**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 2C
  - side and rear setbacks: refer to Rule 12: Table 5

- 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, plot ratio or building envelopes)

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Nominated Boundary by Planning Controls Plan**

**KEY MAP**

- SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan

**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.**

**SCALE**

1:250 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**BLOCK INFORMATION**

- **STAGE**: 2A1
- **ZONE**: RZ 1
- **SECTION**: 41
- **BLOCK**: 26
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REV** | **DRAWN** | **CHECKED** | **APPROVED** | **DATE**
--- | --- | --- | --- | ---
A | JS | AK | CS | 27/05/00

**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 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.**
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.

KEY MAP
- SITE LOCATION

BOUNDARY FENCING
- F

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

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

LEGEND
- Block Boundary
- Garage Location

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

SCALE 1:250 @A4