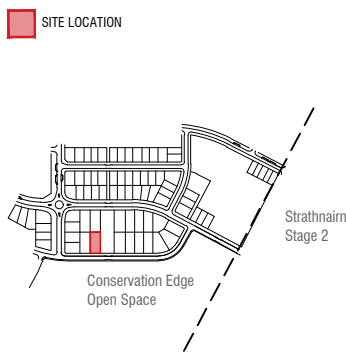




KEY MAP



LEGEND

- SITE LOCATION
 - Block Boundary
 - Garage Location
 - BOUNDARY
 - Water tank requirements
 - BAL 19 Building Standard
 - Lower Floor Level
 - Upper Floor Level
- | BLOCK SIZE (M ²) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350 | 2,000 |
| 351 ≤ 599 | 4,000 |
| 600 ≤ 800 | 6,000 |
| > 801 | 10,000 |
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)
- Single Dwelling Housing Development Code (SDHDC)
 - Macnamara Stage 1 EDP
 - Articulation Elements (Articulation Zone)
 - Nil or 900mm garage setback for walls maximum 8m in length
 - Upper Floor Level - Side and Rear Boundary - Screened
 - Upper Floor Level - Side and Rear Boundary - Unscreened

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
- Macnamara Stage 1 EDP
refer to the Planning EDP Controls Plan
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)
refer to EDP Planning Controls Plan
- 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

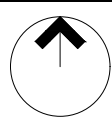
BLOCK INFORMATION

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

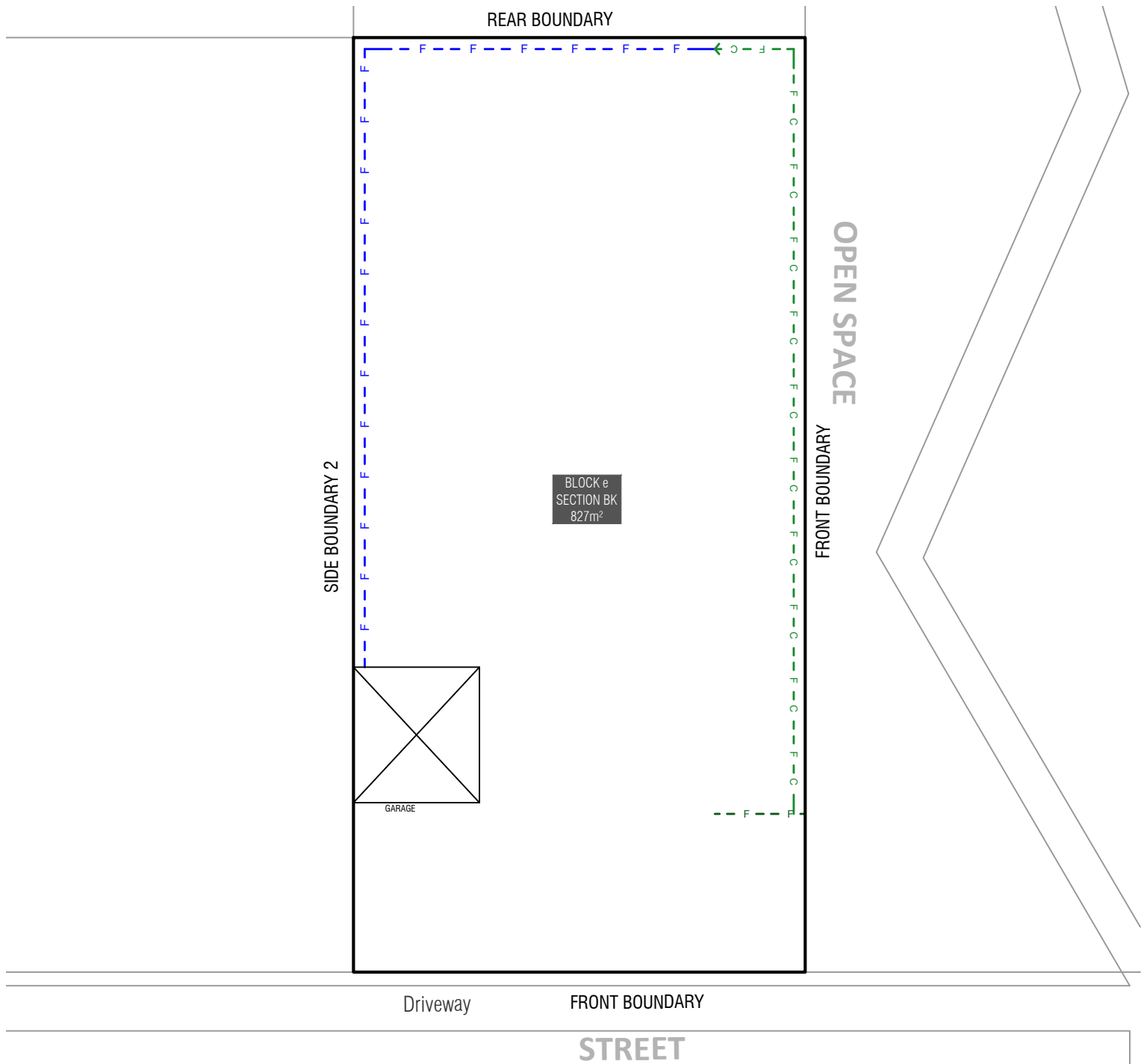
REV	DRAWN	CHECKED	APPROVED	DATE
A	MD	CS	CS	23/06/21

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.

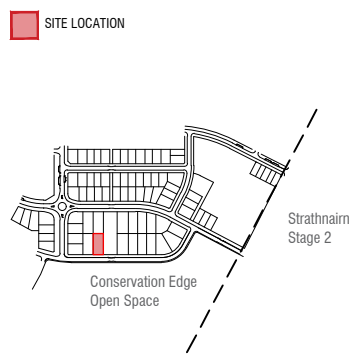
SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- 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 EDP Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 100% (full length of boundary)
Minimum setback from boundary: Nil

Return Boundary Fencing to Building Line or Side Fence

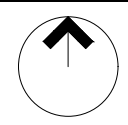
BLOCK INFORMATION

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

REV DRAWN CHECKED APPROVED DATE
A MD CS CS 23/06/21

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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN