

STREET

FRONT BOUNDARY

Driveway

GARAGE

BLOCK c
SECTION AE
504m²

W

MS

MAX 13.0

SIDE BOUNDARY 2

12.0

SIDE BOUNDARY 1

REAR BOUNDARY

EASEMENT
3.5

0.9

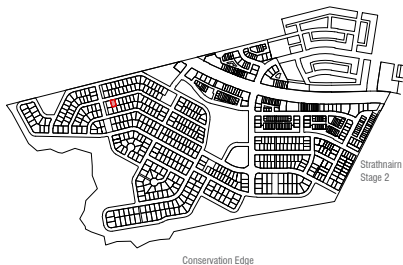
6.0

3.0

6.0

KEY MAP

SITE LOCATION



LEGEND



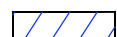
Block Boundary



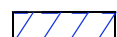
Garage Location



Boundary Defined by SDHC



Easement

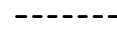
Min 1.8m clear Sewer Maintenance Access Route
Required Refer Block Details Plan and ICON
building requirements

Water tank requirements

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

Blocks 500sqm < 550sqm subject to mid size
block provisions by EDP Planning Controls Plan

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Code (SDHC)
front setbacks: refer to Rule 11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks



Macnamara Stage 1 EDP
refer to the Planning EDP Controls Plan
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)



1.5m or nil setback for garage for mid size blocks
refer to SDHC Rule 15, Table 6B



Articulation Elements (Articulation Zone)
refer to SDHC Rule 11:
Table 3C for mid blocks

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account
plot ratio or building envelopes)



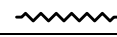
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

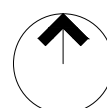
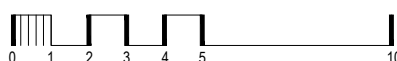
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AE
BLOCK	c
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV C 8N DZ CS DATE 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
1:200 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

Driveway

GARAGE

BLOCK c
SECTION AE
504m²

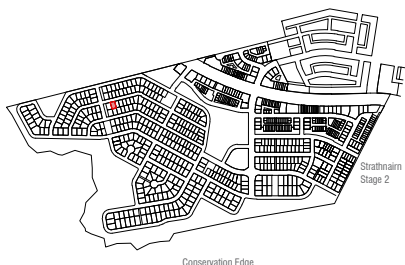
SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR BOUNDARY

KEY MAP

 SITE LOCATION



LEGEND



Block Boundary

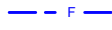


Garage Location

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

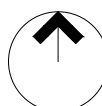
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STAGE	1D
ZONE	RZ3
SECTION	AE
BLOCK	c
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

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SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN