**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Nominated Boundary by Planning Controls Plan**

**INDICATIVE BUILDING FOOTPRINTS**

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

- **1.5m or nil setback**
  - refer to SDHDC Rule 15, Table 6B

- **Articulation Elements (Articulation Zone)**
  - refer to SDHDC Rule 11: Table 3C

**BLOCK INFORMATION**

- **Stage**: 2B2
- **Zone**: B2.3
- **Section**: 78
- **Block**: 5
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**Drawn**

- **A**: DZ
- **C**: AK
- **S**: CS

**Checked**

- **A**: AK
- **C**: AK
- **S**: CS

**Approved**

- **06/10/2020**

**Scale**: 1:200 @ A4

**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 SDHDC 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.

**STAGE**: 2B2

**ZONE**: B2.3

**SECTION**: 78

**BLOCK**: 5

**CLASSIFICATION**: Mid Size

**HOUSING TYPE**: Single Dwelling
KEY MAP
- SITE LOCATION

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

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

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

BLOCK INFORMATION
- STAGE: 2B2
- ZONE: R2.3
- SECTION: 78
- BLOCK: 5
- CLASSIFICATION: MMD SIZE
- HOUSING TYPE: SINGLE DWELLING

REV | DRAWN | CHECKED | APPROVED | DATE
A | DZ | AK | CS | 07/01/20
B | AK | AK | CS | 06/10/20

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SCALE
1:200 @A4

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN