





**Block Boundary** 



Garage Location



Boundary Defined by SDHDC



Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

#### 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



Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks

#### MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule11 Table 3C side and rear setbacks: refer to Rule 12 Table 6B



1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

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

### **BLOCK INFORMATION**

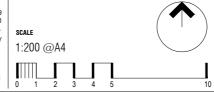
ZONE SECTION CLASSIFICATION

RZ3 60 LARGE SIZE SINGLE DWELLING

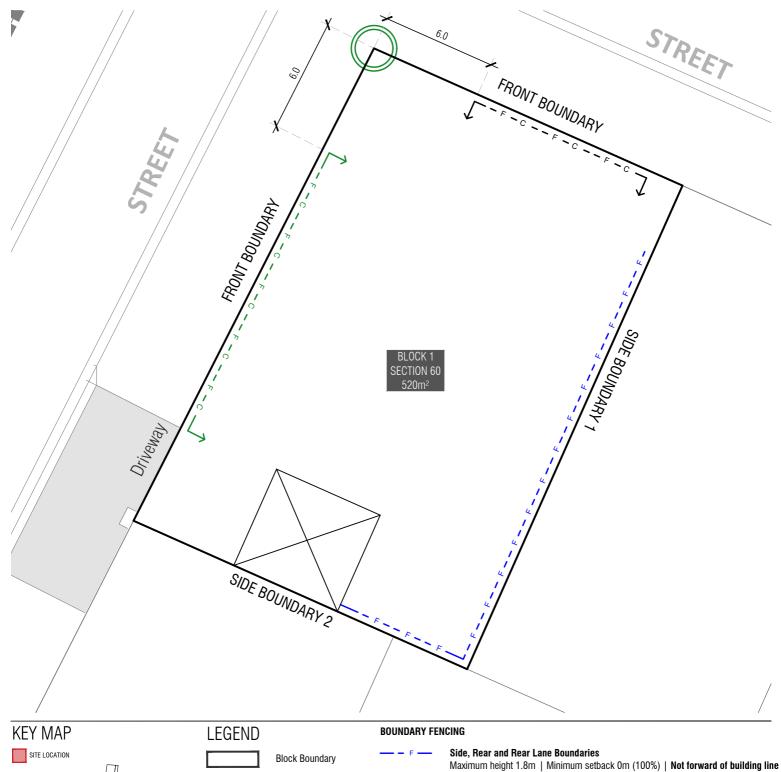
#### REV DRAWN CHECKED APPROVED

DATE 25/10/19 AK AK AK AK CS CS 01/10/20 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 CONTROLS REED TO BE CHECKED AGAINST PRECIDENT CODE UPPLIFTS. 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.













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.

refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

#### **Construction and Finish**

**Corner Identified for Corner Block Control** 

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

# refer to Fencing Controls Plan

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%) No fencing within 6m 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

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BLOCK INFORMATIO	
STAGE	2A3
ZONE	RZ 3
SECTION	60
BLOCK	1
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

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