This is a diagram of a site layout showing key features and dimensions. The key features include:

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

**Indicative Building Footprints**

- **Lower Floor Level**
- **Upper Floor Level**

The diagram also includes a key map to identify different elements of the site. The key elements are:

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

**Minimum Boundary Setbacks**

- **Lower floor level - external wall or unscreened element (Excluding Garages/Carports)**
- **Upper floor level (side setbacks) - external wall (screened)**

The diagram is drawn to a scale of 1:200 @A4. The dimensions are given in meters and are intended for use 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.

**Block Information**

- **Stage**: 2B1
- **Zone**: RZ 3
- **Section**: 43
- **Block**: 18
- **Classification**: Mid Size
- **Housing Type**: Single Dwelling

**Key Map**

- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks
- Part of Integrated Development Parcel by Planning Controls Plan

**Legend**

- 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
- Articulation Elements (Articulation Zone)
- refer to SDHDC Rule 11: Table 3C for mid blocks
- Part of Integrated Development Parcel by Planning Controls Plan

**Scale**

1:200 @A4

**Ginninderry**

BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN
**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

**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 Neetascree or a mini orb profile colour "Basalt". Refer to Ginninderry Design Requirements