STREET BLOCK 12 SECTION 52

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
  - Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks

- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

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

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Articulation Elements (Articulation Zone)

KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Articulation Elements (Articulation Zone)

INDICATIVE BUILDING FOOTPRINTS

- Lower Floor Level
- Upper Floor Level
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

SCALE 1:250 @ A4
**TERRITORY PLAN**

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>CLASSIFICATION</th>
<th>HOUSING TYPE</th>
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<tbody>
<tr>
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<td>52</td>
<td>12</td>
<td>LARGE BLOCK</td>
<td>SINGLE DWELLING</td>
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**Drawing Information**

- **Scale:** 1:250 @ A4
- **Drawn:** A
- **Checked:** DZ
- **Approved:** AK
- **Date:** 22/09/00

**Planning Controls**

- **Ginninderry Design Requirements**
- **EPSDD: Fences and Freestanding Walls Factsheet 2014**

**Sites Location**

- **Block Boundary**
- **Garage Location**

**Key Map**

- **SITE LOCATION**

**Legend**

- **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

**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.

**Private Open Space (POS)**

- Refer to SDHDC: R39 for mid size blocks

**Principle Private Open Space (PPOS)**

- Refer to SDHDC R41 and Table 8