**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
  - 1.5m or nil setback: refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone): refer to SDHDC Rule 11:
  - Table 3C for mid blocks
- Boundary Defined by SDHDC
  - Part of Integrated Development Parcel 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

**KEY MAP**

- Site Location

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan

**SITE LOCATION**

**BLOCK INFORMATION**

- Stage: 2B1
- Zone: RZ 3
- Section: 44
- Block: 05
- Classification: Mid Size
- Housing Type: Single Dwelling

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

**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**

1:200 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN**
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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence