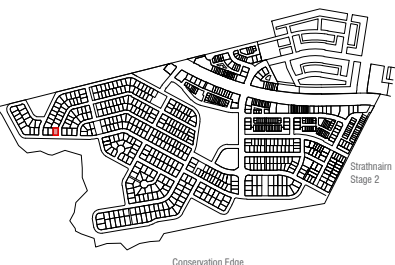


KEY MAP

■ SITE LOCATION



LEGEND



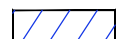
Block Boundary



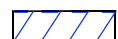
Garage Location



Boundary Defined by SDHC



Easement



Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements



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



BAL 19 Building Standard
refer to EDP Planning Controls Plan

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Code (SDHC)
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 SDHC 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

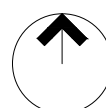
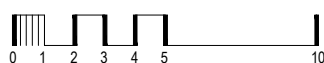
BLOCK INFORMATION

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

REV DRAWN CHECKED APPROVED DATE
C 8N DZ CS 17/04/23

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.

SCALE
1:250 @A4



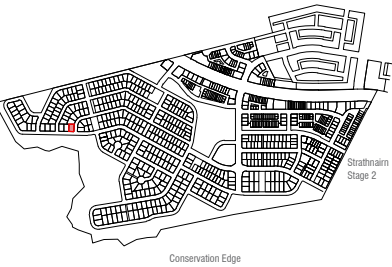
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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)
- 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

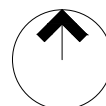
BLOCK INFORMATION

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

REV C 8N DZ CS DATE 17/04/23

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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN