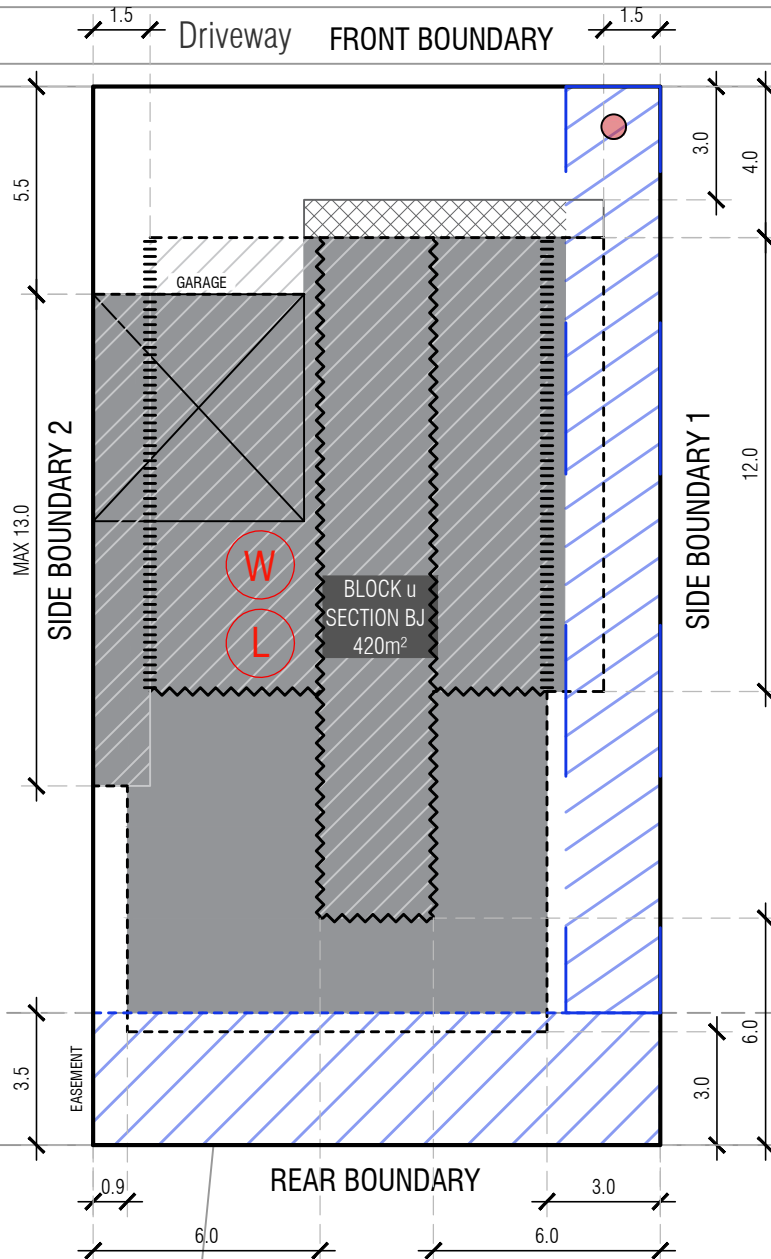
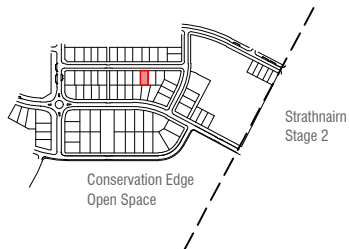


# STREET



## KEY MAP

■ SITE LOCATION



## LEGEND



Block Boundary



Garage Location



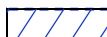
Boundary Defined by SDHC



**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



**Limited Development Potential**  
 Refer to EDP Planning Controls Plan



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



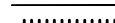
Single Dwelling Housing Development Code (SDHC)  
 front setbacks: refer to Rule 11:  
 Table 3C for mid blocks,  
 side and rear setbacks: refer to Rule 12:  
 Table 6B for mid blocks,



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

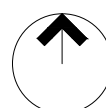
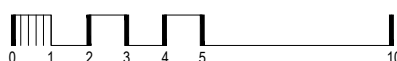
## BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	u
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  
 BUILDING & SITING CONTROLS PLAN**

STREET

Driveway FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

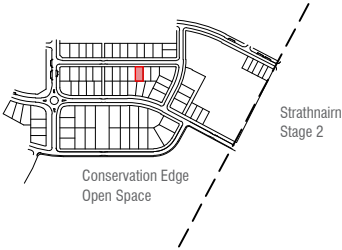
REAR BOUNDARY

GARAGE

BLOCK u  
SECTION BJ  
420m<sup>2</sup>

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

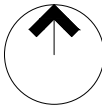
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	u
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV B 8N DZ CS DATE 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