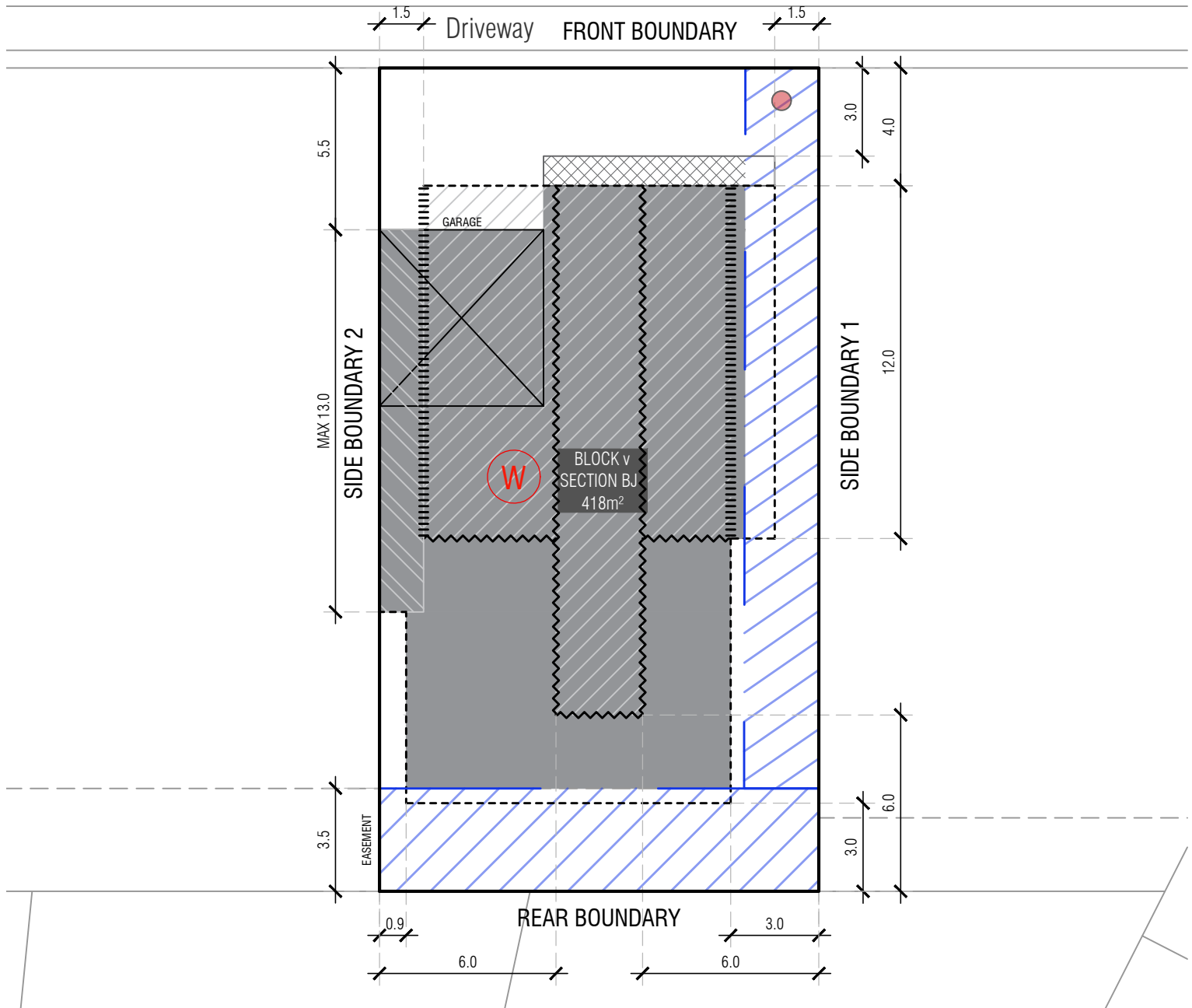
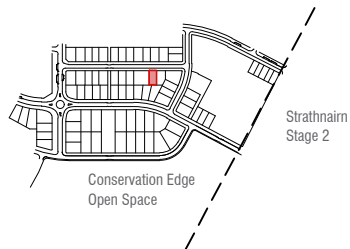


## STREET



## KEY MAP

SITE LOCATION



## LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHC



Easement

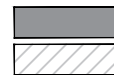
Min 1.8m clear Sewer Maintenance Access Route  
Required Refer Block Details Plan and ICON  
building requirements

Water tank requirements

BLOCK SIZE (M <sup>2</sup> )	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 (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 6BArticulation Elements (Articulation Zone)  
refer to SDHC Rule 11:  
Table 3C for mid blocks

Upper Floor Level - Side and Rear Boundary - Screened



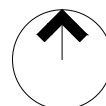
Upper Floor Level - Side and Rear Boundary - Unscreened

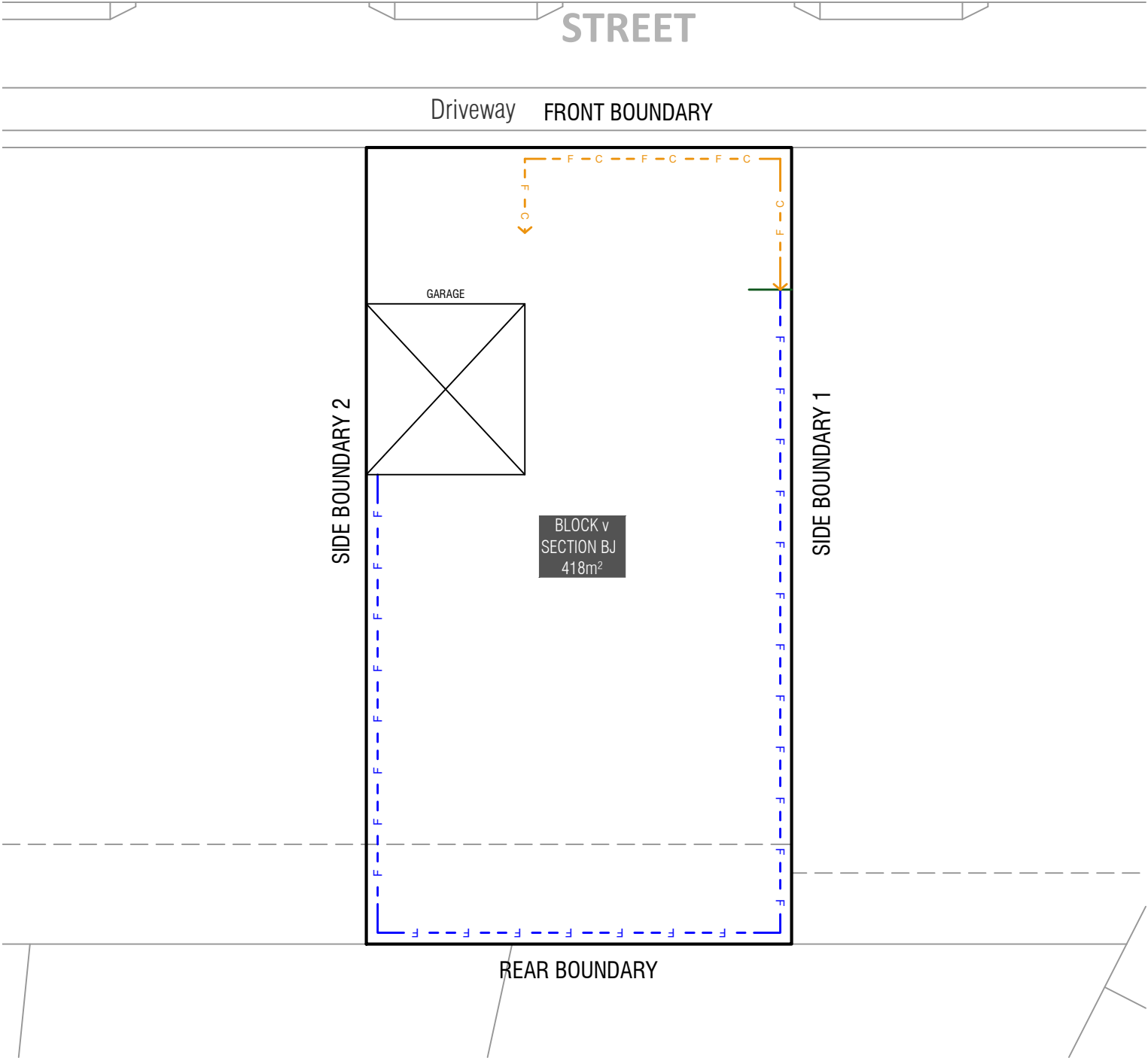
## BLOCK INFORMATION

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

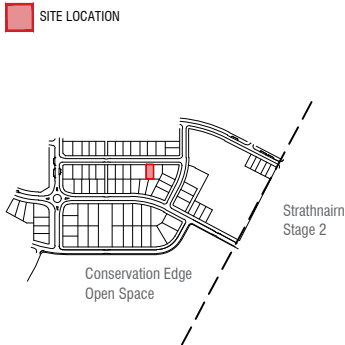
REV DRAWN CHECKED APPROVED DATE  
B 8N DZ CS 18/04/23

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.

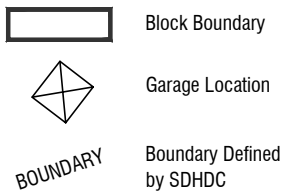
SCALE  
1:200 @A4**Ginninderry**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



## KEY MAP



## LEGEND



## 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

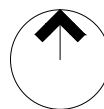
## BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	BJ
BLOCK	v
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**