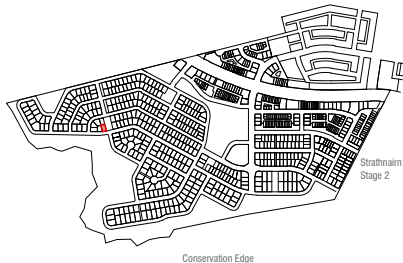


KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



| 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 |



BAL 19 Building Standard
refer to Planning Controls Plan

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Code (SDHDC)
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 SDHDC Rule 15, Table 6B



Articulation Elements (Articulation Zone)
refer to SDHDC 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

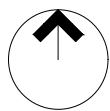
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 1D |
| ZONE | RZ3 |
| SECTION | AG |
| BLOCK | e |
| CLASSIFICATION | MID-SIZE |
| HOUSING TYPE | SINGLE DWELLING |

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

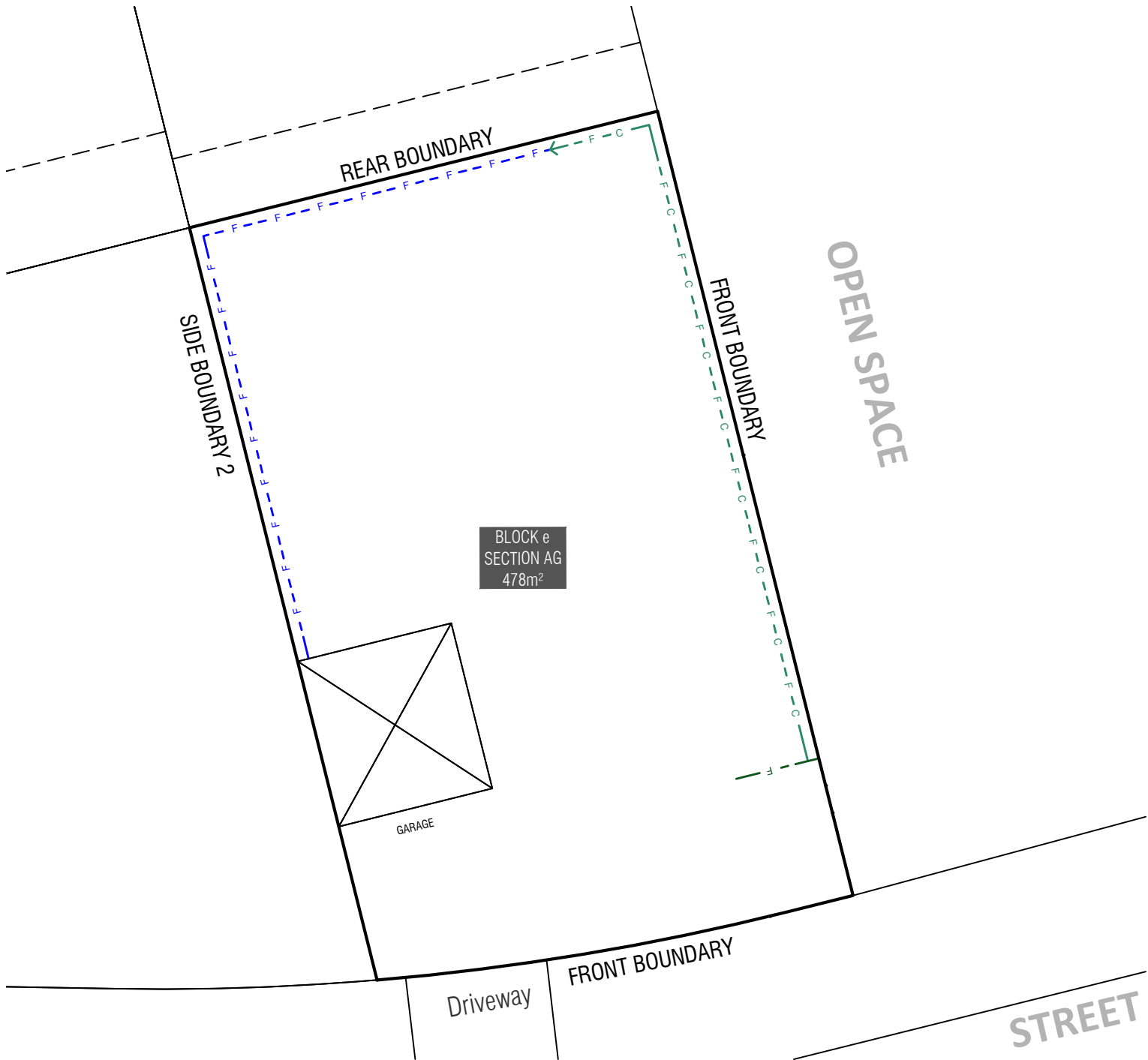
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
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CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE
UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE
TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS
AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM
ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
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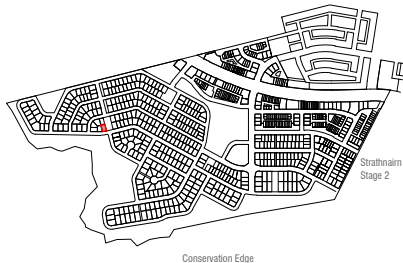
Ginninderry

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)
-  **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

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

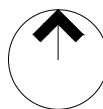
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 1D |
| ZONE | RZ3 |
| SECTION | AG |
| BLOCK | e |
| CLASSIFICATION | MID-SIZE |
| HOUSING TYPE | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| B | 8N | DZ | CS | 17/04/23 |

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SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN