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.

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

Upper Floor Level

Lower 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 Roof Level - Side and Rear Boundary - Screened

Upper Roof Level - Side and Rear Boundary Unscrened

BOUNDARY

Garage Location

Boundary Defined by SDHDC

SINGLE DWELLING

SIDE BOUNDARY 1

SIDE BOUNDARY 2

FRONT BOUNDARY

REAR BOUNDARY

LANE

STREET

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**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

- **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

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

**BLOCK INFORMATION**

**SITE 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

**DRAWN**
- A

**CHECKED**
- DZ

**APPROVED**
- AK

**DATE**
- 07/01/20

**SCALE**
- 1:200 @A4

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