**KEY MAP**

- **SITE LOCATION**

**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 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B

- **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

- **Articulation Elements (Articulation Zone)**
  - refer to SDHDC Rule 17: Table 3C for mid blocks

**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

**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.**
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

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.

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

KEY MAP
SITE LOCATION

BLOCK INFORMATION
STAGE A1
ZONE RZ 1
SCALE 1:200
CLASSIFICATION LARGE SIZE
HOUSING TYPE SINGLE DWELLING

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SCALE 1:200 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN