KEY MAP

LEGEND

Block Boundary
Garage Location
Boundary Defined by SDHDC
Easement
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 building envelopes)

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  front setbacks: refer to Rule 11: Table 3C for mid blocks
  side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
  Articulation Elements (Articulation Zone) refer to SDHDC Rule 11:
  Table 3C for mid blocks
  1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS AND ARTICULATION ZONE REQUIREMENTS REFER TO APPROVED EDP PLANNING CONTROLS 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 1:200 @ A4
**SITE LOCATION**

**BLOCK INFORMATION**

**STAGE**: Block 2
**ZONE**: RZ1
**SECTION**: 53
**CLASSIFICATION**: MID SIZE
**HOUSING TYPE**: SINGLE DWELLING

**REV** | **DRAWN** | **CHECKED** | **APPROVED** | **DATE**
--- | --- | --- | --- | ---
A | AK | AK | CS | 25/07/20
B | AK | AK | CS | 29/08/20

**SCALE**: 1:200 @ A4

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**LEGEND**

- **Block Boundary**
- **Garage Location**
- **PRIVATE OPEN SPACE (POS)**
  - refer to SDHDC: R39 for mid size blocks
- **PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
  - refer to SDHDC R41 and Table B
- **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.

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**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

- **Corner Identified for Corner Block Control**
  - refer to Fencing Controls Plan

- **Optional - Courtyard Wall - 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

- **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.