KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement

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

BOUNDARY
- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5

INDICATIVE BUILDING FOOTPRINTS
- Minimum Building Footprints (based on minimum building setbacks. This does not take into account plot ratio or building envelopes)

Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE
1:250 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
KEY MAP

- SITE LOCATION

LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R41 and Table 8

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

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