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

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

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

LOWER FLOOR LEVEL
- 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

- 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 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. 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.
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **PRIVATE OPEN SPACE (POS)**
  - Refer to SDHDC: R38 for large blocks
- **PRINCIPLE PRIVATE OPEN SPACE (PPOSS)**
  - Refer to SDHDC R41 and Table 8

**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

**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 - Courtyard Wall - Blocks Adjacent to Open Space**

- Maximum height 1.8m
- Minimum setback 0m (100%)
- Refer to Fencing Controls Plan

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**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

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**BLOCK INFORMATION**

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**SCALE**

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