**KEY MAP**
- Site Location

**LEGEND**
- Block Boundary
- Garage Location

**BLOCK INFORMATION**
- Stage: 2A3
- Zone: RZ3
- Section: 60
- Block: 1
- Classification: Large Size
- Housing Type: Single Dwelling

**REV** | DRAWN | CHECKED | APPROVED | DATE
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A | AK | AK | CS | 25/10/19
B | AK | AK | CS | 01/10/20

**SCALE** 1:200 @A4

**MINIMUM BOUNDARY SETBACKS**
- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11 Table 3C
  - Side and rear setbacks: refer to Rule 12 Table 6B

**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

**Boundary Defined by SDHDC**
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

**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

**Upper Roof Level - Side and Rear Boundary - Screened**
**Upper Roof Level - Side and Rear Boundary Unscreened**

**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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**
**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

**Site Location**

- Driveway
- **Street**
- **Front Boundary**
- **Side Boundary 1**
- **Side Boundary 2**

**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-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**

- refer to Fencing Controls Plan

**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

**North Facing Blocks**

- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

- 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.

**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.

**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.**

**KEY MAP**

- North Facing Blocks

- **MAXIMUM HEIGHT 1.5M | MINIMUM SETBACK 0M (50%) AND 0.8M (50%)**
  - refer to Fencing Controls Plan

**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.**

**DRAWN CHECKED APPROVED DATE**

- A
- AK
- AK
- CS
- 25/10/19

- B
- AK
- AK
- CS
- 01/10/20

**SCALE**

- 1:200 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

**BLOCK INFORMATION**

- **Stage**: 2A3
- **Zone**: RZ 3
- **Section**: 60
- **Block**: 1
- **Classification**: LARGE SIZE
- **Housing Type**: SINGLE DWELLING

- **REV**
- **DRAWN**
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