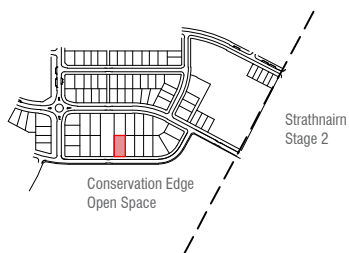


### KEY MAP

■ SITE LOCATION



### LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



Water tank requirements

BLOCK SIZE (M <sup>2</sup> )	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	6,000
> 801	10,000



BAL 19 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

- - - 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

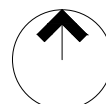
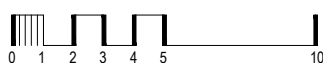
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ1             |
| SECTION        | BK              |
| BLOCK          | J               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | MD    | CS      | CS       | 21/06/21 |

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  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

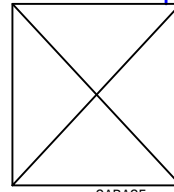
OPEN SPACE

FRONT BOUNDARY

REAR BOUNDARY

SIDE BOUNDARY 2

BLOCK J  
SECTION BK  
910m<sup>2</sup>

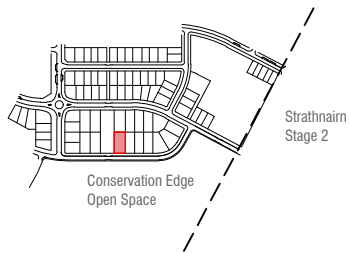


GARAGE

FRONT BOUNDARY Driveway

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 EDP Fencing Controls Plan  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

Return Boundary Fencing to Building Line or Side Fence

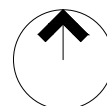
BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
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| ZONE           | RZ1             |
| SECTION        | BK              |
| BLOCK          | J               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | MD    | CS      | CS       | 21/06/21 |

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SCALE  
1:250 @A4



**Ginninderry**

**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**