INDICATIVE BUILDING FOOTPRINTS 
(based on min. building setbacks only) This does not take into account easements, plot ratio or building envelopes

LOWER FLOOR LEVEL

UPPER FLOOR LEVEL

MINIMUM BOUNDARY SETBACKS

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Single Dwelling Housing Development Code (SDHDC) 
front setbacks: refer to Rule 11: 
Table 2C for large blocks
side and rear setbacks: refer to Rule 12: 
Table 5 for large blocks

Nil or 900mm garage setback for walls less than 8m in length 
refer to SDHDC Rule 14, Table 5

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Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

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. 

SCALE 1:250 @A4
Key Map:
- Site Location

Legend:
- Block Boundary
- Garage Location

Boundary Fencing:
- Side, Rear and Rear Lane Boundaries
  - Maximum height 1.8m
  - Minimum setback 0m (100%)
  - Not forward of building line
- 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.

Private Open Space (POS):
- Refer to SDHDC R41 and Table 6.

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.

Optional - Blocks Adjacent to Open Space:
- Maximum height 1.8m
- Minimum setback 0m (100%)
- Refer to Fencing Controls Plan.

Information on this plan is to be used as a guide only for the design process. Approved SPP 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.

Scale: 1:250 @ A4

Ginninderry
Block Planning Controls
Fencing Controls Plan