KEY MAP
- SITE LOCATION

LEGEND
- 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

MINIMUM BOUNDARY SETBACKS
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 3C for mid blocks
  - side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11:
  - Table 3C for mid blocks
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
  - 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 Unscreened

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

Ginninderry

BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4
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

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

LEGEND

Block Boundary
Garage Location

SIDE BOUNDARY 1
FRONT BOUNDARY
SIDE BOUNDARY 2
REAR BOUNDARY
Driveway

BLOCK INFORMATION

STAGE
ZONE
SECTION
BLOCK
CLASSIFICATION

LARGE SIZE
SINGLE DWELLING

TITLES TYPE

REV
DRAWN
CHECKED
APPROVED
DATE
A
JS
AK
CS
11/06/20

SCALE
1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

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AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM
ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

Services
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Fencing and Courtyard Walls to integrate service ties and meters.