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.

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule11: Table 3C for mid blocks
  - Side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Articulation Elements (Articulation Zone)
  - Boundary Defined by SDHDC
  - Table 3C for mid blocks
- 1.5m or nil setback for garage for mid size blocks
  - refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Side and Rear Boundary Unscreened

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

KEY MAP
- SITE LOCATION

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

BLOCK INFORMATION
- STAGE 2A2
- ZONE RZ 1
- SECTION 53
- BLOCK 19
- CLASSIFICATION MID SIZE
- HOUSE TYPE SINGLE DWELLING

REV CHECKED APPROVED DATE
A A A AK CS 29/07/00

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 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
BUILDING & SITING CONTROLS PLAN
### Key Map
- **Site Location**
- **Garage Location**
- **Block Boundary**
- **Private Open Space (POS)**
- **Alternatives PPOS delivery permitted***

### 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

- **Optional - Courtyard Wall - Blocks Adjacent to Open Space**
  - Maximum height 1.8m
  - Minimum setback 0m (100%)
  - Refer to Fencing Controls Plan

- **Return Boundary Fencing to Building Line or Side Fence**
- **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.

### Site Location
- **Block 19**
- **Section 53**
- **462m²**

### Block Information
- **Stage**: 2A2
- **Zone**: RZ1
- **Section**: 53
- **Block**: 19
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling
- **Approved Date**: 23/07/00

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*PPOS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan*