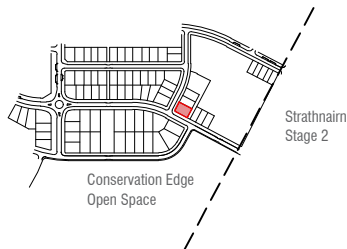


KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHC



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



BAL 12.5 Building Standard
refer to EDP Planning Controls Plan



Blocks 500sqm < 550sqm subject to mid size block provisions by EDP Planning Controls Plan

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 (SDHC)
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 SDHC Rule 15, Table 6B



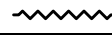
Articulation Elements (Articulation Zone)

refer to SDHC Rule 11:

Table 3C for mid blocks



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

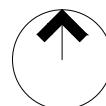
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BI
BLOCK	a
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
1:200 @A4



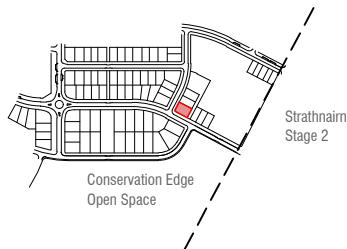
Ginninderry

**BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN**



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

F

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)

F C

F5, Courtyard Wall refer to EDP Fencing Controls Plan
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

F C

Mandatory F2, Courtyard Wall refer to EDP Fencing Controls Plan
Mandatory height: 1.8m
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	1A
ZONE	RZ3
SECTION	BI
BLOCK	a
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN