LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary 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 Rule 11: 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
- 1.5m or nil setback
  - Refer to SDHDC Rule 15, Table 6B

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

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TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS
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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
Driveway

FRONT BOUNDARY

SECONDARY FRONT BOUNDARY

SIDE BOUNDARY 1

SIDE BOUNDARY 2

KEY MAP

SITE LOCATION

LEGEND

Block Boundary

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

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

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
refer to Fencing Controls Plan

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

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.

CONSERVATION

Return Boundary Fencing to Building Line or Side Fence

SERVICES

Refer to Block Disclosure Plan for location

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