SIDE BOUNDARY

REAR BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY

STREET

Driveway

GARAGE

12.0

1.5

6.0

4.5

6.0

1.5

5.0

3.0

6.0

MAX 8.0

1.5

6.0

3.0

W

BAL 19

BLOCK 11
SECTION 18
600m²

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge

LEGEND

Block Boundary

Garage Location

BOUNDARY Boundary Defined by SDHDC

W 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

BAL 19 BAL 19 Building Standard
refer to Belconnen Distict Declaration

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 the Belconnen Distict Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)

Articulation Elements (Articulation Zone)
refer to Belconnen Distict Declaration

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	1D
ZONE	RZ3
SECTION	18
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	08/01/24

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

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SIDE BOUNDARY

REAR BOUNDARY

FRONT BOUNDARY

STREET

Driveway

BLOCK 11
SECTION 18
600m²

GARAGE

SIDE BOUNDARY

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge

LEGEND

Block Boundary

Garage Location

BOUNDARY
Boundary Defined
by SDHDC

BOUNDARY FENCING

– – – F —— **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)*

– – – F —— **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	18
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	08/01/24

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

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN