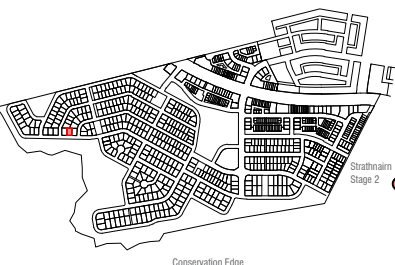


## KEY MAP

SITE LOCATION



## LEGEND



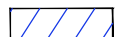
Block Boundary



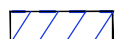
Garage Location



Boundary Defined by SDHDC



Easement



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



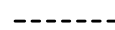
Water tank requirements

| BLOCK SIZE (M²) | MANDATORY MINIMUM TANK SIZE (L) |
|-----------------|---------------------------------|
| 251 ≤ 350       | 2,000                           |
| 351 ≤ 599       | 4,000                           |
| 600 ≤ 800       | 8,000                           |
| > 801           | 10,000                          |



BAL 12.5 Building Standard refer to EDP Planning Controls Plan

## 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 Planning Controls Plan



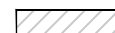
Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Rule 14, Table 5

## 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

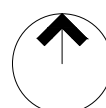
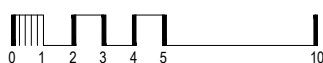
## BLOCK INFORMATION

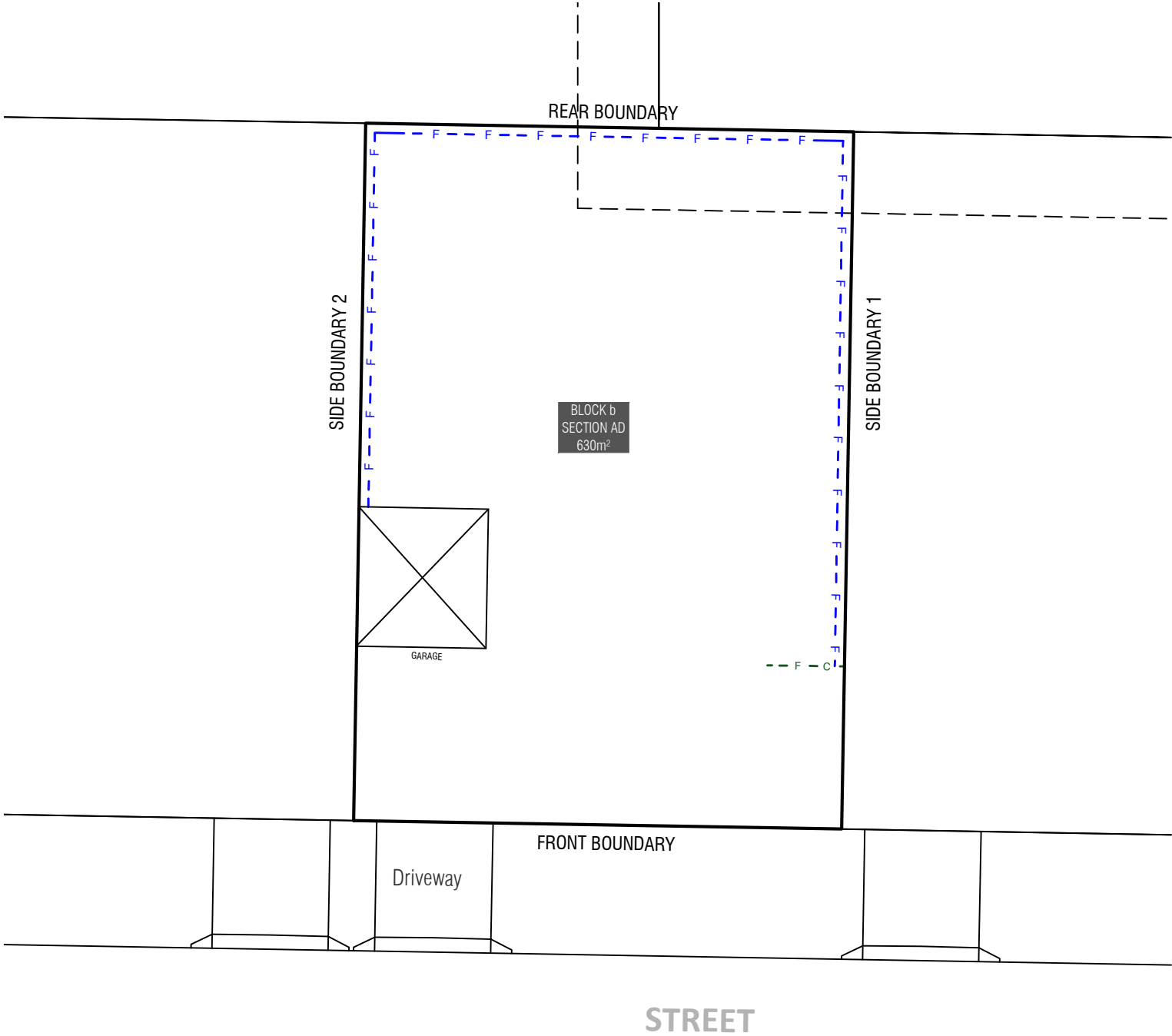
|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | AD              |
| BLOCK          | b               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | BN    | 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.

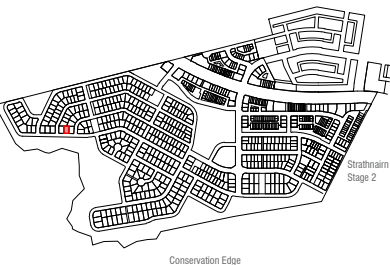
SCALE  
1:250 @A4








## 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 Neetascreeen 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)

## BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | AD              |
| BLOCK          | b               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

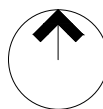
REV DRAWN CHECKED APPROVED DATE

A HS DZ CS 04/01/22

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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**