

### KEY MAP

Red square icon: SITE LOCATION

### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary for the Purposes of the SDHDC refer to Belconnen District Declaration
- 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 mid blocks  
side and rear setbacks: refer to Control 10:  
Table 6 for mid blocks  
Macnamara Stage 1 EDP  
refer to the Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)

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	08
BLOCK	10
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DZ	DZ	CS	DATE
D	DZ	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

Strathnairn Stage 2

Conservation Edge Open Space

### LEGEND

- Block Boundary
- Garage Location
- 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)

**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 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

**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

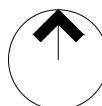
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SCALE  
1:200 @A4



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BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN