LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: 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

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

- Lower Floor Level
- Upper Floor Level

BLOCK INFORMATION

- BLOCK 1
- CLASSIFICATION: LARGE SIZE
- HOUSING TYPE: SINGLE DWELLING

SCALE 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
Driveway
STREET
REAR LANE
FRONT BOUNDARY
SIDE BOUNDARY 2
FRONT BOUNDARY
STREET
FRONT BOUNDARY
REAR LANE
Driveway

LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHD:
R38 for large blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHD 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

SITE LOCATION

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-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 Nestscreen or
a mini orb profile colour "Basalt", refer to Ginninderry Design Requirements

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 5m of the corner
refer to Fencing Controls Plan

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

Return Boundary Fencing to Building Line or Side Fence

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SITE LOCATION

BLOCK INFORMATION

REV DRAWN CHECKED APPROVED
A AK AK CS 29/10/19
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. 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 1:200 @A4