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
- SITE LOCATION

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

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: 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

- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscrened

BLOCK INFORMATION
- STAGE: 2
- ZONE: RZ 1
- SECTION: 51
- BLOCK: 07
- CLASSIFICATION: LARGE SIZE
- HOUSING TYPE: SINGLE DWELLING

REVIEWED DRAWN CHECKED APPROVED DATE
A D Z A K S 31/08/00

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MINIMUM BOUNDARY SETBACKS

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Scale: 1:250 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
Do not scale off drawings. Dimensions are in metres.

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: R41 and Table 8

PRINCIPLE PRIVATE OPEN SPACE (PPPOS)
Refer to SDHDC R4 and Table 8

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