



KEY MAP

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 |

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

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 | AH |
| BLOCK | v |
| CLASSIFICATION | LARGE BLOCK |
| HOUSING TYPE | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| A | DZ | DZ | CS | 13/04/22 |
| B | DZ | DZ | CS | 14/04/23 |

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

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



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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 PLANNING CONTROLS

FENCING CONTROLS PLAN