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

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)

Front setbacks: refer to Rule 11:
Table 3C for mid blocks
Side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 15:
Table 6C for mid blocks

1.5m or nil setback
refer to SDHDC Rule 15, Table 6B

Upper Floor Level - Side and Rear Boundary - Screened
Upper Floor Level - Side and Rear Boundary Unscrened

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.
**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
  - 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

- **PRINCIPLE PRIVATE OPEN SPACE (POS)**
  - Refer to SDHDC: R39 for mid size blocks

- **PRIVATE OPEN SPACE (POS)**
  - 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.

- **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 - 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**

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**BLOCK INFORMATION**

- **STAGE**: 2A1
- **ZONE**: RZ1
- **SECTION**: 50
- **BLOCK**: 28
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

- **KEY MAP**: 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