



### KEY MAP

SITE LOCATION

### 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

**BAL 19 Building Standard**  
refer to Belconnen District Declaration

Blocks 500sqm < 550sqm subject to mid size block provisions by 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)

Lower Floor Level

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

### BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	10
BLOCK	12
CLASSIFICATION	MID-SIZE/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  
1:200 @A4

### BLOCK PLANNING CONTROLS

### BUILDING & SITING CONTROLS PLAN

