SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

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

BOUNDARY INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDU 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.

 minim um boundary setbacks

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE: 1:250 @A4

0 1 2 3 4 5 10
**Block Information**

- **Stage:** 2A3
- **Zone:** RZ 1
- **Section:** 55
- **Block:** 11
- **Classification:** Large Block
- **Housing Type:** Single Dwelling

**Key Map**

- **Site Location:**

**Legend**

- Block Boundary
- Garage Location

**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

- **Corner Identified for Corner Block Control**
  - refer to Fencing Controls Plan

- **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

**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.

**Scale:** 1:250 @ A4

**Ginninderry Block Planning Controls Fencing Controls Plan**

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**Ginninderry Design Requirements**

- 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 - 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

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**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 EPSD 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

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

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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.