

### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

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

### 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

1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Rule 15, Table 6B

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

### 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

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary - Unscreened

### BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AG
BLOCK	t
CLASSIFICATION	MID-SIZE/LARGE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	BN	DZ	CS	17/04/23

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

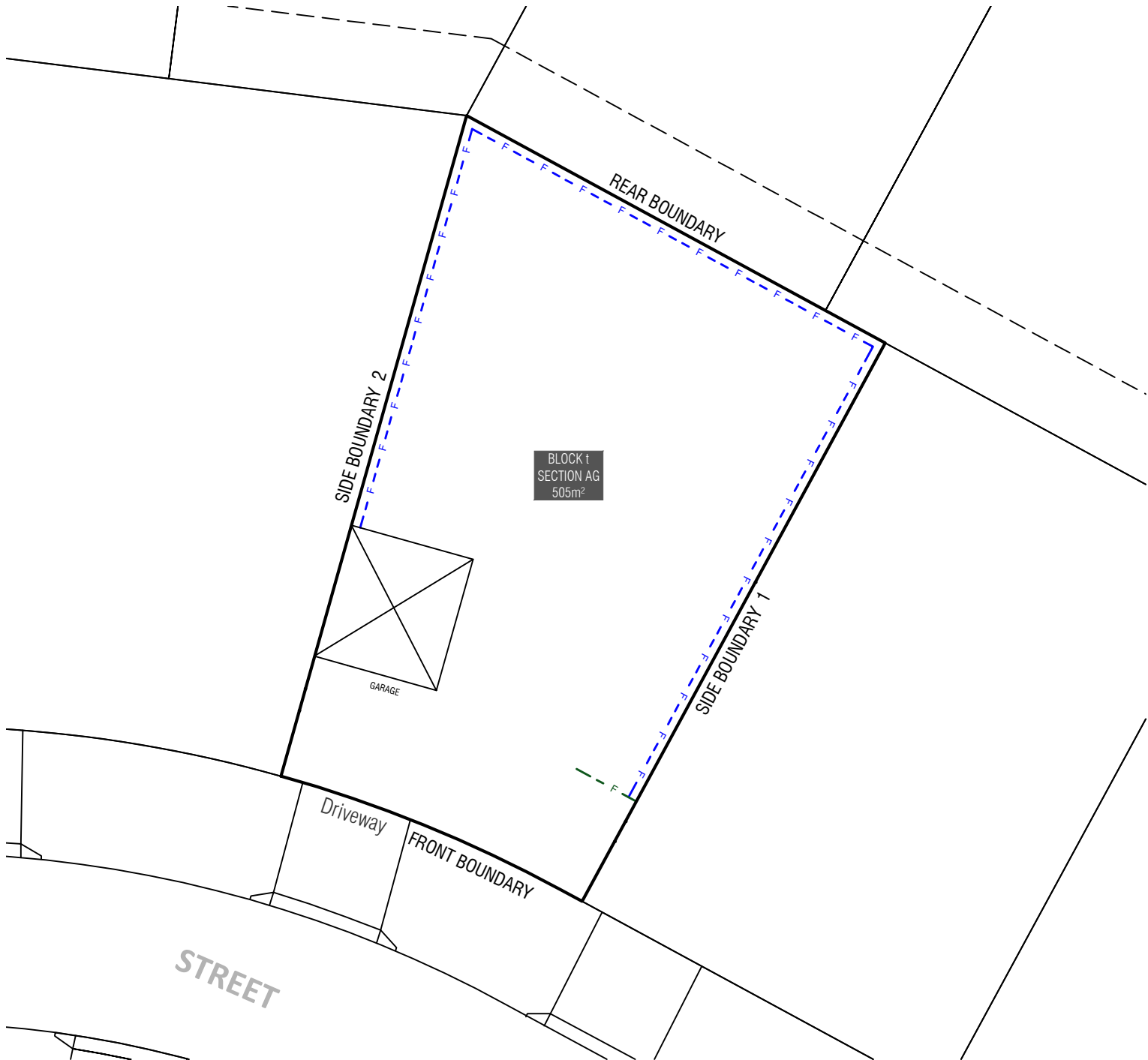
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:250 @A4

### BLOCK PLANNING CONTROLS

### BUILDING & SITING CONTROLS PLAN



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BOUNDARY

Boundary Defined by SDHDC

### BOUNDARY FENCING

**Side, Rear Fencing**  
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**  
**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 Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)

**Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

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SCALE  
1:250 @A4

