MINIMUM BOUNDARY SETBACKS

- 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

- All floor level - external wall or unscreened element
  (Excluding Garages/Carports)
  refer to Planning Controls Plan

- Articulation Elements (Articulation Zone)
  refer to Planning Controls Plan

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

- Lower Floor Level
- Upper Floor Level
- \[\text{Minimum Boundary Setbacks}\]

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

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

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
Return Boundary Fencing to Building Line or Side Fence

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 (PPOS)
  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.

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