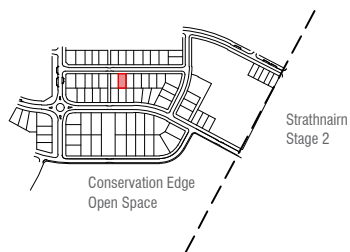


The diagram illustrates a property layout with the following features and dimensions:

- Front Boundary:** Located at the top, with a "Driveway" on the left (1.5m wide) and a "FRONT BOUNDARY" label in the center.
- Side Boundary 1:** Located on the right, with a "SIDE BOUNDARY 1" label and dimensions of 3.0m, 4.0m, and 12.0m.
- Side Boundary 2:** Located on the left, with a "SIDE BOUNDARY 2" label and dimensions of 5.5m and 13.0m (labeled "MAX 13.0").
- Rear Boundary:** Located at the bottom, with a "REAR BOUNDARY" label and dimensions of 0.9m, 6.0m, and 3.0m.
- Easement:** A 3.5m wide "EASEMENT" is shown on the left side, adjacent to Side Boundary 2.
- Structures and Areas:**
 - A "GARAGE" is located in the upper left quadrant.
 - A "BLOCK o SECTION BJ 420m²" is labeled in the center-right area.
 - A red circle with a "W" is located near the center.
 - A red circle is located in the upper right corner.
- Other Features:** A "STREET" is labeled at the very top. The property is divided into several shaded regions: a cross-hatched area for the garage, a diagonal-hatched area for the main block, and a blue-hatched area for the easement and rear boundary strip.



LEGEND



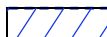
Block Boundary



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 (M ²)	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 3C for mid blocks

side and rear setbacks: refer to Rule 12:

Table 6B for mid blocks



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

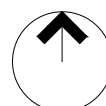
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	0
CLASSIFICATION	MID SIZE
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 GINNINDERY DESIGN REQUIREMENTS TO CONFIRM
ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

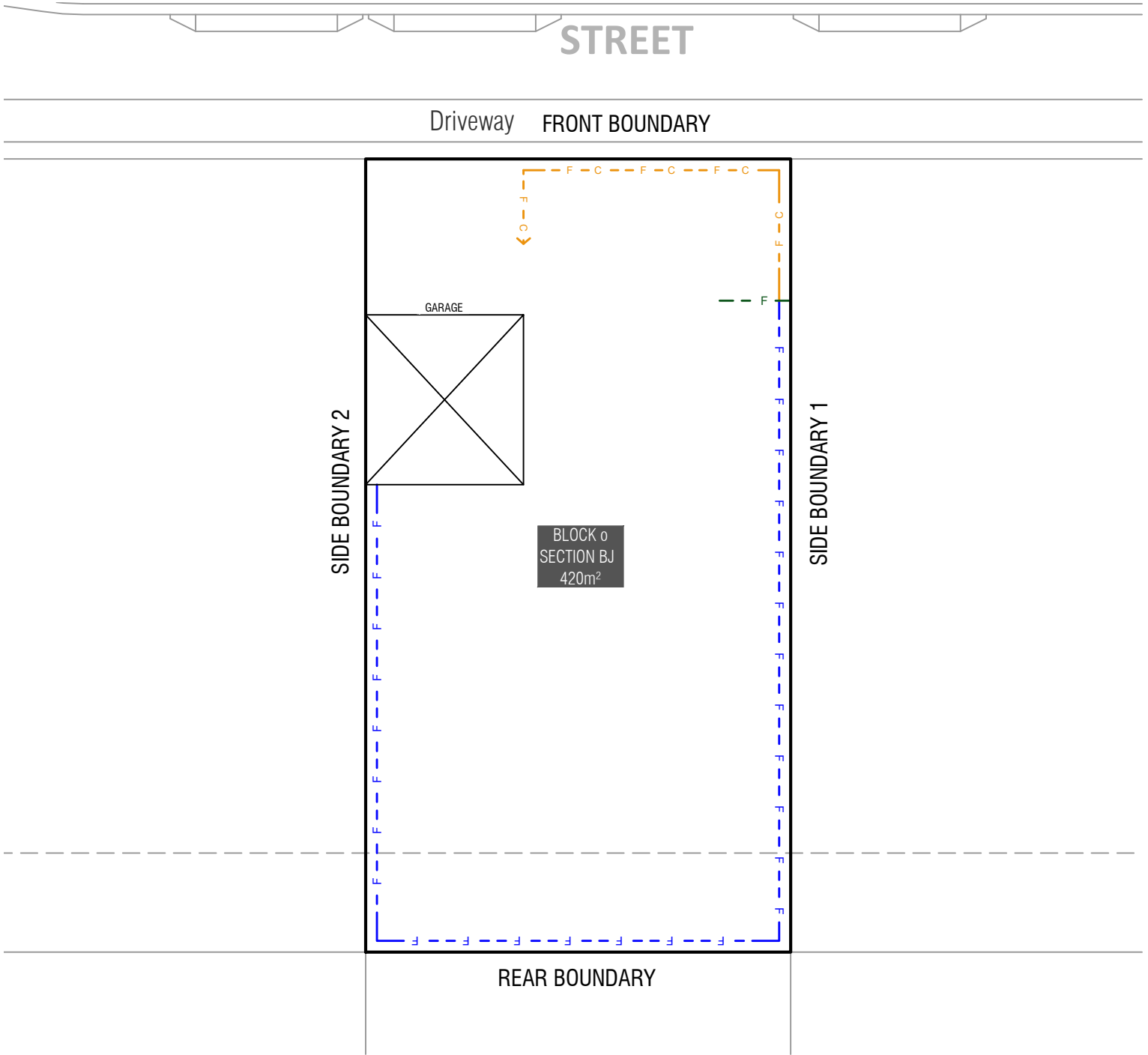
SCALE
1:200 @A4



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 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)

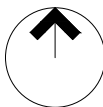
Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION	
STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	o
CLASSIFICATION	MID-SIZE
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
FENCING CONTROLS PLAN