

LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
- Boundary Defined by SDHC
- Water tank requirements
- 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 (SDHC) front setbacks: refer to Rule 11: Table 3C for mid blocks
- side and rear setbacks: refer to Rule 12: Table 6B for mid blocks
- Macnamara Stage 1 EDP refer to the EPD Planning Controls Plan Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
- 1.5m or nil setback for garage for mid size blocks refer to SDHC Rule 15, Table 6B
- Articulation Elements (Articulation Zone) refer to SDHC 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	RZ3
SECTION	BJ
BLOCK	m
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	DZ	17/01/22

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

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY Driveway

OPEN SPACE

FRONT BOUNDARY

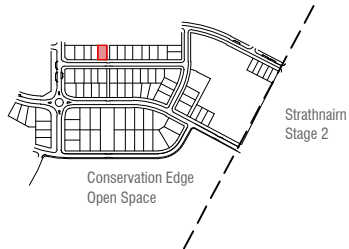
BLOCK m
SECTION BJ
420m²

SIDE BOUNDARY 2




REAR BOUNDARY

KEY MAP





 SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  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)
-  **Mandatory F2, Courtyard Wall** refer to EPD Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
-  **Optional F5, Courtyard Wall** refer to EPD 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

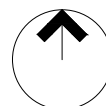
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN