







Garage Location

BOUNDARY

Boundary Defined by SDHDC

#### INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks only This does not take into account plot ratio or building envelopes)



Lower Floor Level

Upper Floor Level

front setbacks: refer to Rule11: 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

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Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

# **BLOCK INFORMATION**

	STAGE
	ZONE
	SECTION
ĺ	BLOCK
	CLASSIFICATION
1	HOUSING TYPE

RZ 1 55

LARGE BLOCK SINGLE DWELLING

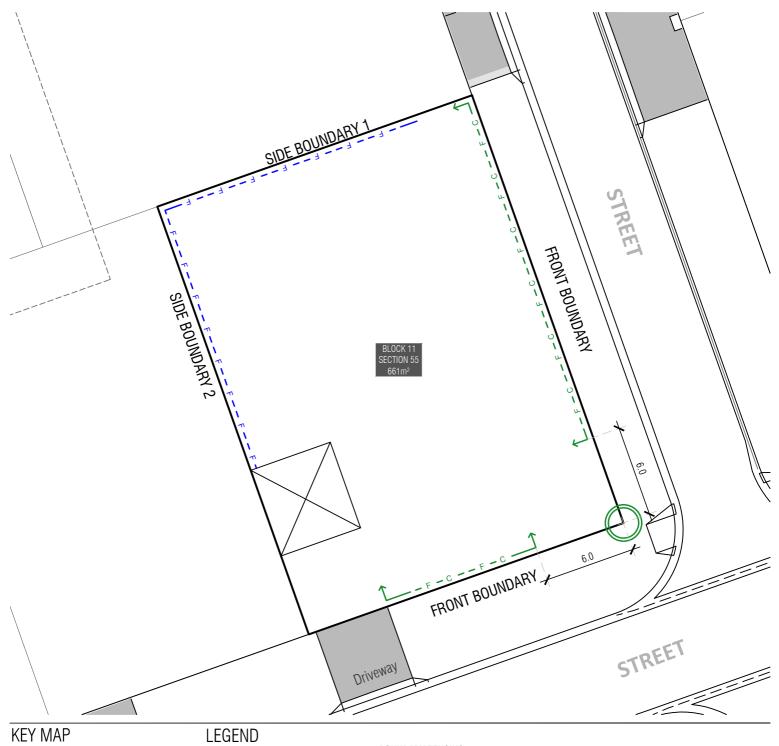
#### REV DRAWN CHECKED APPROVED

DATE 10/08/20 JS AK AK AK CS CS 02/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY 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.











**Block Boundary** 



**Garage Location** 

PRIVATE OPEN SPACE (POS) refer to SDHDC:

R38 for large blocks

#### PRINCIPLE PRIVATE OPEN SPACE (PPOS)

refer to SDHDC R41 and Table 8

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

#### **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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BLOCK INFO	RMATIC
STAGE	2A3
ZONE	RZ 1
SECTION	55
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLIN

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