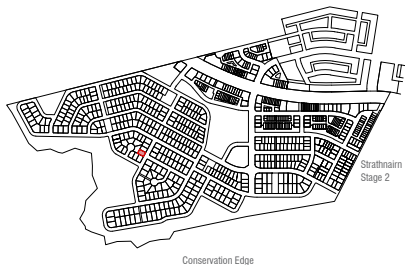


## KEY MAP

 SITE LOCATION



## LEGEND



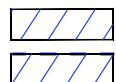
Block Boundary



Garage Location



Boundary Defined by SDHC



Easement

Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements

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

Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

BAL 12.5 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



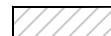
1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Control 10, Table 6



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

## INDICATIVE BUILDING FOOTPRINTS

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



Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary - Unscreened

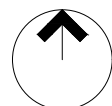
## BLOCK INFORMATION

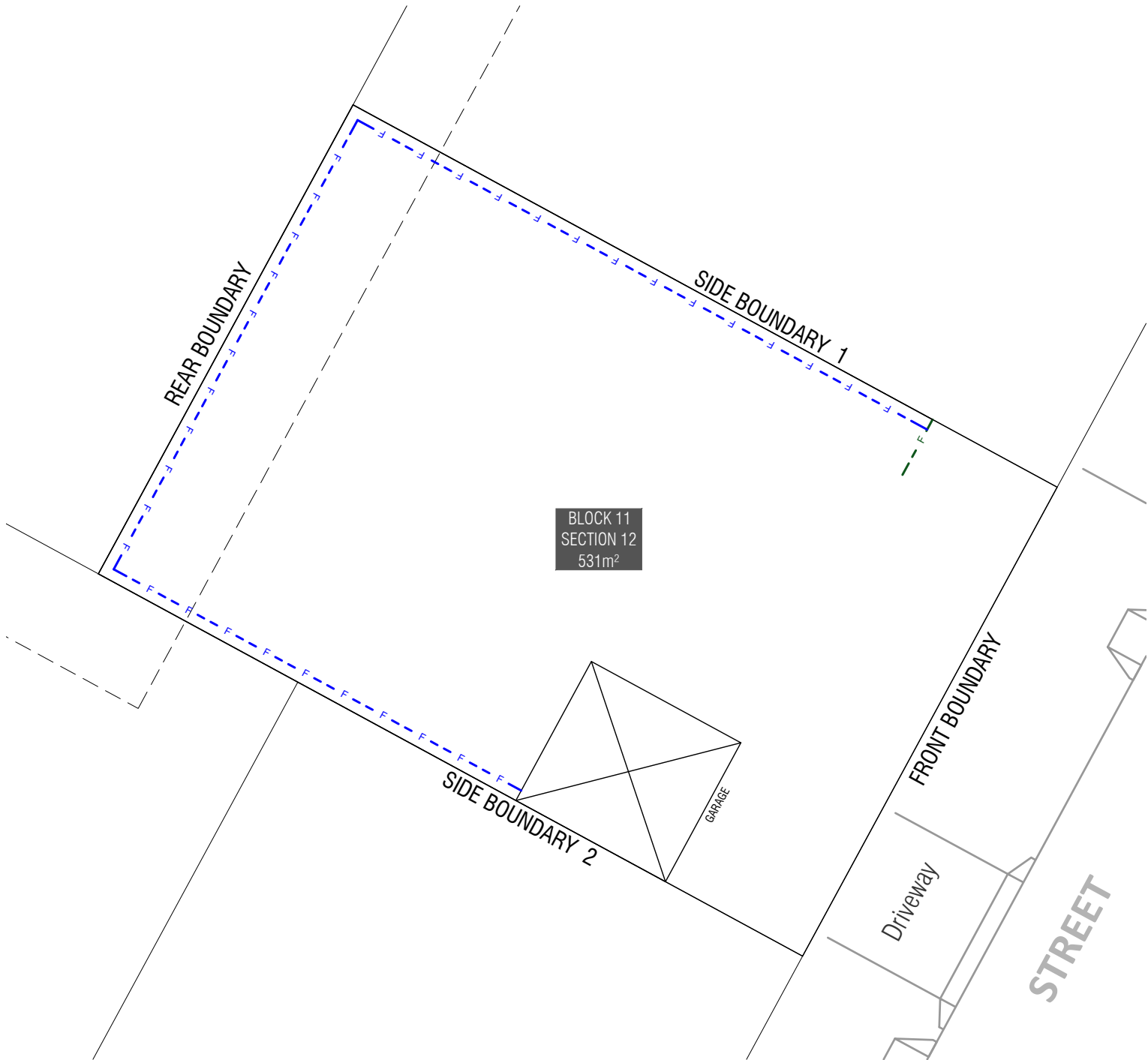
STAGE	1D
ZONE	RZ3
SECTION	12
BLOCK	11
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	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.

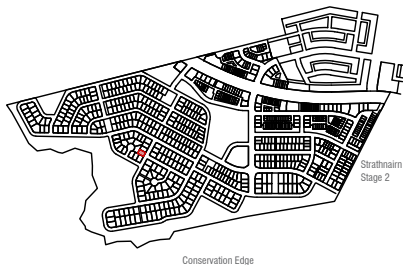
SCALE  
1:200 @A4








## KEY MAP



 SITE LOCATION



## 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)

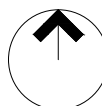
## BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	12
BLOCK	11
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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SCALE  
1:200 @A4



**Ginninderry**   
**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**