**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Articulation Elements (Articulation Zone)

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11:
    - Table 3C for mid blocks
  - Side and rear setbacks: refer to Rule 12:
    - Table 6B for mid blocks

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

**INDICATIVE BUILDING FOOTPRINTS**

- (based on min. building setbacks only This does not take into account easements or building envelopes)

**BLOCK INFORMATION**

- **STAGE**: 2B3
- **ZONE**: 022
- **SECTION**: 60
- **BLOCK**: 9
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REV**  **DRAWN**  **CHECKED**  **APPROVED**  **DATE**

- A  DZ  AK  CS  10/12/19
- B  AK  AK  CS  01/10/20

**SCALE**: 1:250 @A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **F** Block Boundary
- **C** 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

**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.

**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 - 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

Corner identified for Corner Block Control

Refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

**SCALE**: 1:250 @ A4

**BLOCK INFORMATION**

- **STAGE**: 2B3
- **ZONE**: 222
- **SECTION**: 68
- **BLOCK**: 9
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

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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 EPS/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.