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.

Key Map

1. Block Boundary
2. Garage Location
3. Boundary Defined by SDHDC
4. Easement
5. Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

Indicative Building Footprints
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

Legend

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

Minimum Boundary Setbacks

- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11:
  Table 2C for Large blocks
- side and rear setbacks: refer to Rule 12:
  Table 5 for Large blocks
- Nil or 900mm garage setback for walls less than 8m in length refer to SDHDC Rule 14, Table 5

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Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

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**Block Information**

- **Stage**: 1
- **Zone**: RZ 1
- **Section**: 51
- **Block**: 11
- **Classification**: Large Block
- **Type**: Single Dwelling

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**Legend**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

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**Key Map**

- **Site Location**
- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Easement**
- **Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements**

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**Block Planning Controls**

**Building & Siting Controls Plan**

**Scale**: 1:250 @A4

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**Drawn**: [Name]
**Reviewed**: [Name]
**Approved**: [Name]

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**Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements**

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**Upper Floor Level - Side and Rear Boundary - Screened**
**Upper Floor Level - Side and Rear Boundary Unscrewed**
FRONT BOUNDARY
SIDE BOUNDARY 1
STREET
REAR BOUNDARY
SIDE BOUNDARY 2
Driveway

BLOCK 11
SECTION 51
642m²

LEGEND

BOUNDARY FENCING

- - F - C -

Optional - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

Private Open Space (POS)
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.

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

Ginninderry
Block Planning Controls
Fencing Controls Plan

KEY MAP

SITE LOCATION

SCALE 1:250 @A4

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