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
- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 15, Table 6B
- Part of Integrated Development Parcel by Planning Controls Plan
  - refer to the Planning Controls Plan
- Boundary Defined by SDHDC
  - 1.5m or nil setback for garage for mid size blocks
- Lower floor level - external wall or unscreened element
  - (Excluding Garages/Carports)
- Upper floor level (front & rear setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

KEY MAP
- SITE LOCATION

LEGEND
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Part of Integrated Development Parcel by Planning Controls Plan

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

BLOCK INFORMATION
- STAGE 2A2
- ZONE 53
- SECTION 53
- BLOCK 17
- HOUSING TYPE SINGLE DWELLING

DIAGRAM SCALE 1:200 @A4

NOTES
- 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.

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**LEGEND**

- **Block Boundary**
- **Garage Location**
- **PRIVATE OPEN SPACE (POS)**
  - refer to SDHDC: R39 for mid size blocks
- **PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
  - refer to SDHDC R41 and Table 8
  - Alternative PPOS delivery permitted*
  - PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

**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.

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**KEY MAP**

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**BLOCK INFORMATION**

- **STAGE**: 2A2
- **ZONE**: R52.1
- **SECTION**: 53
- **BLOCK**: 17
- **CLASSIFICATION**: MID SIZE
- **HOUSING TYPE**: SINGLE DWELLING
- **DRAWN**: AK
- **CHECKED**: AK
- **APPROVED**: CS
- **DATE**: 18/07/20

**SCALE**: 1:200 @A4