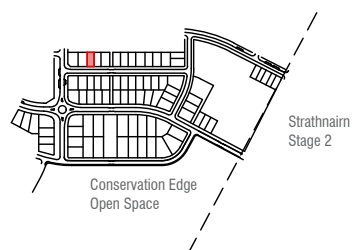


KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



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



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



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)



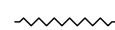
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

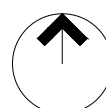
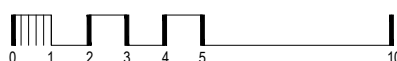
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	08
BLOCK	12
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV DZ DZ CS DATE 20/12/23

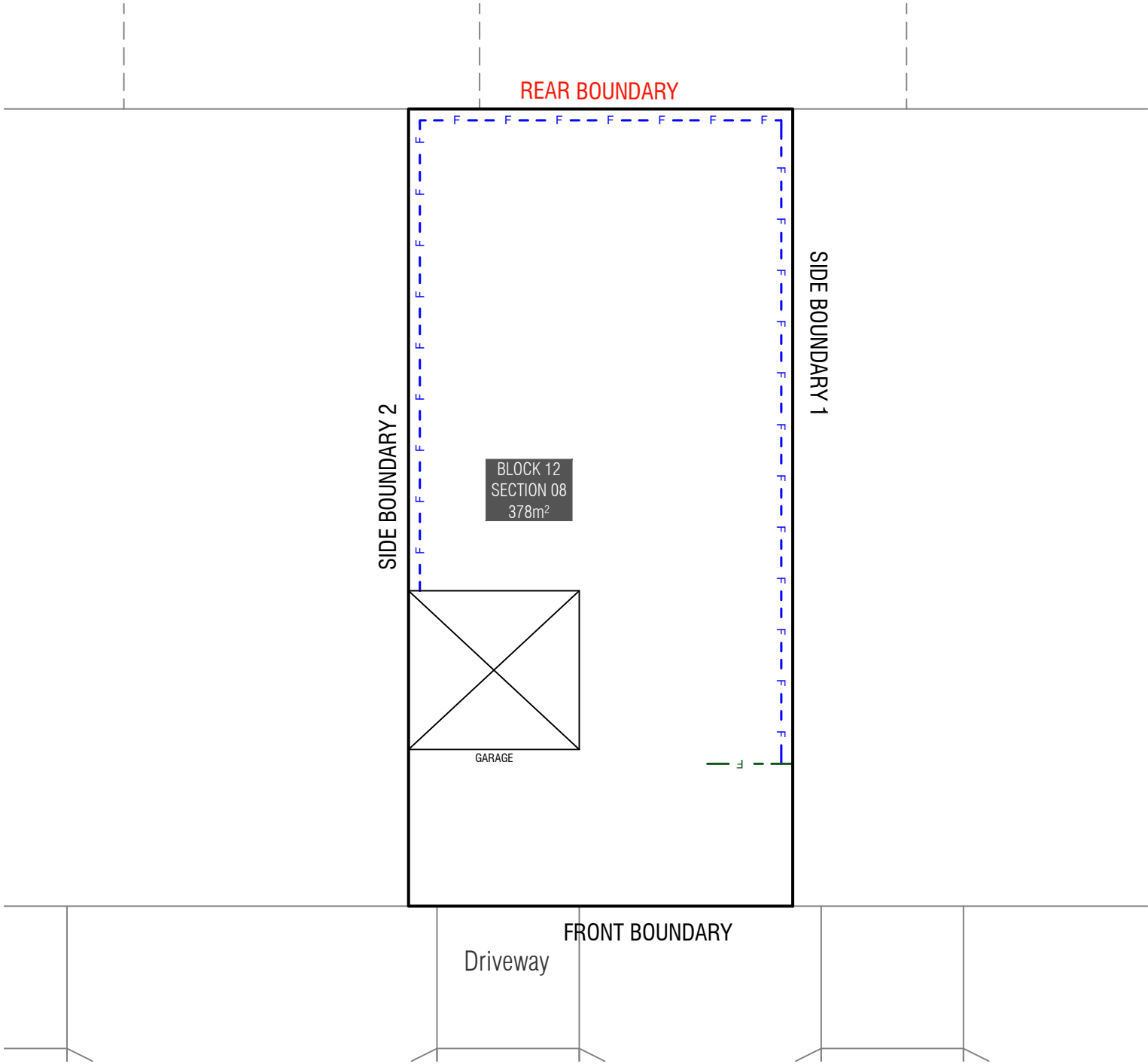
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT
DECLARATION/SPECIFICATION. PLANS TO BE READ IN
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE
GINNINDERRY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

SCALE
1:200 @A4




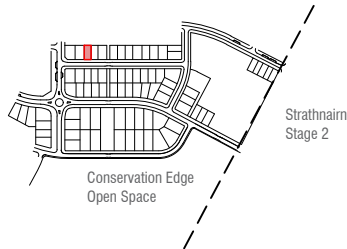
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



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

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)

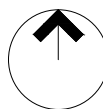
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	08
BLOCK	12
CLASSIFICATION	MID-SIZE
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