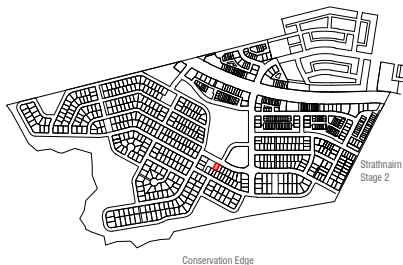




## KEY MAP

 SITE LOCATION



## LEGEND



Block Boundary



Garage Location

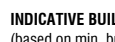


Boundary Defined by SDHDC



Easement

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



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

## 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 - screening as per SDHDC

(Excluding Garages/Carports)

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



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



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary Unscreened

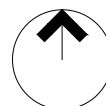
## BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	AJ
BLOCK	h
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE  
B 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.

SCALE  
1:200 @A4



**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 Neetascreeen or Miniscreen and colour "Jasper". 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



### 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

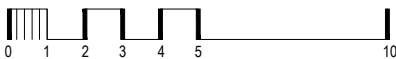
## BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	AJ
BLOCK	h
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV 8 DZ DZ CS DATE 17/04/23

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SCALE  
1:200 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**