**Block Planning Controls**

**Building & Siting Controls Plan**

**Key Map**
- **Site Location**

**Legend**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

**Indicative Building Footprints**
- (Based on min. building setbacks only) This does not take into account easements, plot ratio or building envelopes.

**Minimum Boundary Setbacks**
- **Single Dwelling Housing Development Code (SDHDC)**
  - Front setbacks: refer to Rule 11: 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

**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 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.**

**Details**
- **Stage**: 2A1
- **Zone**: RZ 1
- **Section**: 41
- **Block**: 27
- **Classification**: Large Size
- **Housing Type**: Single Dwelling

**Drawn**: 27/05/20

**Rev**: A

**Checked**: JS

**Approved**: AK

**Date**: 27/05/20

**Scale**: 1:250 @A4
**LEGEND**

- **Block Boundary**
- **Garage Location**
- **PRIVATE OPEN SPACE (POS)**
  - refer to SDHDC: R38 for large 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.

**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

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**Ginninderry Block Planning Controls**

**Fencing Controls Plan**

**SCALE** 1:250 @A4

**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.**

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**KEY MAP**

- **SITE LOCATION**

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**BLOCK INFORMATION**

- **STAGE**: 2A1
- **ZONE**: RZ 1
- **SECTION**: 41
- **BLOCK**: 27
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

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**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.**