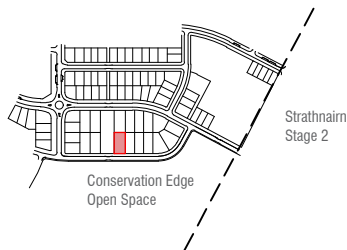


## KEY MAP

SITE LOCATION



## LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



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

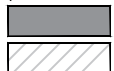


BAL 19 Building Standard

refer to 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 (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

----- Macnamara Stage 1 EDP  
refer to the Planning EDP Controls Plan  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)



Articulation Elements (Articulation Zone)  
refer to EDP Planning Controls Plan



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

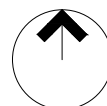
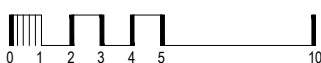
## BLOCK INFORMATION

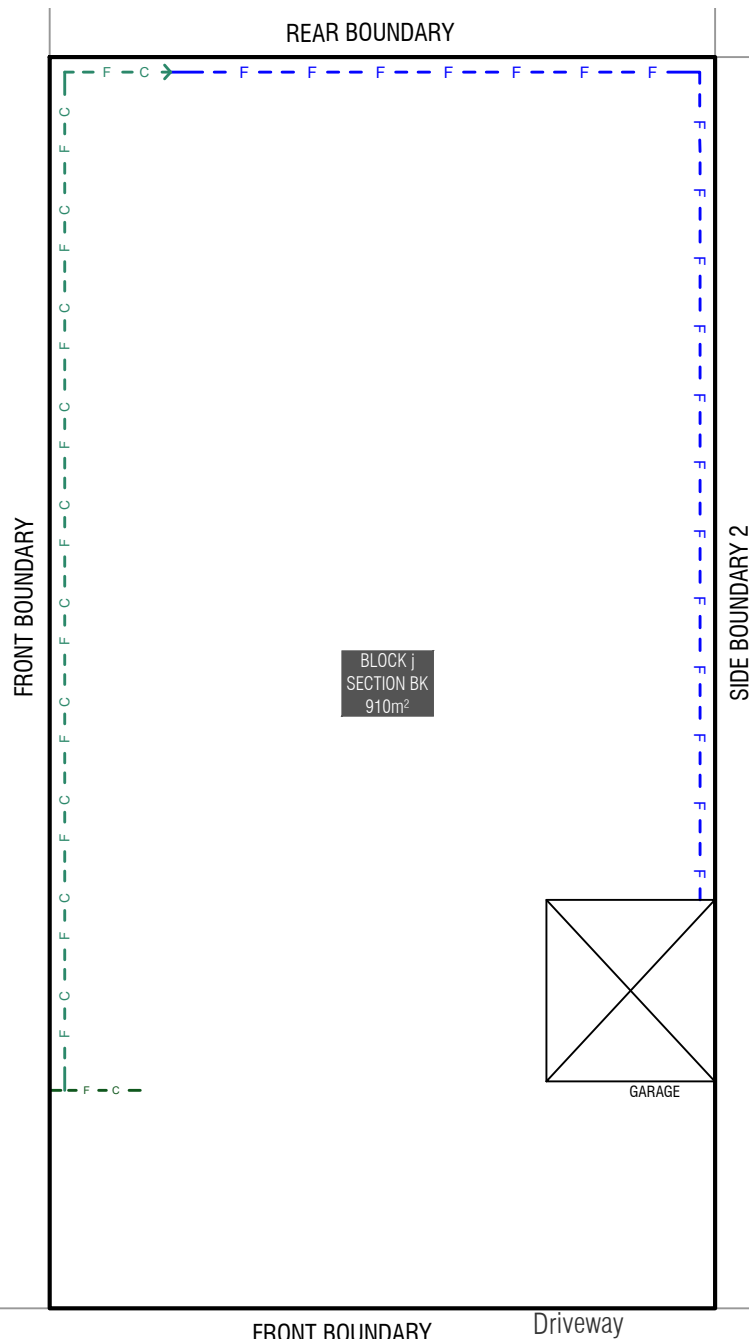
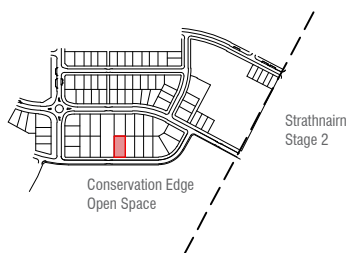
STAGE	1A
ZONE	RZ1
SECTION	BK
BLOCK	J
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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  
1:250 @A4



 SITE LOCATION

10/10/2016

### Block Boundary



Garage Location

BOUNDARY

### Boundary Defined by SDHDC

— F —

### Side, Rear Fencing

Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**

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 Neetascreeen 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)

**Mandatory E2 Courses**

**Mandatory FZ, Courtyard Wall** *Refer*  
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)**



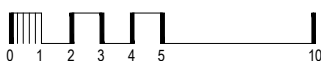
### Return Boundary Fencing to Building Line or Side Fence

STAGE	1A
ZONE	RZ1
SECTION	BK
BLOCK	J
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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ALL CURRENT CONTROL IS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



**Ginninderry** 

## BLOCK PLANNING CONTROLS

### FENCING CONTROLS PLAN