

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: 1:250 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
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 Nettascreen or a mini orb profile
colour “Basalt”. refer to Ginninderry Design Requirements

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large 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.

KEY MAP
SITE LOCATION

LEGEND
Block Boundary
Garage Location

SIDE BOUNDARY 1
SIDE BOUNDARY 2
REAR BOUNDARY
STREET
FRONT BOUNDARY
Driveway

BLOCK INFORMATION

CLASSIFICATION: LARGE SIZE
HOUSING TYPE: SINGLE DWELLING

STAGE: 31/08/20
ZONE: RZ1
SECTION: 51
BLOCK: 06

REV DRAWN CHECKED APPROVED DATE
A DZ AK CS 31/08/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE
1:250 @A4