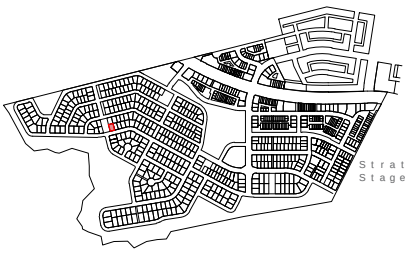
KEY MAP

SITE LOCATION



LEGEND

Block Boundary

Garage Location

BOUNDARY

Boundary Defined by SDHDC

W

Water tank requirements

BLOCK SIZE (Mi)	MANDATORY MINIMUM TANK SIZE (L)
251 Ò 350	2,000
351 Ò 599	4,000
600 Ò 800	6,000
> 801	10,000

BAL 12.5

BAL 12.5 Building Standard
refer to EDP Planning Controls Plan

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Deve
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)

Nil or 900mm garage setback f
refer to SDHDC Rule 14, Table 5

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. Thi
plot ratio or building envelopes)

Lower Floor Level Upper Floor Le

Upper Floor Level - Side and

Upper Floor Level - Side and

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AG
BLOCK	h
CLASSIFI	LARGE BLOCK
HOUSING	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	HS	DZ	CS	29/12/21
B	DZ	CS	CS	23/02/22

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 DEVELOPMENT 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.

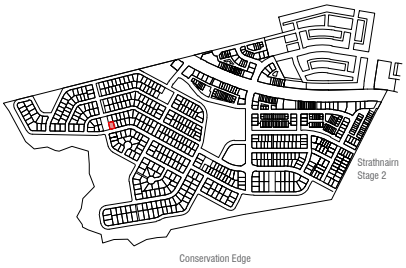
SCALE
1:250 @A4
0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CO
BUILDING & SITING

KEY MAP

SITE LOCATION



LEGEND

Block Boundary

Garage Location

BOUNDARY — Boundary Defined by SDHDC

BOUNDARY FENCING

F

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)*

F

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)*

F C

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	1D
ZONE	RZ3
SECTION	AG
BLOCK	h
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	HS	DZ	CS	29/12/21
B	DZ	CS	CS	23/02/22

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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN