

KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- Water tank requirements
 - BLOCK SIZE (M²)
 - 251 ≤ 350
 - 351 ≤ 599
 - 600 ≤ 800
 - > 801
 - MANDATORY MINIMUM TANK SIZE (L)
 - 2,000
 - 4,000
 - 8,000
 - 10,000
- 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 large blocks
side and rear setbacks: refer to Control 10:
Table 4 for large blocks
- Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- 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	1B
ZONE	RZ1
SECTION	10
BLOCK	13
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	04/01/24

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.

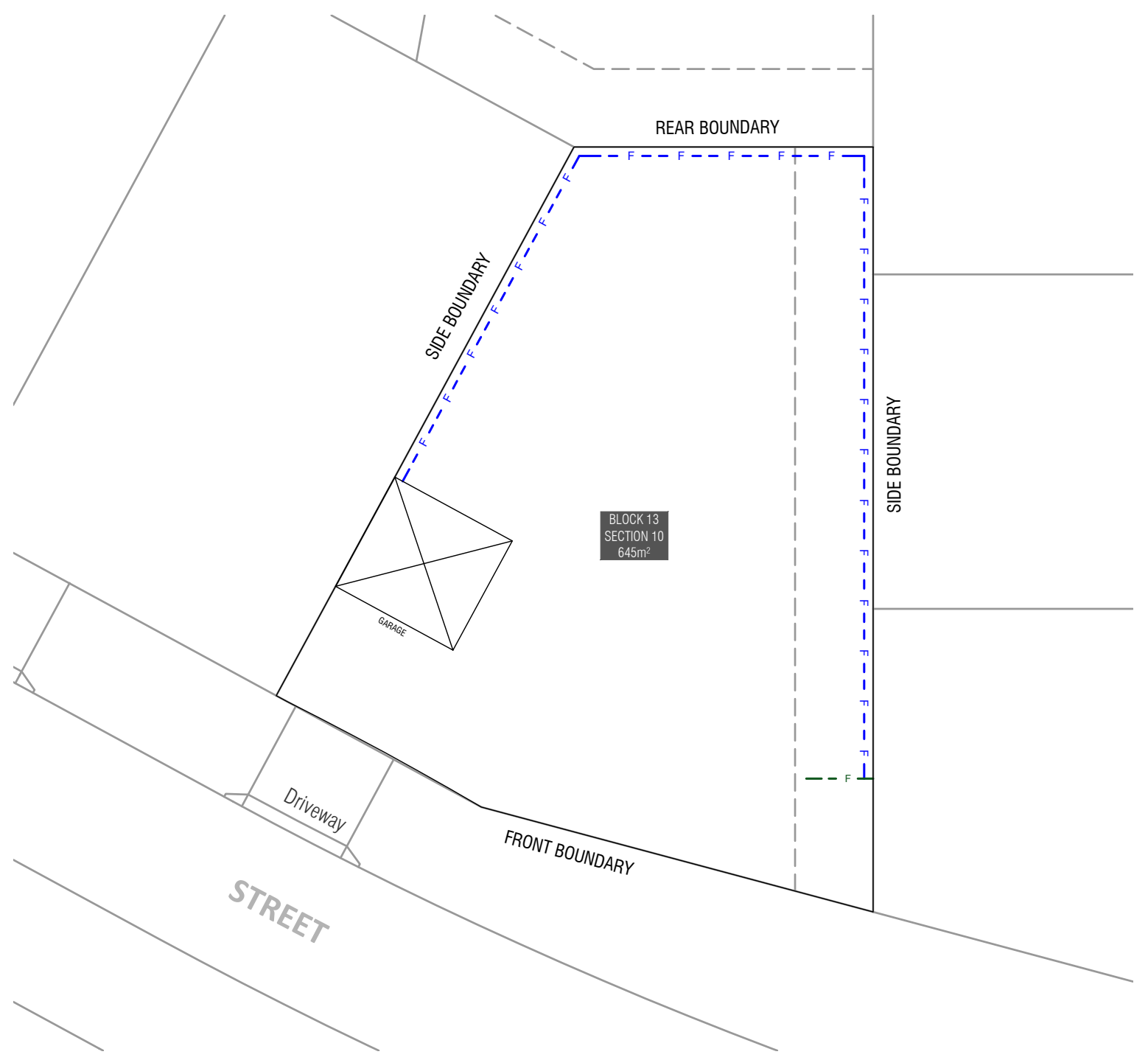
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY

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)

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BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN