



### KEY MAP

SITE LOCATION

Conservation Edge

### LEGEND

Block Boundary

Garage Location

BOUNDARY

Boundary Defined by SDHDC

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

### MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks

----- Macnamara Stage 1 EDP  
refer to the Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)

Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Control 10, Table 4

### INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account site coverage or building envelopes)

Lower Floor Level    Upper Floor Level

||||| Upper Floor Level - Side and Rear Boundary - Screened

~~~~~ Upper Floor Level - Side and Rear Boundary - Unscreened

### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1B              |
| ZONE           | RZ1             |
| SECTION        | 10              |
| BLOCK          | 01              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | DZ    | DZ      | CS       | 03/01/24 |

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 DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:250 @A4

### BLOCK PLANNING CONTROLS

### BUILDING & SITING CONTROLS PLAN



### 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)

**Mandatory F2, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.8m  
Minimum Boundary Length: 100% (full length of boundary)  
Minimum setback from boundary: Nil

**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 Belconnen District Declaration & SDHDCs**

Return Boundary Fencing to Building Line or Side Fence

| BLOCK INFORMATION |                 |
|-------------------|-----------------|
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| ZONE              | RZ1             |
| SECTION           | 10              |
| BLOCK             | 01              |
| CLASSIFICATION    | LARGE BLOCK     |
| HOUSING TYPE      | SINGLE DWELLING |

| REV                                                                                                                                                                                                                                                                                                                                        | DRAWN | CHECKED | APPROVED | DATE     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|----------|----------|
| C                                                                                                                                                                                                                                                                                                                                          | DZ    | DZ      | CS       | 03/01/24 |
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SCALE

1:250 @A4

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN