**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 or building envelopes
- Lower Floor Level
- Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**
- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11
  - Side and rear setbacks: refer to Rule 12
- Articulation Elements (Articulation Zone)
  - Refer to SDHDC Rule 11
  - 1.5m or nil setback to a max length of 13m
    - Refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscrened

**BLOCK INFORMATION**
- Stage: 2A3
- Zone: ZR22
- Section: 58
- Block: 2
- Classification: Mid-Size
- Housing Type: Single Dwelling

**DRAWN, CHECKED, APPROVED**
- Drawn: JE
- Checked: AK
- Approved: CS
- Date: 29/10/19
- Date: 02/10/20

**SCALE**
1:200 @A4
STREET

BLOCK 2
SECTION 58
465m²

FRONT BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY 1

SIDE BOUNDARY 2

REAR LANE

Driveway

LEGEND

- - - - - - - - - -

Boundary Fencing

Return Boundary Fencing to Building Line or Side Fence

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-allocation 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

North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid 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.

KEY MAP

STAGE: 2A3
ZONE: R22
SECTION: 58
BLOCK: 2
CLASSIFICATION: MID-SIZE
HOUSING TYPE: SINGLE DWELLING

INFOGRAPHIC: SCALE 1:200 @A4

DRAWN: JE
CHECKED: AK
APPROVED: CS
DATE: 29/10/19

0 1 2 3 4 5 10

Return Boundary Fencing to Building Line or Side Fence

FENCING CONTROLS PLAN

Ginninderry

MODELLING AND 3D_RENDERING

REVIEWED: AEE
RESUBMITTED: AK
DATE: 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. To be read in
conjunction with the Territory plan along with the block disclosure plans and the Ginninderry Design
Requirements to confirm all current controls pertaining to your block.

LEGEND

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Boundary Fencing

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 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.