Key Map

Legend

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Articulation Elements (Articulation Zone)

Indicative Building Footprints
(based on min. building setbacks. This does not take into account building envelopes)

- Lower Floor Level
- Upper Floor Level

Minimum Boundary Setbacks

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11:
    - Table 3C for Mid Size Blocks
  - Side and Rear setbacks: refer to Rule 12:
    - Table 6B for Mid Size Blocks
- Blocks 500sqm < 550sqm subject to mid size block provisions
  by Planning Controls Plan

- 1.5m or nil setback to a max length of 13m
  refer to SDHDC Rule 15, Table 6B

Information on this plan is to be used as a guide only
for the design process. Approved EDI 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
Return Boundary Fencing to Building Line or Side Fence

Corner Identified for Corner Block Control
refer to Fencing Controls Plan
Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan

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.

Incorporates Design Controls for:

- Site Location
- Block Boundary
- Garage Location
- Private Open Space (POS)
- Principle Private Open Space (PPOS)
- Services

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