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 11: Table 3C for mid blocks
- 1.5m or nil setback to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B

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.

1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscrened

SCALE 1:250 @A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**Block Boundary**

- **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-allocation 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
  - Refer to Fencing Controls Plan

- **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.

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**Block Information**

- **Stage**: 2
- **Zone**: RZ 1
- **Section**: 52
- **Block**: 9
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**REV** | **DRAWN** | **CHECKED** | **APPROVED** | **DATE**
---|---|---|---|---
 A | AK | AK | CS | 23/07/20
 B | AK | AK | CS | 02/10/20

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**Scale**: 1:250 @A4

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**Ginninderry Design Requirements**

**Construction and Finish**

- Inter-allocation 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

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**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.