STREET

6.0
2.5

FRONT BOUNDARY

6.0
4.0

EASEMENT

3.0

SIDE BOUNDARY 1

6.0

1.5

W

BLOCK ab
SECTION BJ
715m²

FRONT BOUNDARY

3.0

SIDE BOUNDARY 2

MAX 8.0

GARAGE

5.5

3.0

Driveway

STREET

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge
Open Space

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*

W   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

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*

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

|||||||||||| Upper Floor Level - Side and Rear Boundary - Screened

〰〰〰   Upper Floor Level - Side and Rear Boundary - Unscreened

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BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	ab
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

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

SIDE BOUNDARY 2
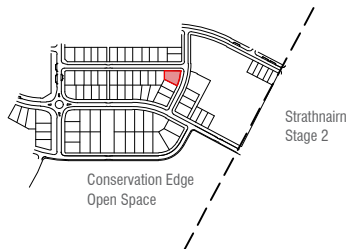
BLOCK ab
SECTION BJ
715m²

FRONT BOUNDARY

GARAGE

Driveway

STREET

KEY MAP

SITE LOCATION

Strathnairn
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Open Space

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 — **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)*

— F — C — **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)*
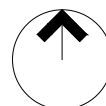
↰ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	ab
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

SCALE
1:200 @A4

0 1 2 3 4 5 10

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN