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

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

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SIDE BOUNDARY 1
SIDE BOUNDARY 2
FRONT BOUNDARY
REAR BOUNDARY
STREET
Driveway

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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

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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.

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries
- Maximum height 1.8m
- Minimum setback 0m (100%) or 0.8m (100%)
- Not forward of building line

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".

Optional - North Facing Blocks
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.8m (50%)

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.