**LEGEND**

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

**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**

**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
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscrened
  - 1.5m or nil setback
    - refer to SDHDC Rule 15, Table 6B
- Upper Floor Level - Lower Floor Level - External Wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)
  - refer to Planning 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.**

**SCALE**
1:200 @A4
KEY MAP

LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
ref to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
ref 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
ref 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

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
ref to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.