LEGEND

- EDP Stage Boundary

BUILT FORM SETBACKS

- Minimum 0.0m Setback - All Floors
- Minimum 0.5m Setback - All Floors
- Minimum 0.9m Setback - All Floors
- Minimum 1.5m Setback - All Floors -
  - Territory Plan screening provisions of Table 7 in the SDHDC apply
  - Plus 1m Articulation zone forward of the building on a front boundary
- Minimum 2.4m Setback - All Floors
  Plus 1m Articulation zone forward of the building on a front boundary
- Minimum 3.0m Setback - All Floors
  Plus 1m Articulation zone forward of the building on a front boundary
- Minimum 4.0m Setback - All Floors
  Plus 1m Articulation zone forward of the building on a front boundary
- Minimum 4.3m Setback - Upper Floor Level
- Minimum 5.0m Setback - All Floors
  Plus 1m Articulation zone forward of the building on a front boundary
- 1.7 Maximum Length of Wall at Specified Setback
- LFL Minimum Setback Only Applicable To Lower Floor Level
- UFL Minimum Setback Only Applicable To Upper Floor Level
- Minimum 0.0m Setback - Garage/ Carport/ Surveillance Unit
- Minimum 0.5m Setback - Garage/ Carport/ Surveillance Unit
- Minimum 0.9m Setback - Garage/ Carport/ Surveillance Unit
- Minimum 1.5m Setback - Garage/ Carport/ Surveillance Unit
- Minimum 3.0m Setback - Garage/ Carport/ Surveillance Unit

GENERAL CONTROLS

- Limited Development Opportunity
- 2 Mandatory 2 Storeys
- 3 Maximum 3 Storeys
- S Mandatory Surveillance Unit
- # Blocks of 500-550m2 Subject to Midsize Block Provisions
- 2 Mandatory Side Boundary 2
- 3x5 Alternative PPOS Minimum Dimensions
- Upper Floor PPOS Permitted
- Provide access gates to open space
- P 1 On site Parking Space Only
- Potentially Noise Affected Block
- Integrated Development Parcel
- MT1 Additional Merit Track Development - See Table 7 of the Design Response Report

PLANNING AND DEVELOPMENT ACT 2007
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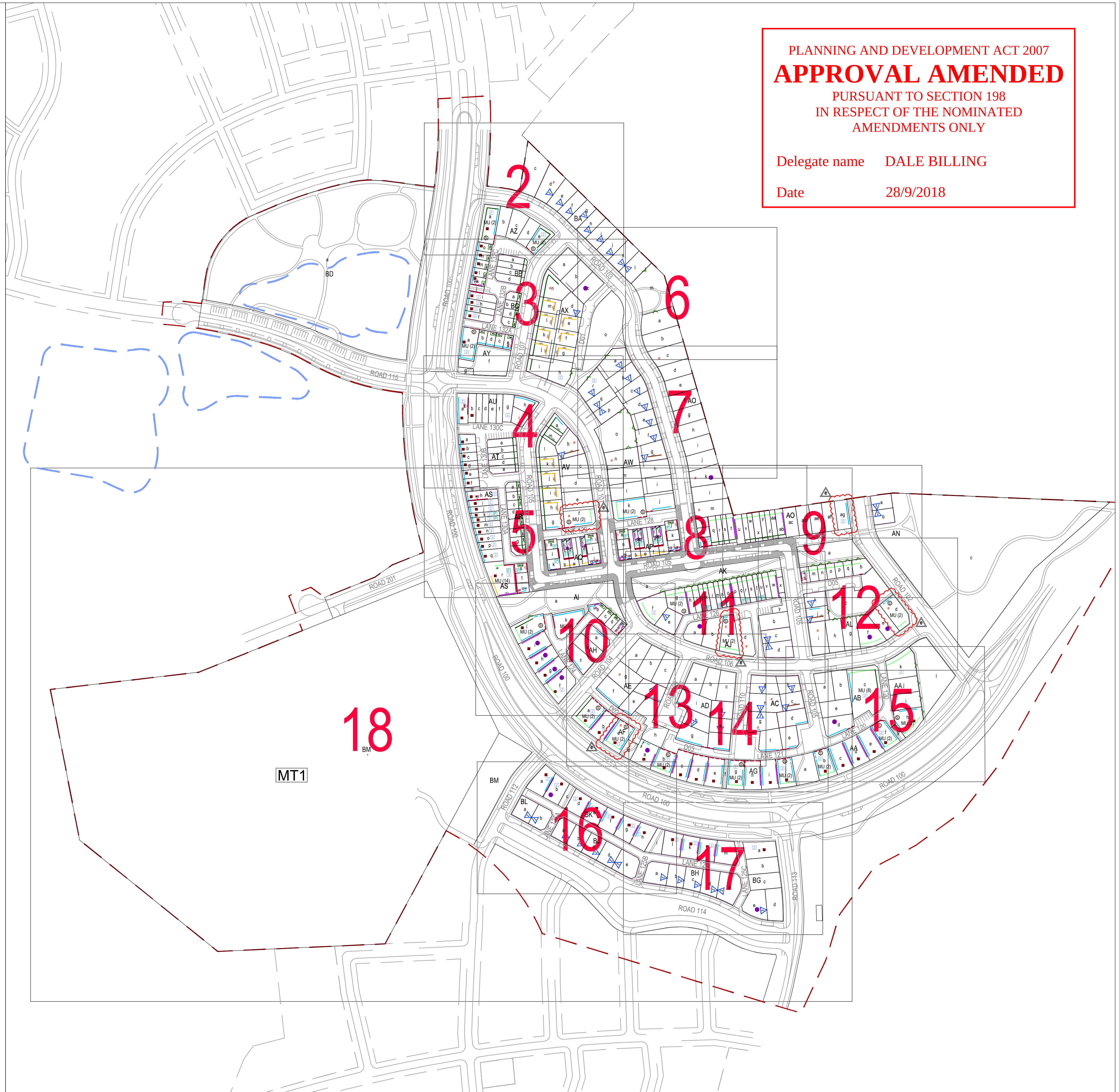
Delegate name DALE BILLING

Date 28/9/2018



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GROUP GSA

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WAE No.

PROJECT No.

A3 PLOT SCALE (METRES) A1 PLOT
0 20 40 80 120

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CLIENT: RIVERVIEW PROJECTS (ACT)

PROJECT: GINNINDERRY STAGE 1 ESTATE AT STRATHNAIRN

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DRAWING TITLE: PLANNING CONTROLS PLAN SHEET 1 of 18

DRAWING NUMBER: 107868.09-008 EDP Plan No. 31.01

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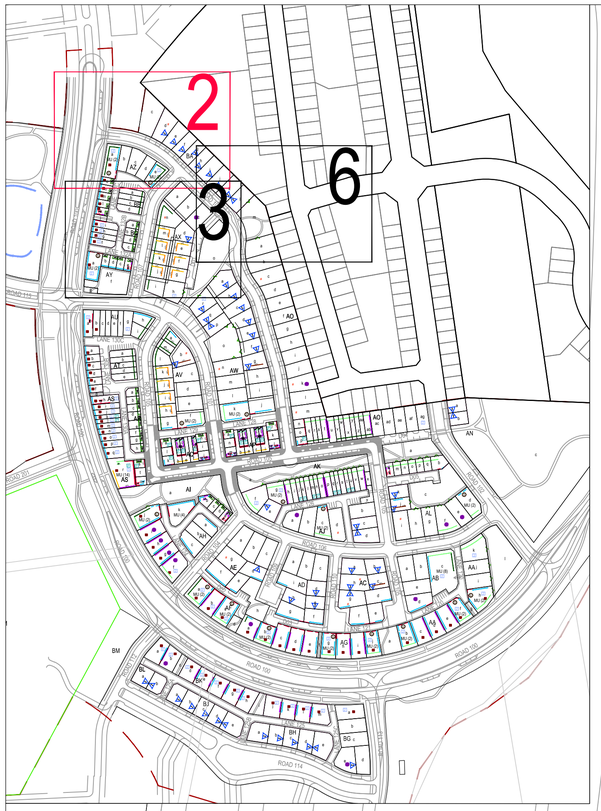

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 9/3/2018

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AMENDMENT DETAILS
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WAE No.

PROJECT No.

A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250

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PROJECT WEST BELCONNEN STAGE 1 ESTATE DEVELOPMENT PLAN

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Date 9/3/2018

ROAD 100
LANE 132C
LANE 132B
LANE 132A
ROAD 103
ROAD 107
D01
MU (2)
AX
AY
BB
BC
UFL
3x5.4

FIRST ISSUE		DESIGN	DRAWN	CHECK	APPROVED	DATE
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PROJECT No.

A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250
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SHEET 3 of 18

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ROAD

LANE 130C

LANE 130B

ROAD

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Delegate name DALE BILLING
Date 9/3/2018

UFL

3x5.4

FIRST ISSUE		DESIGN	DRAWN	CHECK	APPROVED	DATE
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D

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Date 28/9/2018

ROAD 101

ROAD 105

LANE 130A

LANE 129

AS

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MU (14)

MU (2)

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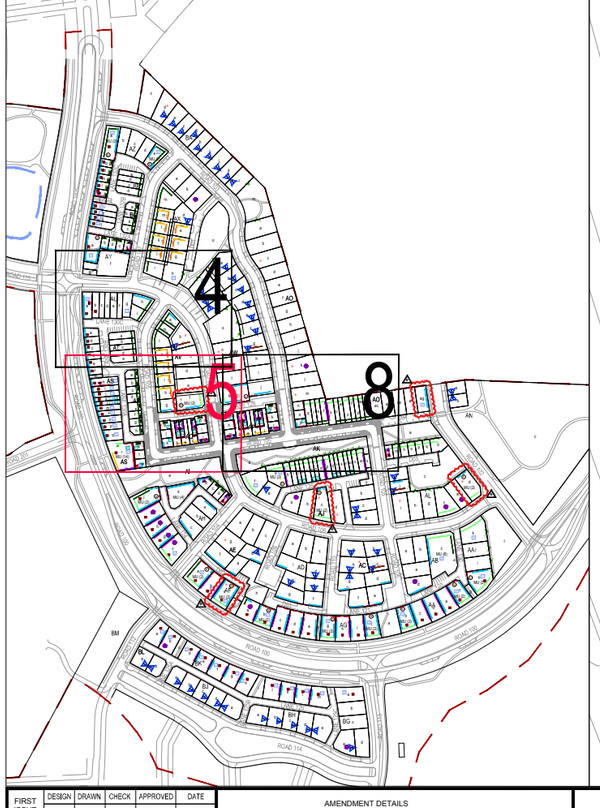
LFL



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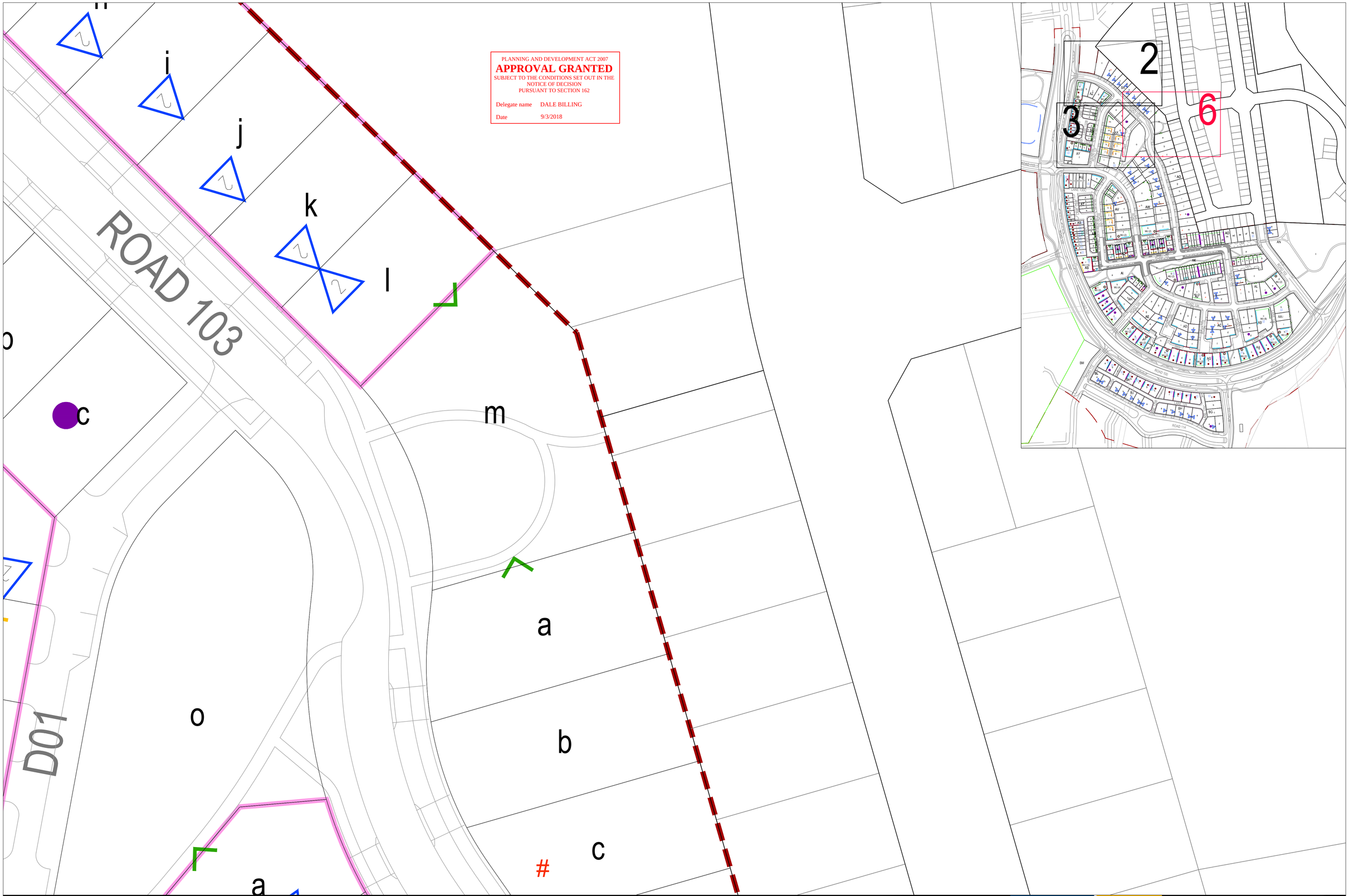

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ESTATE DEVELOPMENT PLAN

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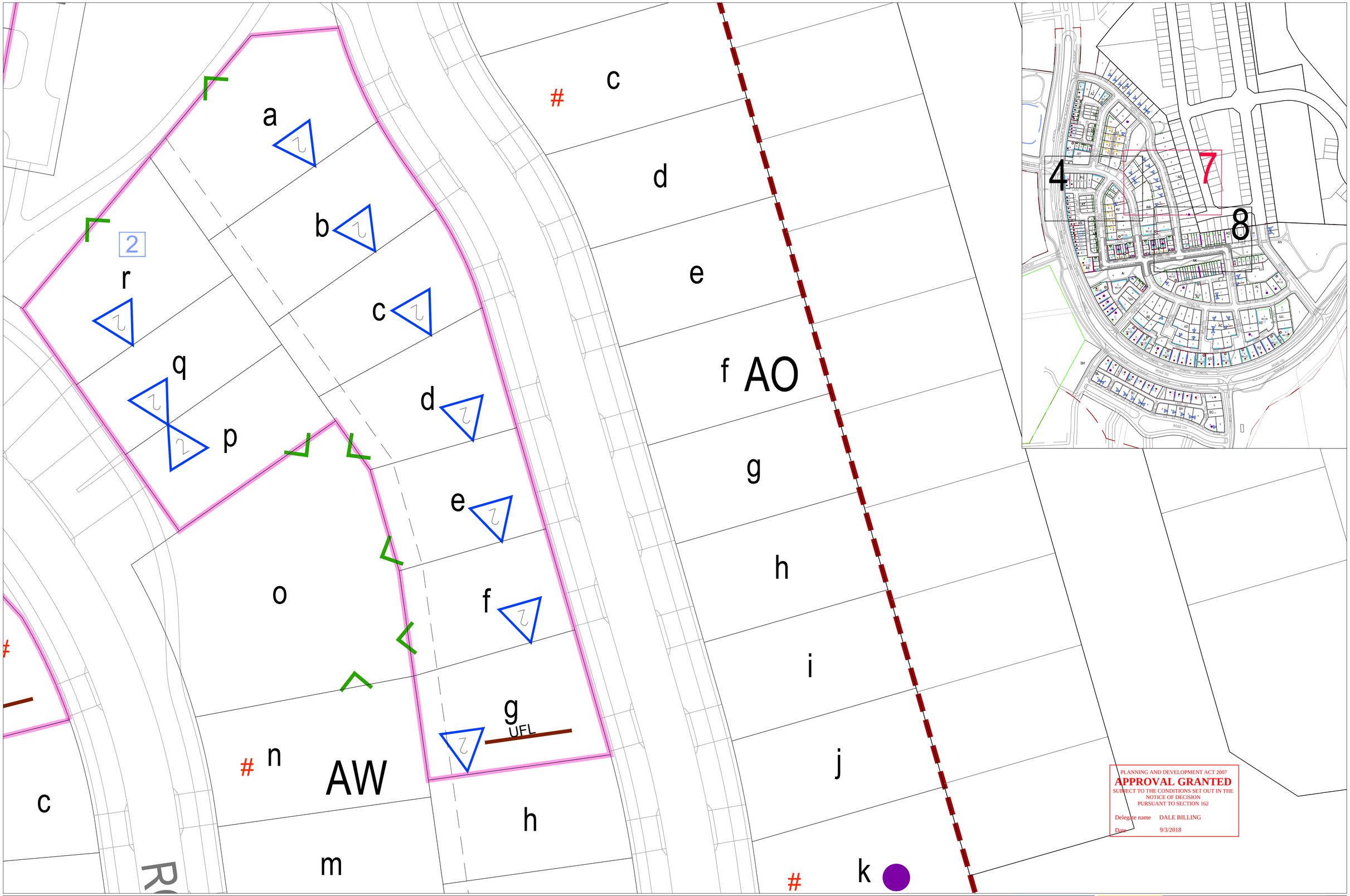

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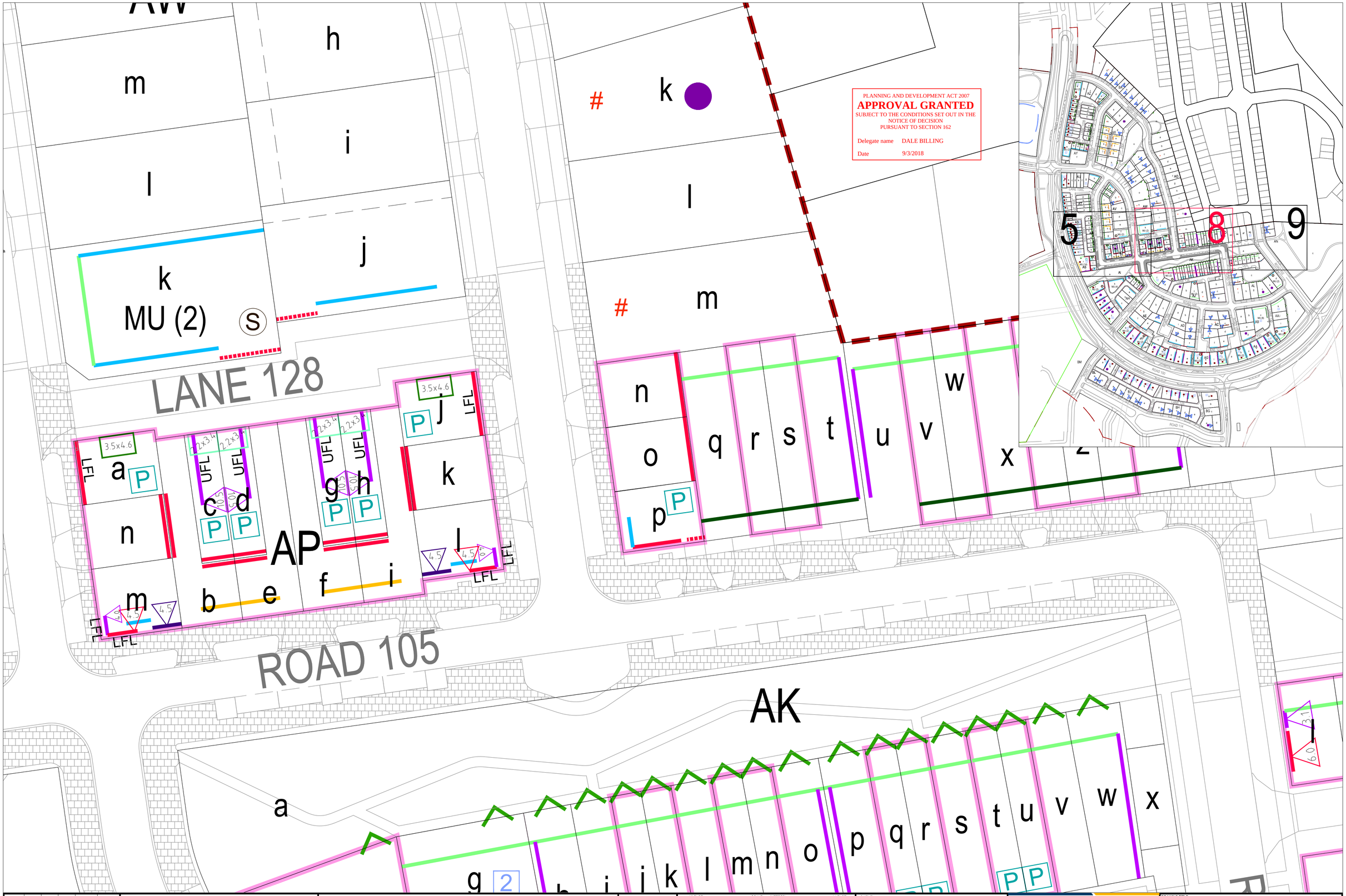

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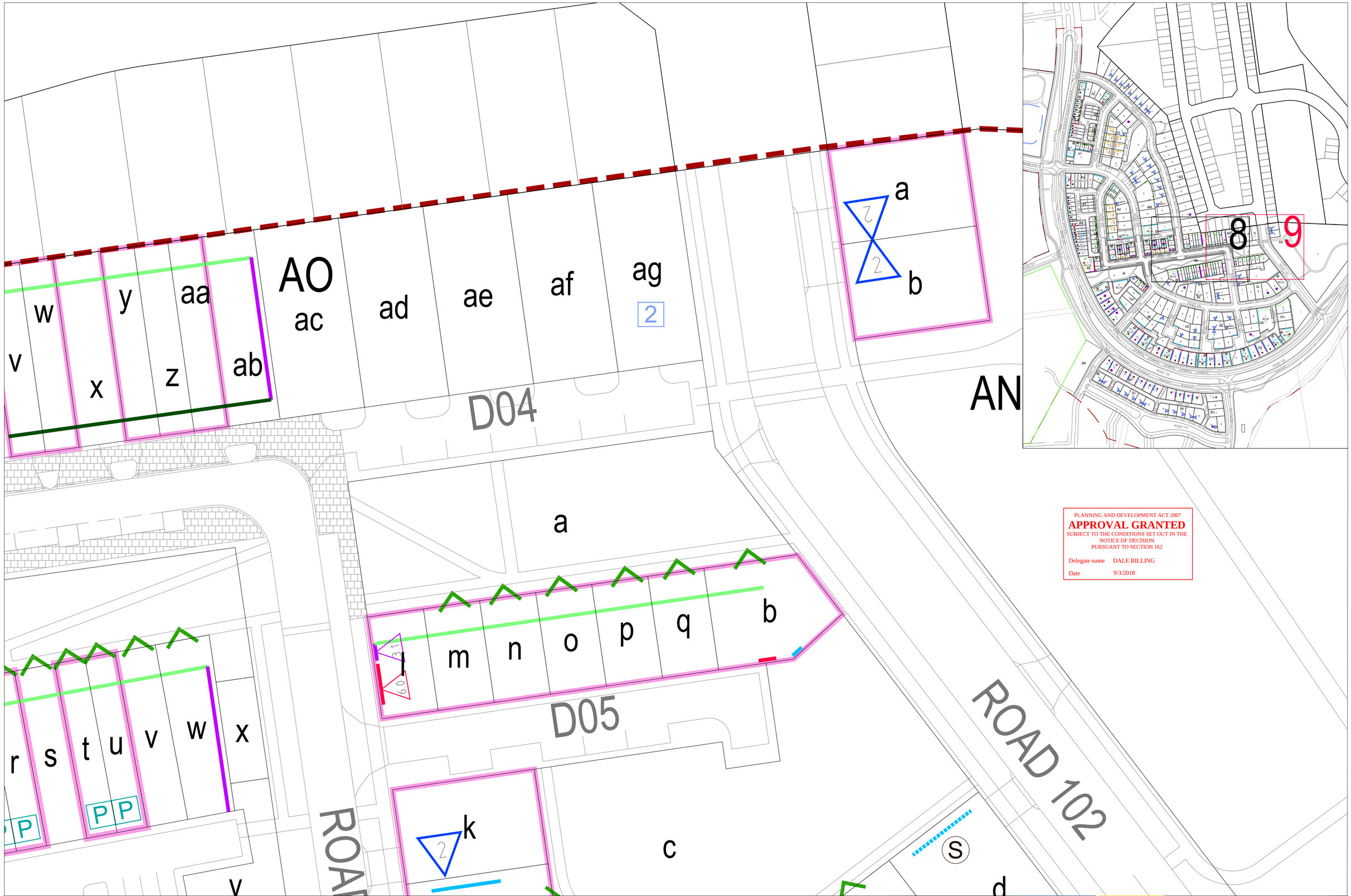

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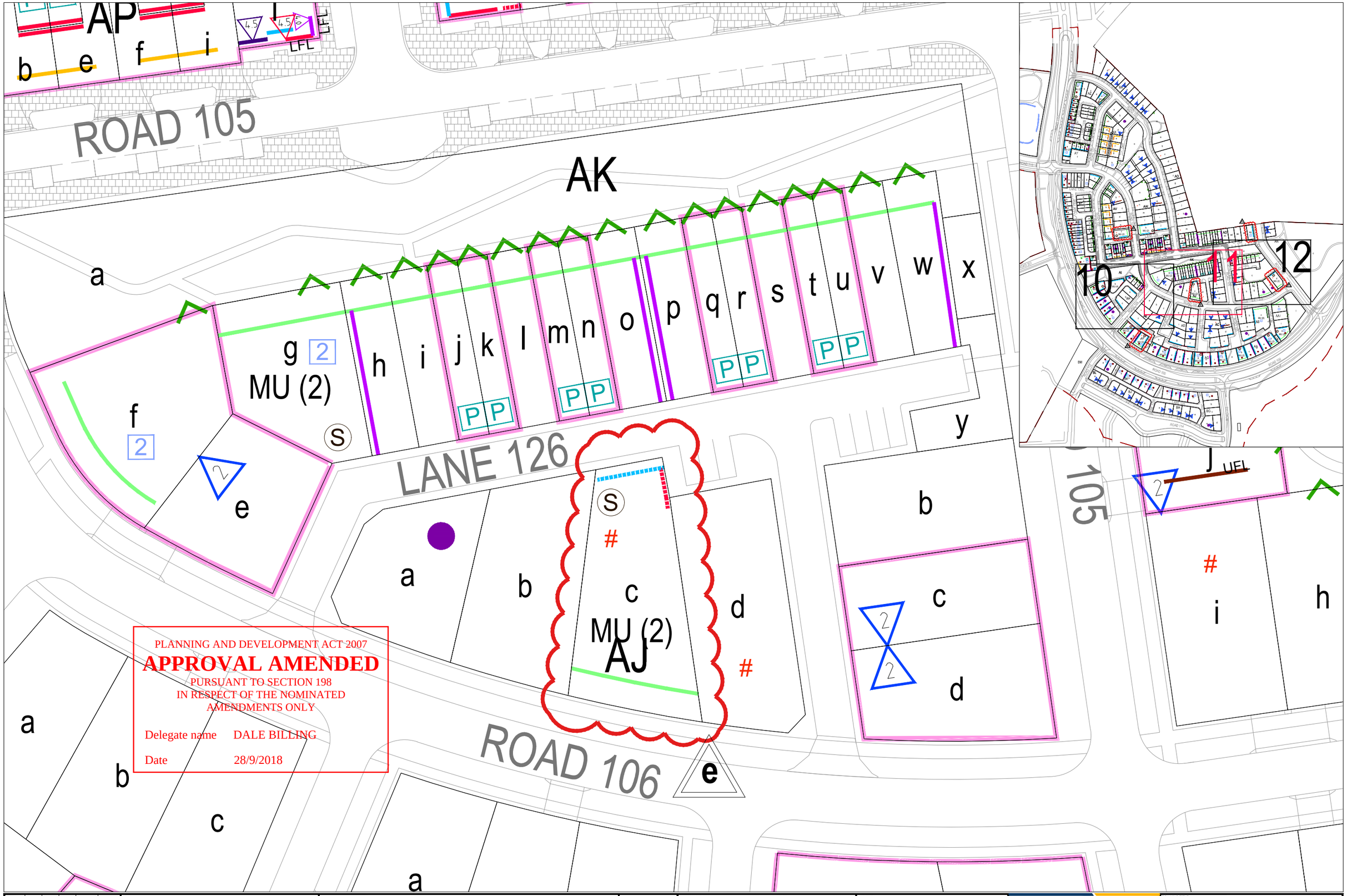

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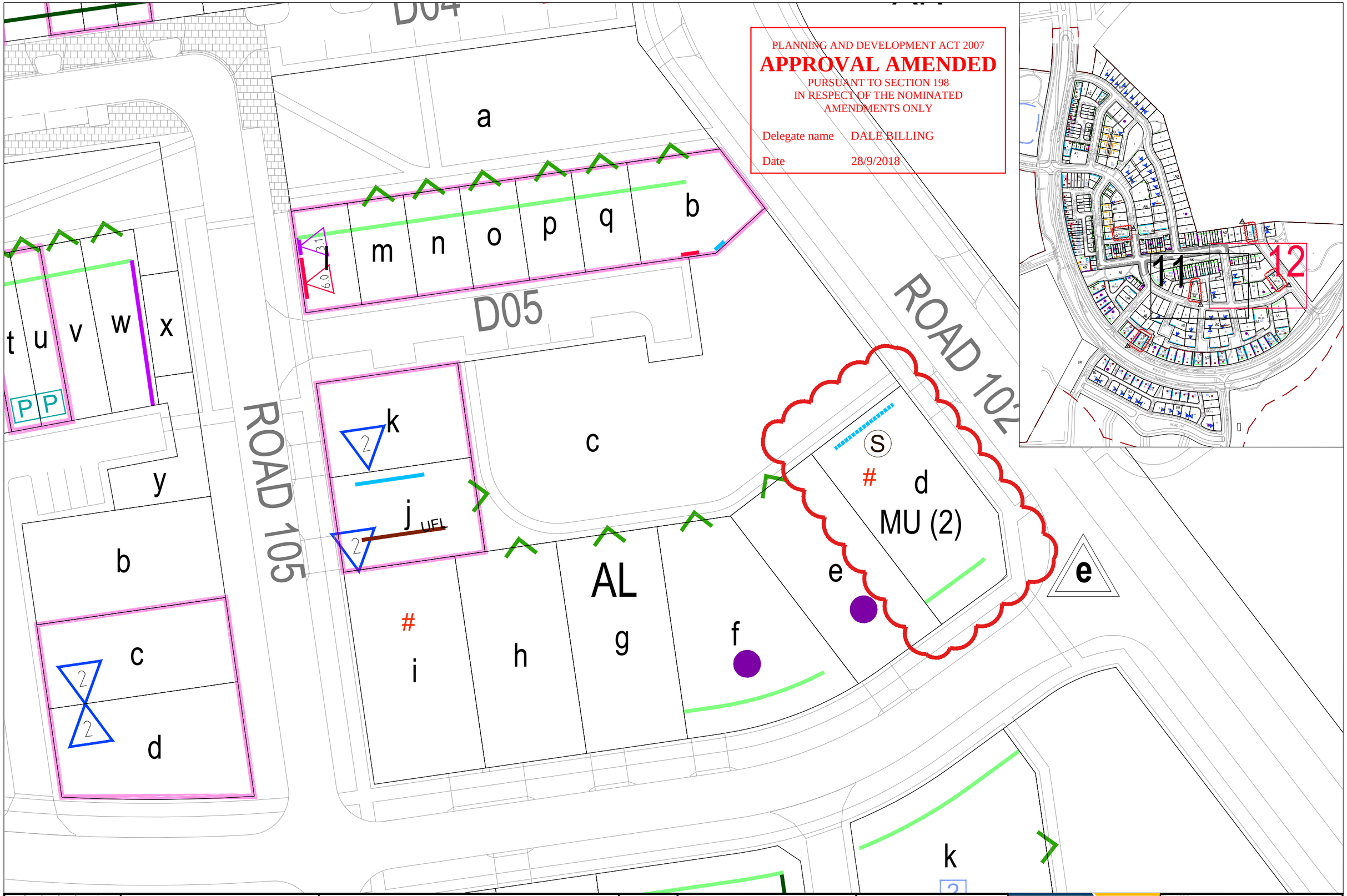

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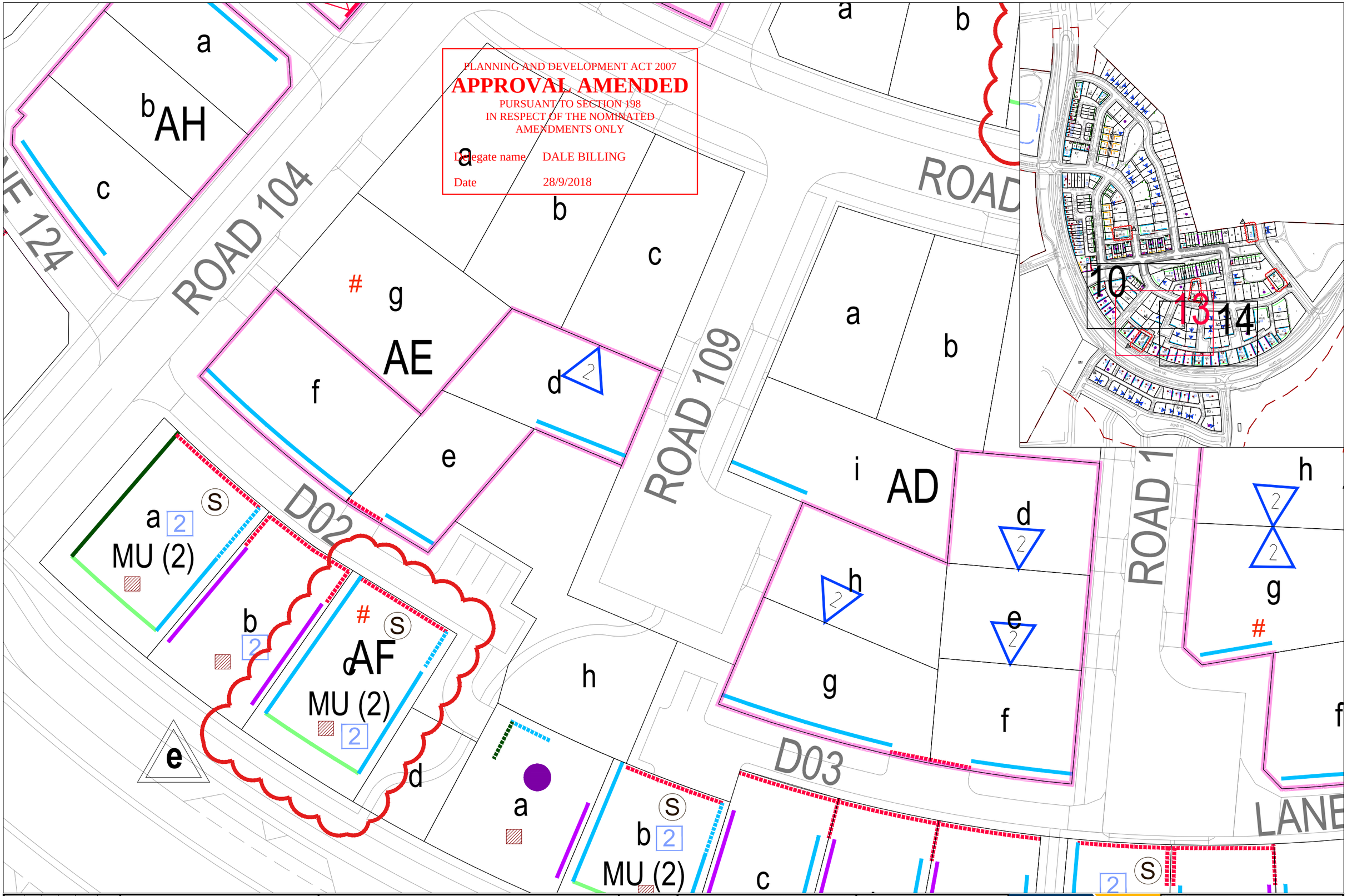
AMEND.
E



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A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250

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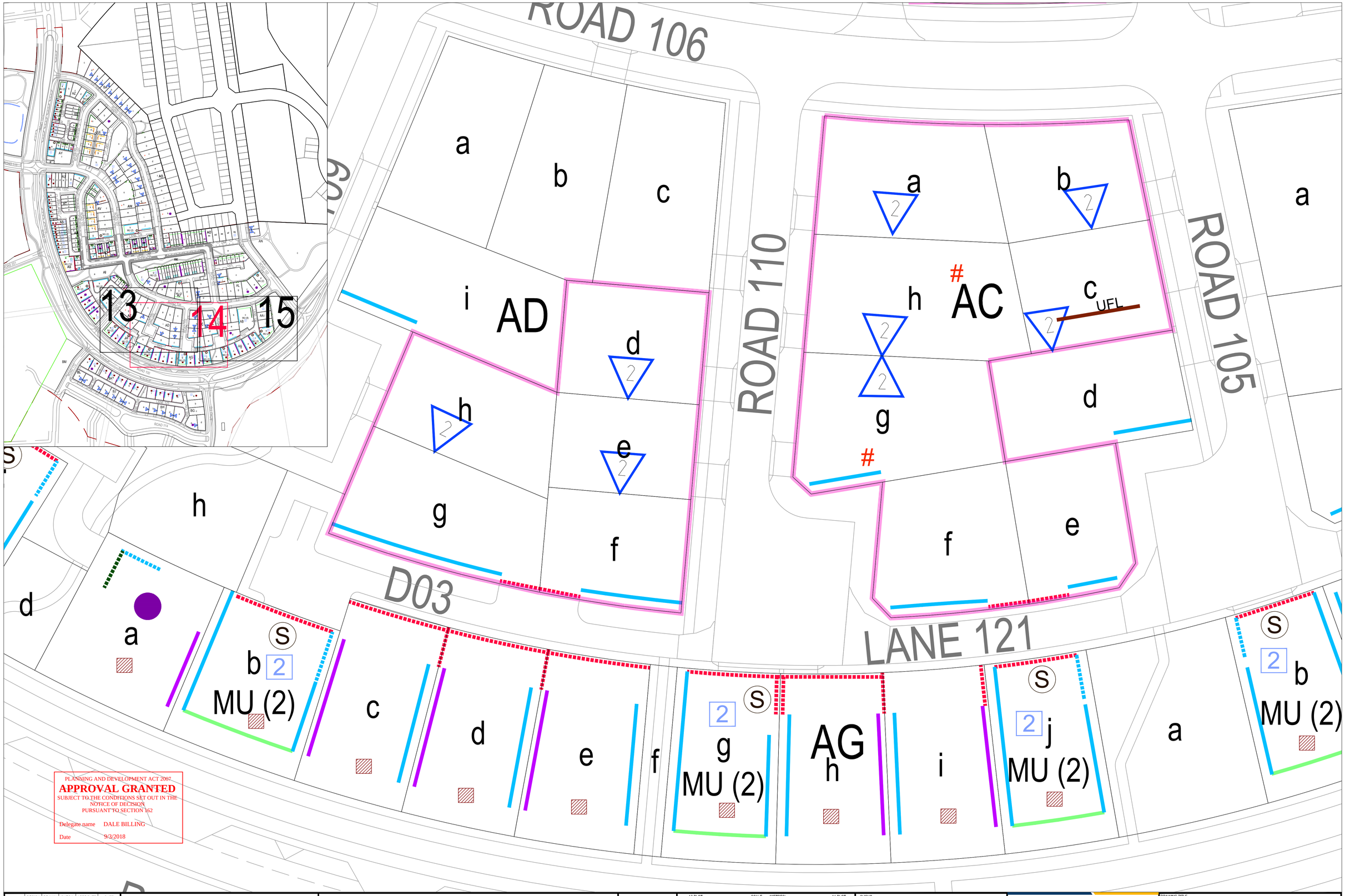

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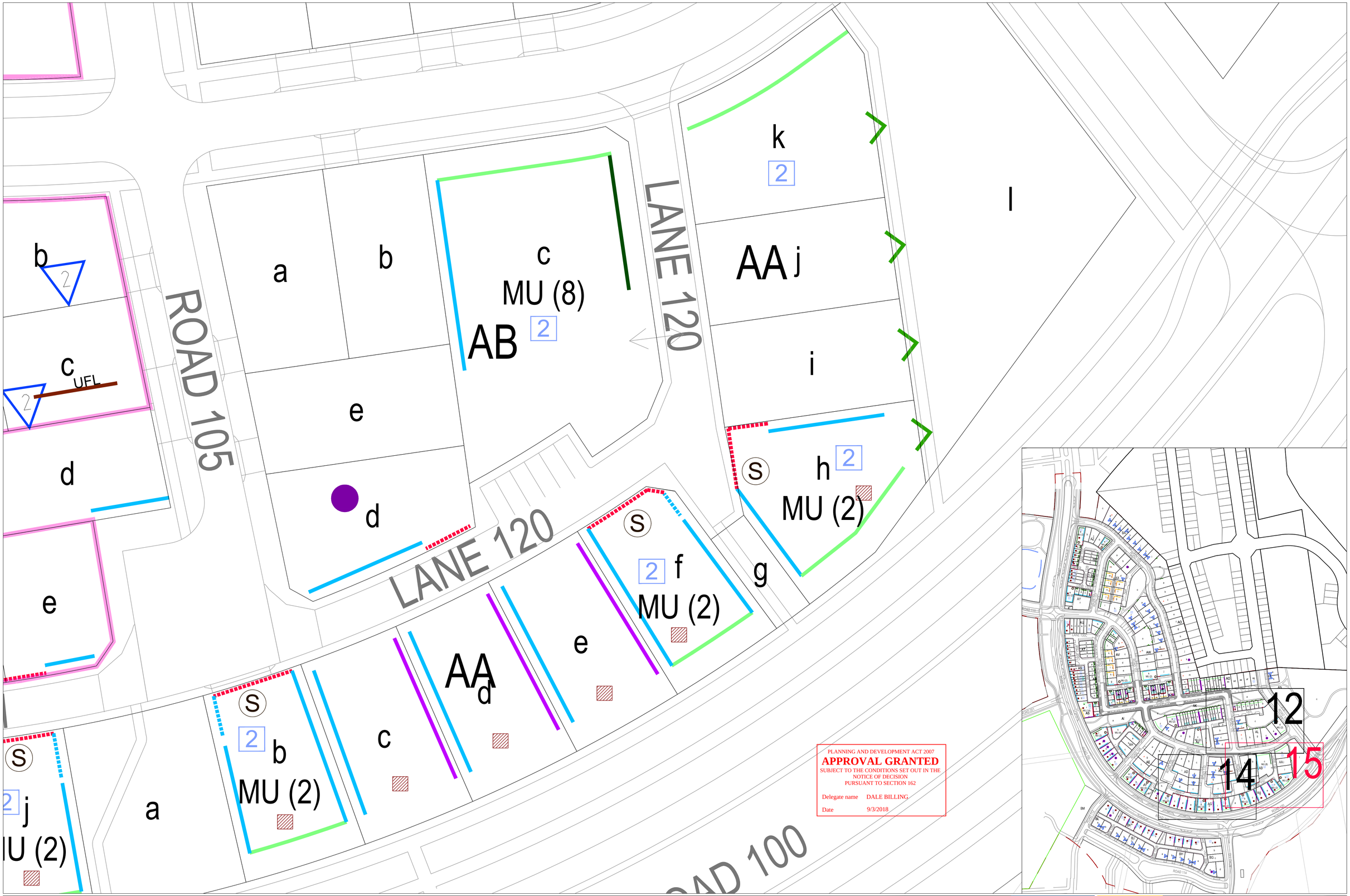

AMENDMENTS		DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
FIRST ISSUE						24.05.16	
	A	BR	CS	LC	BR	15.06.16	First round EDP agency consultation
	B	BR	CS	HL	BR	14.09.16	Design amendments and control updates
	C	BR	CS	LC	LC	20.12.16	Block boundary amendment and control updates following 2nd Agency Circulation
	D	BR	CS	LC	LC	09.08.17	Submission of revised drawings under Section 165

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WAE No.

PROJECT No.

A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250

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PROJECT
WEST BELCONNEN
STAGE 1
ESTATE DEVELOPMENT PLAN

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DRAWING TITLE
PLANNING CONTROLS PLAN
SHEET 15 of 18

DRAWING NUMBER
107868.09-008 EDP Plan No. 31.15

AMEND.
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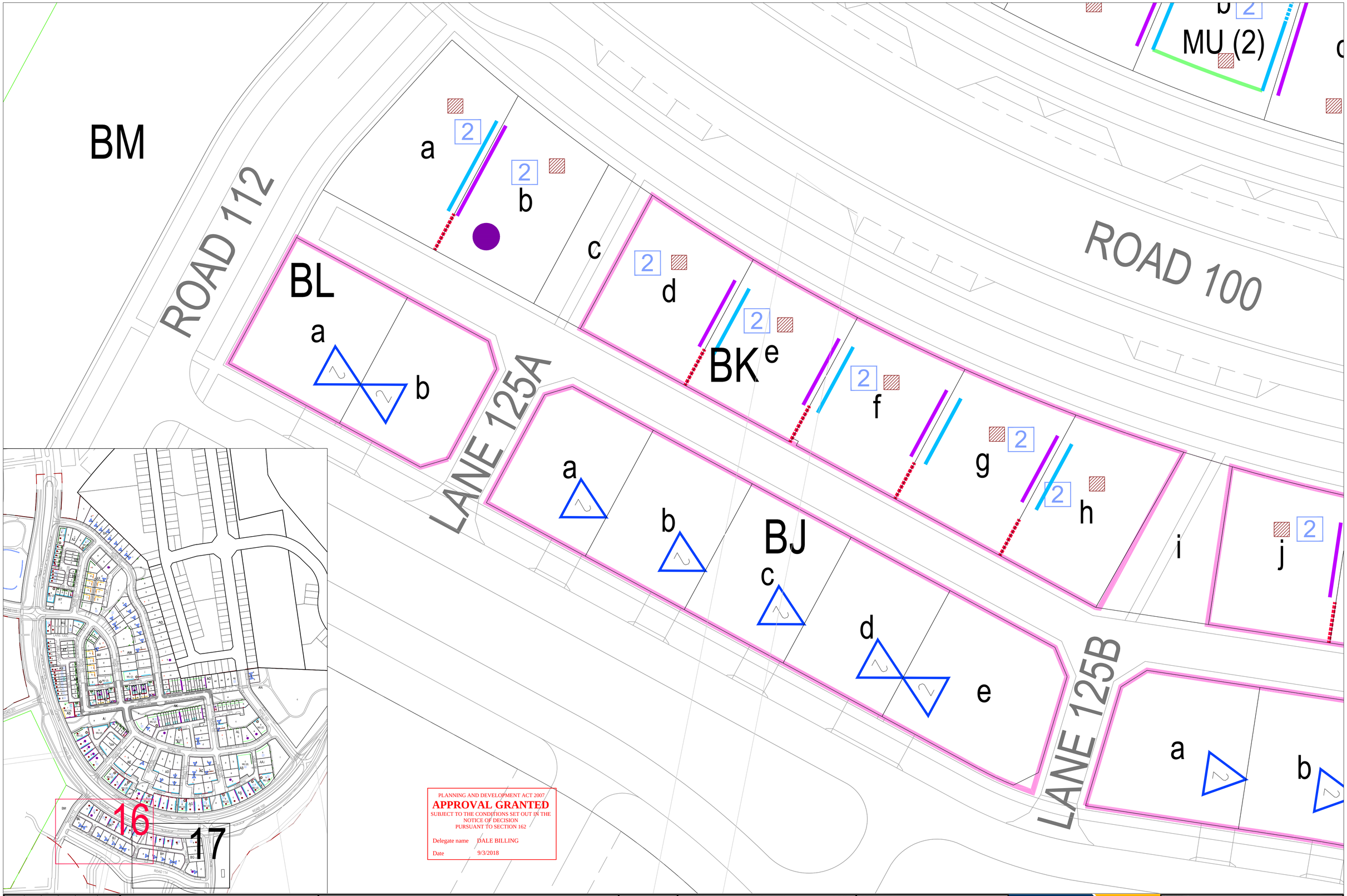

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 9/3/2018

FIRST ISSUE		DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
						24.05.16	
AMENDMENTS	A	BR	CS	LC	BR	15.06.16	First round EDP agency consultation
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A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250

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DRAWING TITLE
PLANNING CONTROLS PLAN
SHEET 16 of 18

DRAWING NUMBER
107868.09-008 EDP Plan No. 31.16

AMEND.
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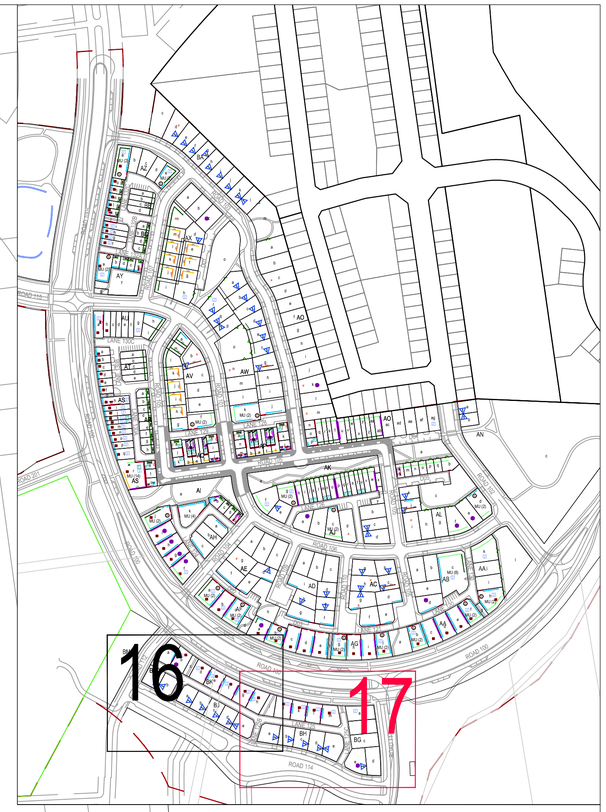

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
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PURSUANT TO SECTION 162

Delegate name DALE BILLING

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A3 PLOT 1:500 SCALE (METRES) 0 2.5 5 10 20 A1 PLOT 1:250

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SHEET 17 of 18

DRAWING NUMBER
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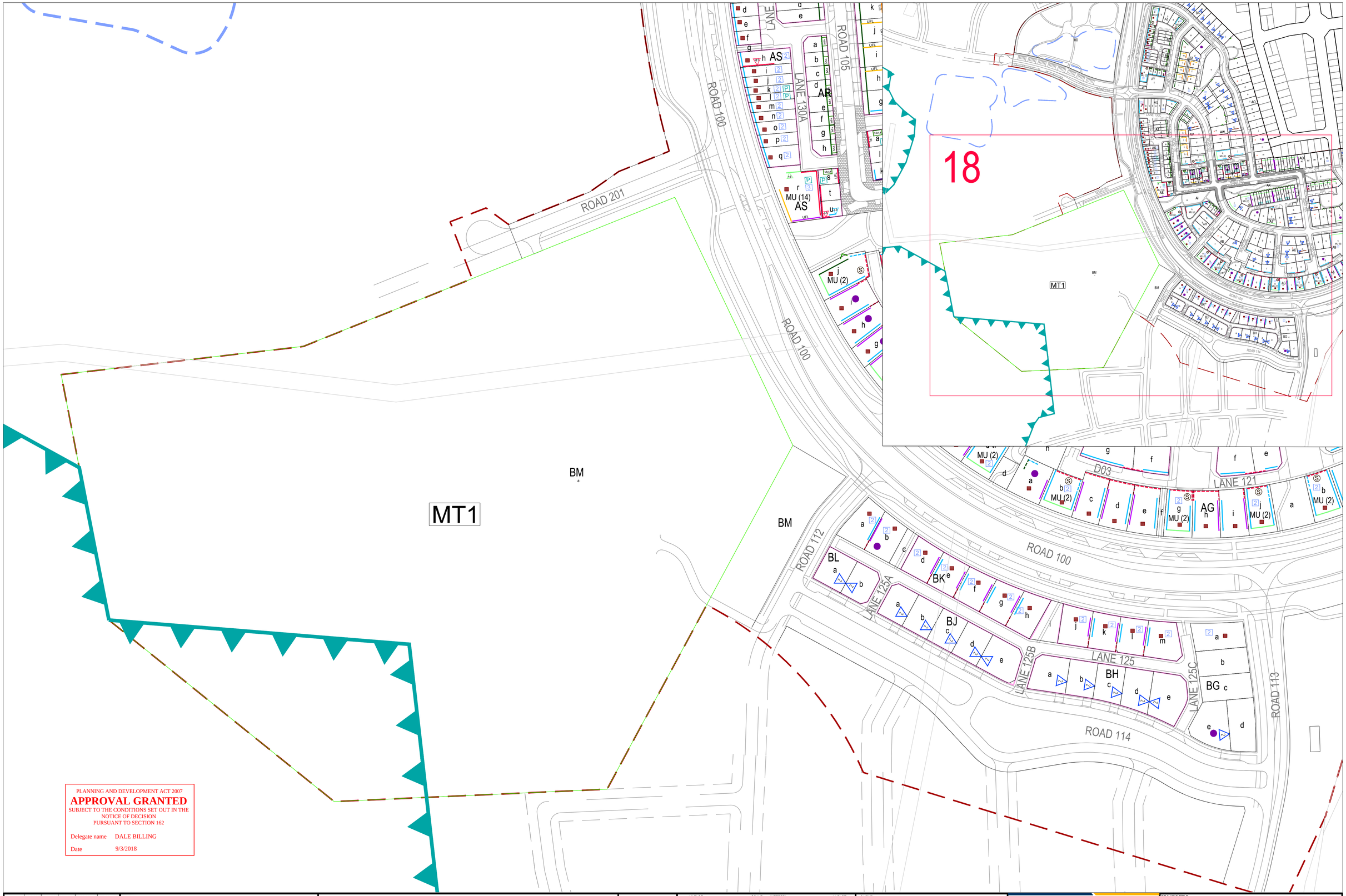
AMEND.
D



PLANNING AND DEVELOPMENT ACT 2007

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PROJECT No.

A3 PLOT 1:2000 | SCALE (METRES) 0 10 20 40 60 | A1 PLOT 1:1000

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AMEND. D