KEY MAP

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 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

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.

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

Ginninderry
BUILDING & SITING CONTROLS PLAN

SCALE
1:250 @A4
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Optional - Blocks Adjacent to Open Space
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.