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

- Articulation Elements (Articulation Zone)
  - Refer to SDHDC Rule 11: Table 3C for mid blocks

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

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks only) This does not take into account easements or building envelopes)

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

Legend

- Lower Floor Level
- Upper Floor Level

Key Map

- Site Location

Block Information

- Stage: 2A2
- Zone: RZ1
- Section: 50
- Block: 29
- Classification: MID SIZE
- Housing Type: SINGLE DWELLING

Scale: 1:200 @ A4

Ginninderry

Block Planning Controls
Building & Siting Controls Plan

Information on this plan is to be used as a guide only for the design process. Approved SDP Planning Controls need to be checked against Precinct Code Uplifts. Plans to be read in conjunction with the Territorial 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.

Rev. Drawn: 16/07/20
Checked: 10/08/20
CS: 02/10/20

Approved

Date

Stage
Zone
Section
Block
Classification
Housing Type

1.5m or nil setback
Upper Roof Level - Side and Rear Boundary - Screened
Upper Roof Level - Side and Rear Boundary - Unscreened
**LEGEND**

- Site Location
- Block Boundary
- Garage Location
- Private Open Space (POS)
  refer to SDHDC: R39 for mid size blocks

**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

**Corner Identified for Corner Block Control**

- Optional - Courtyard Wall - Corner Blocks
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - No fencing within 6m of the corner

- Return Boundary Fencing to Building Line or Side Fence

**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

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

**BLOCK INFORMATION**

- STAGE: 2A2
- ZONE: RZ 1
- SECTION: 50
- BLOCK: 29
- CLASSIFICATION: MID SIZE
- HOUSING TYPE: SINGLE DWELLING

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