

### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

BOUNDARY

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	8,000
> 801	10,000

### 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

Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Rule 14, Table 5

### 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

Upper Floor Level - Side and Rear Boundary - Screened

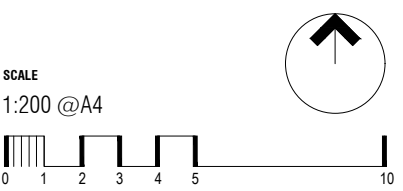
Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION	
STAGE	1D
ZONE	RZ3
SECTION	AA
BLOCK	aa
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
A	HS	DZ	CS	13/04/22
B	DZ	DZ	CS	14/04/23

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.



BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN

STREET

STREET

FRONT BOUNDARY

FRONT BOUNDARY

Diveway

GARAGE

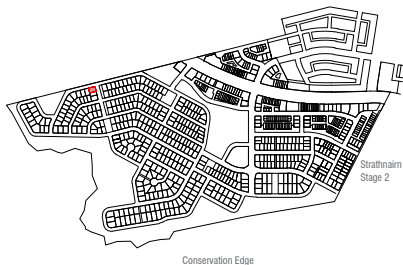
BLOCK aa  
SECTION AA  
558m<sup>2</sup>

SIDE BOUNDARY 1

SIDE BOUNDARY 2

## 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

### F5, Courtyard Wall Refer to EDP Fencing Controls Plan

Mandatory height: 1.5m

Minimum Boundary Length: 50%

Minimum setback from boundary: Nil

**No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Macnamara Precinct Map & Code and SDHDC or MUHDC (whichever is applicable)



Return Boundary Fencing to Building Line or Side Fence

## BLOCK INFORMATION

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ZONE	RZ3
SECTION	AA
BLOCK	aa
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

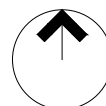
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SCALE

1:200 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN