

KEY MAP

Red square icon: SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- BOUNDARY
- 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
- Blocks 500sqm < 550sqm subject to mid size block provisions by EDP Planning Controls Plan
- 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 3C for mid blocks

side and rear setbacks: refer to Rule 12: Table 6B for mid blocks

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

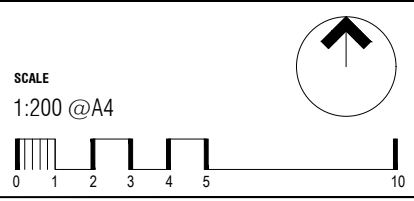
Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION	
STAGE	1D
ZONE	RZ3
SECTION	AH
BLOCK	c
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

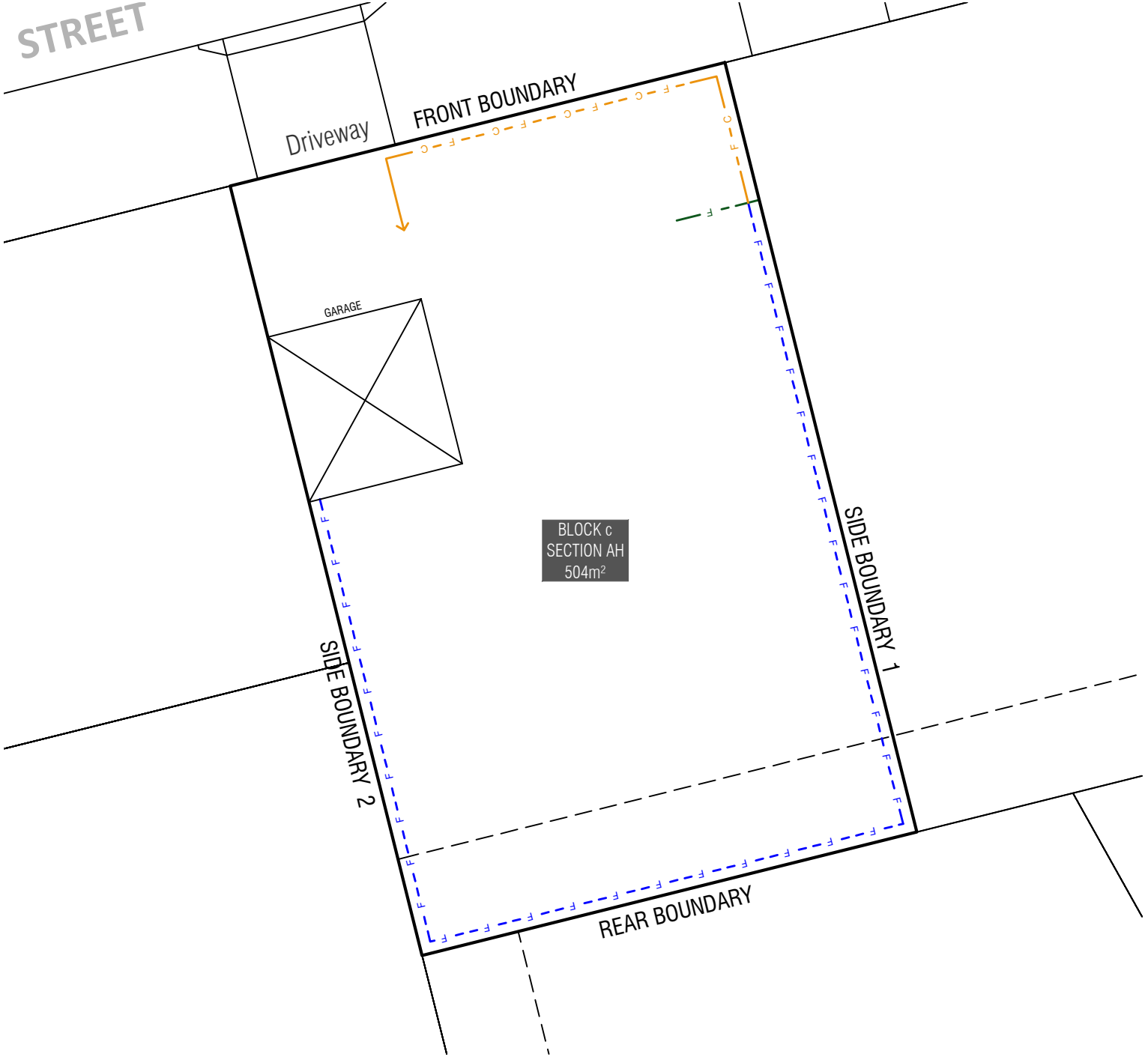
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.



Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



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SITE LOCATION

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- Block Boundary
- Garage Location
- 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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BLOCK	c
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