**STREET BLOCK 13 SECTION 52**

- **GARAGE**
- **Driveway**
- **SIDE BOUNDARY 1**
- **SIDE BOUNDARY 2**
- **REAR BOUNDARY**
- **FRONT BOUNDARY**

**526m²**

**SCALE 1:250 @A4**

**BLOCK INFORMATION**
- **STAGE:** 2
- **ZONE:** RZ 1
- **SECTION:** 52
- **BLOCK:** 13
- **CLASSIFICATION:** LARGE BLOCK
- **HOUSING TYPE:** SINGLE DWELLING

**SECTION PLANNING CONTROLS**
- **BUILDING & SITING CONTROLS PLAN**
- **KEY MAP**
  - **SITE LOCATION**
  - **LEGEND**
    - Block Boundary
    - Garage Location
    - Boundary Defined by SDHDC
    - Articulation Elements (Articulation Zone)
    - Lower Floor Level
    - Upper Floor Level

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

**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
  - 1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

**NOTES**
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks

**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.**
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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

PRIVATE OPEN SPACE (POS)

refer to SOHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

refer to SOHDC 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.

Ginninderry

GLOBAL BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN

SCALE

1:250 @A4

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BLOCK INFORMATION

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<thead>
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