




KEY MAP

■ SITE LOCATION



LEGEND


-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC



INDICATIVE BUILDING FOOTPRINTS
 (based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)

-  Lower Floor Level
-  Upper Floor Level

MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Code (SDHDC)
*front setbacks: refer to Rule11:
 Table 2C for large blocks
 side and rear setbacks: refer to Rule12:
 Table 5 for large blocks*

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

-  Upper Floor Level - Side and Rear Boundary - Screened
-  Upper Floor Level - Side and Rear Boundary Unscreened

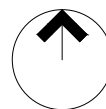
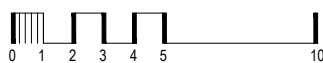
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ1
SECTION	55
BLOCK	19
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

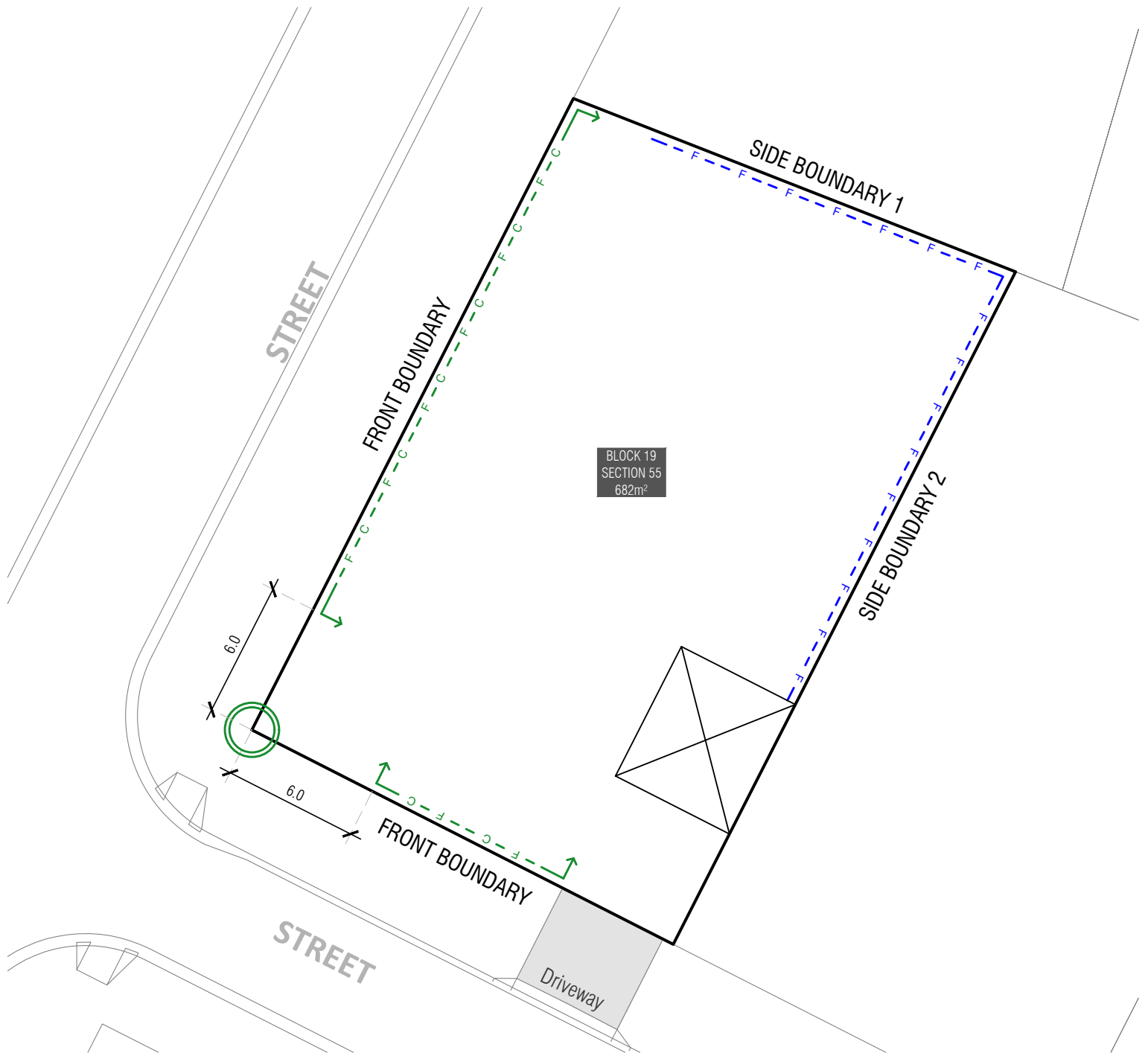
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	AK	CS	06/11/19
B	AK	AK	CS	02/10/20

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

SCALE
 1:250 @A4



**BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN**



BLOCK 19
SECTION 55
682m²

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PRIVATE OPEN SPACE (POS)

refer to SDHDC:
R38 for large size blocks

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 - 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



Corner Identified for Corner Block Control
refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

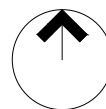
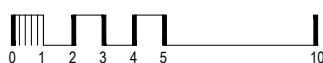
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Ginninderry

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FENCING CONTROLS PLAN