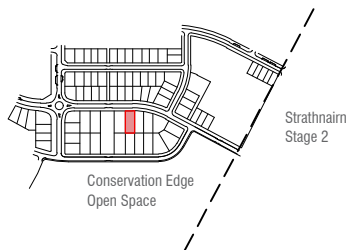


## KEY MAP

■ 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



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



BAL 12.5 Building Standard  
refer to EDP Planning Controls Plan

## 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 maximum 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 - Unscreened

## BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	BK
BLOCK	m
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	SN	DZ	CS	18/04/23

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

