**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**

**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**

**MINIMUM BOUNDARY SETBACKS**

- **Upper Floor Level - Side and Rear Boundary - Screened**
- **Upper Floor Level - Side and Rear Boundary Unscrened**

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**BLOCK INFORMATION**

- **STAGE**: 2A2
- **ZONE**: 021
- **SECTION**: 51
- **BLOCK**: 14
- **CLASSIFICATION**: LARGE BLOCK
- **HOUSING TYPE**: SINGLE DWELLING

**REV**: A
**DRAWN**: AK
**CHECKED**: CS
**APPROVED**
**DATE**: 23/07/20

**SCALE**: 1:250 @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 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.**

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**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
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

Optional - Courtyard Wall - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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.

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

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