

KEY MAP

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*

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 2C for large blocks
side and rear setbacks: refer to Rule 12:
Table 5 for large blocks

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

Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Rule 14, Table 5

Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000

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)

BAL 12.5 Building Standard
refer to EDP Planning Controls Plan

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	AJ
BLOCK	v
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

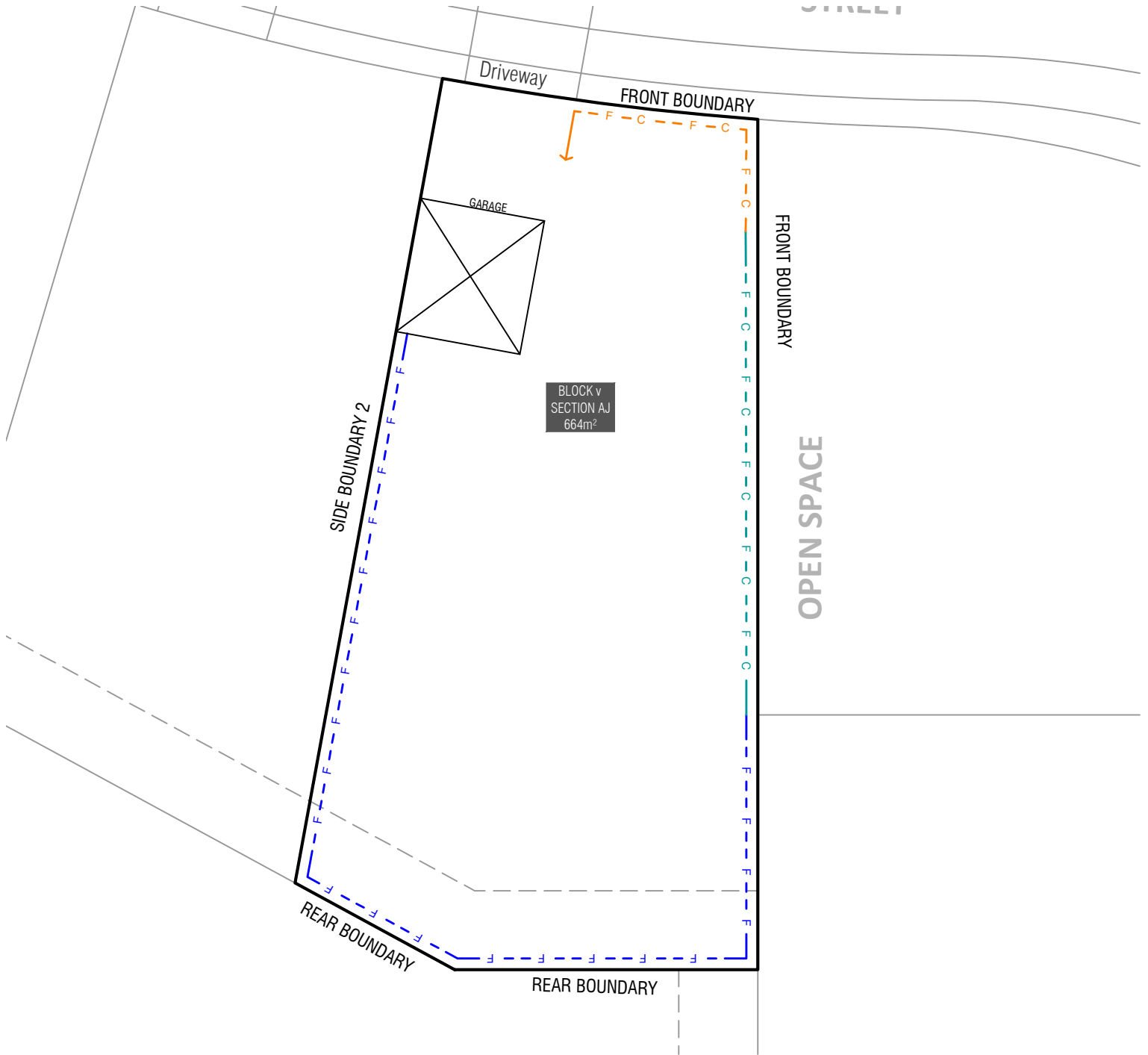
REV	DRAWN	CHECKED	APPROVED	DATE
B	8N	DZ	CS	18/04/23

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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- Block Boundary
- Garage Location
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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)
- F5, Courtyard Wall** refer to EDP Fencing Controls Plan
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
- Mandatory F2, Courtyard Wall** refer to EDP Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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Return Boundary Fencing to Building Line or Side Fence

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BLOCK	v
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN