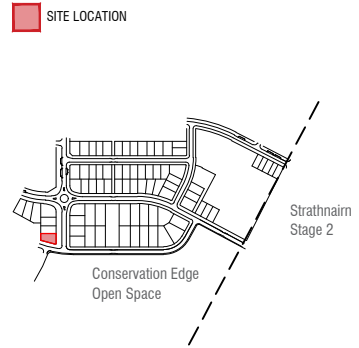




KEY MAP



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	6,000
> 801	10,000
- Blocks 500sqm < 550sqm subject to mid size block provisions by EDP Planning Controls Plan
- 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 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 refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to SDHDC Rule 11: Table 3C for mid blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

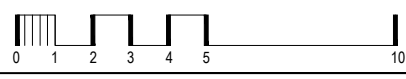
BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	AJ
BLOCK	aa
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

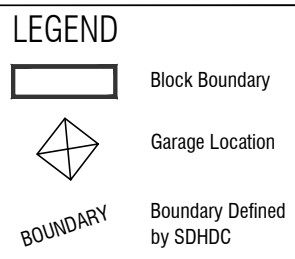
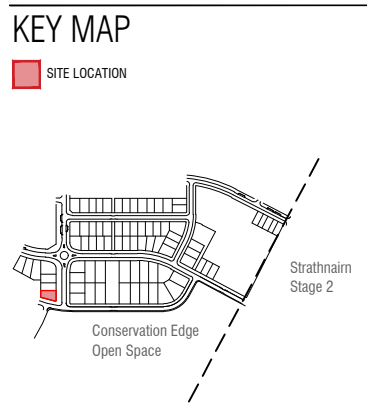
REV DRAWN CHECKED APPROVED DATE
A MD CS CS 02/06/21

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
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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)

Optional F5, Courtyard Wall Refer to EDP Fencing Controls Plan
 Mandatory height: 1.5m
 Minimum Boundary Length: 50%
 Minimum setback from boundary: Nil

↑ Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

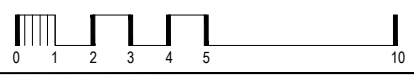
STAGE	1A
ZONE	RZ1
SECTION	AJ
BLOCK	aa
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	MD	CS	CS	02/06/21
B	MD	CS	CS	11/06/21

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SCALE
1:200 @A4



**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**