

KEY MAP



LEGEND

- Block Boundary
- Boundary Defined by Territory Plan 2023

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)

- Lower Floor Level
- Upper Floor Levels

MINIMUM BOUNDARY SETBACKS

- Residential Zones Technical Specifications
front setbacks: refer to Schedule 1 Table 4
side and rear setbacks: refer to Schedule 2 Table 10
- Ground Floor - Unscreened
- Upper Floor - Unscreened

- Strathnairn Stage 2 EDP
refer to the Belconnen District Specification
Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
Upper floor level (front setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external wall
- All Floor Levels - External Wall (Screened)
refer to the Belconnen District Specification
- Articulation Elements (Articulation Zone)
refer to Belconnen District Specification

BLOCK INFORMATION

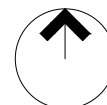
STAGE	2B3
ZONE	RZ 3
SECTION	61
BLOCK	2
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT SITE (13)

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	DZ	02/02/24

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 DISTRICT SPECIFICATIONS 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
1:400 @A3



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



BLOCK 2
SECTION 61
2,865m²



LEGEND

Block Boundary

SITE COVERAGE
refer to Residential Zone Policy

PRINCIPLE PRIVATE OPEN SPACE
refer to Belconnen District Specification and Residential Zones Specification

BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

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 a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner
refer to Fencing Controls Plan

Mandatory Central Boulevard, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 1.0m
refer to Fencing Controls Plan

Construction and Finish
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements

Return Boundary Fencing to Building Line or Side Fence

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Services
Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

