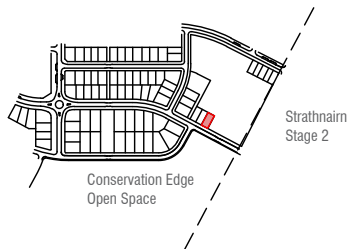


KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



Nominated Boundary for the Purposes of the SDHDC
refer to Belconnen District Declaration



BAL 19 Building Standard
refer to Belconnen District Declaration

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9:
Table 3 for mid blocks
side and rear setbacks: refer to Control 10:
Table 6 for mid blocks



Articulation Elements (Articulation Zone)
refer to SDHDC Control 9:
Table 3 for mid blocks



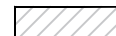
1.5m or nil setback for garage for mid size blocks
refer to SDHDC Control 10, Table 6

INDICATIVE BUILDING FOOTPRINTS

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



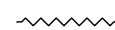
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

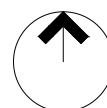
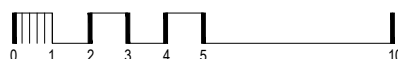
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	5
BLOCK	1
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	20/12/23

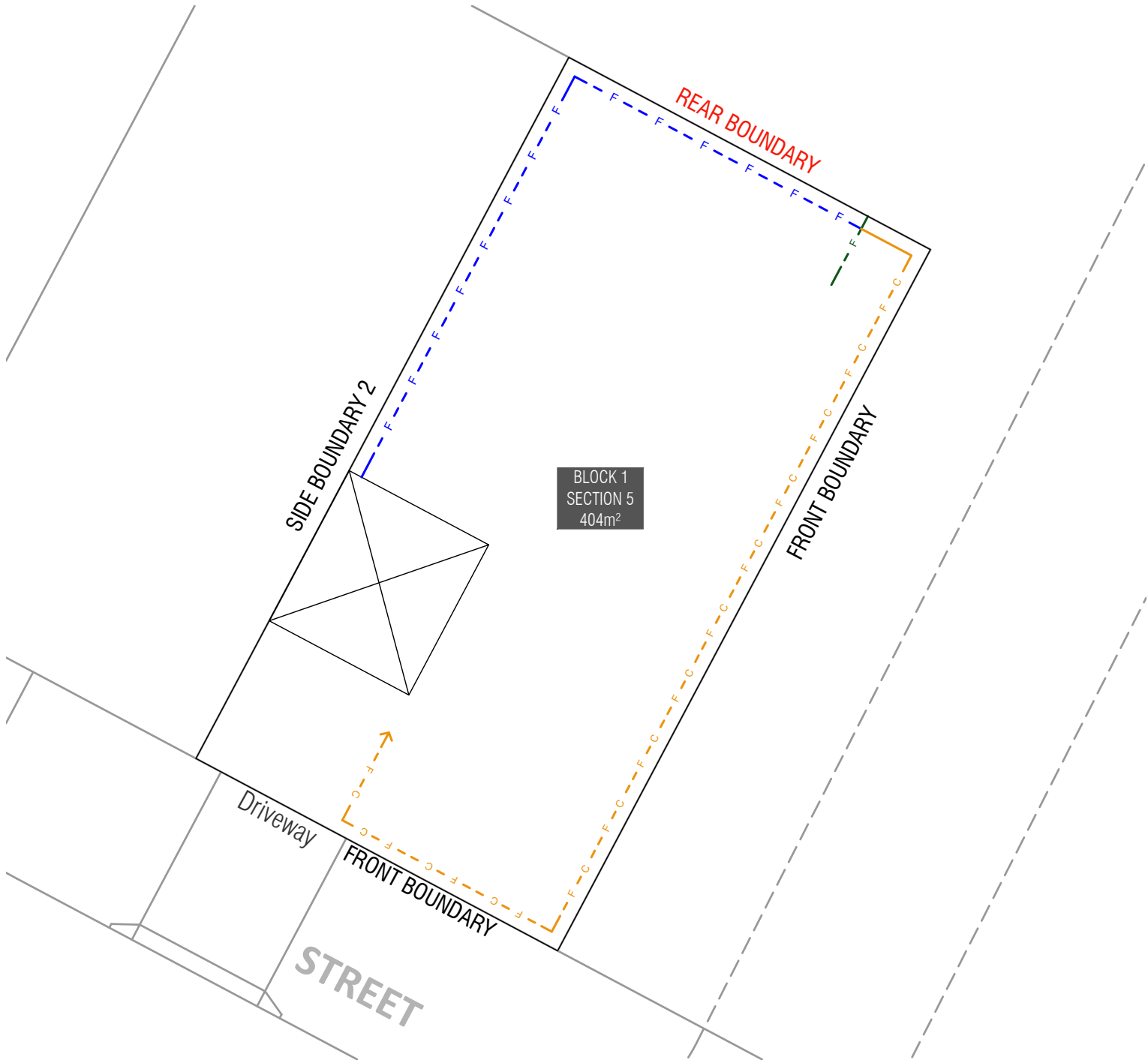
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT
DECLARATION/SPECIFICATION. PLANS TO BE READ IN
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE
GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL
CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

Strathnaim Stage 2

Conservation Edge Open Space

LEGEND

- Block Boundary
- Garage Location
- BOUNDARY
- BOUNDARY
- Side, Rear Fencing
- Street facing side gate/fence
- F5, Courtyard Wall

BOUNDARY FENCING

Side, Rear Fencing
Maximum height 1.8m | 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 profile colour "Basalt". *refer to Ginninderry Design Requirements*

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, painted or stained softwood or powder coated aluminum *Ginninderry Design Requirements*

F5, Courtyard Wall refer to 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 and SDHDCs.

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	5
BLOCK	1
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	20/12/23

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 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
1:200 @A4

BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN