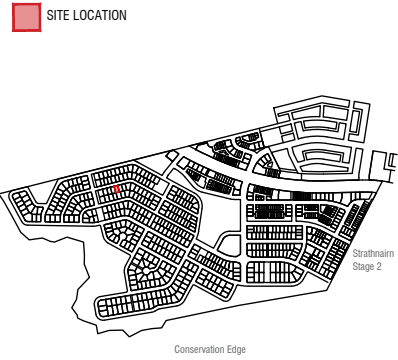


**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY 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 (M <sup>2</sup> )	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

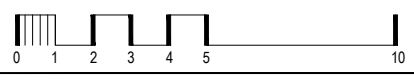
**BLOCK INFORMATION**

STAGE	10
ZONE	RZ3
SECTION	14
BLOCK	13
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV C SG DZ CS APPROVED DATE 13/12/23

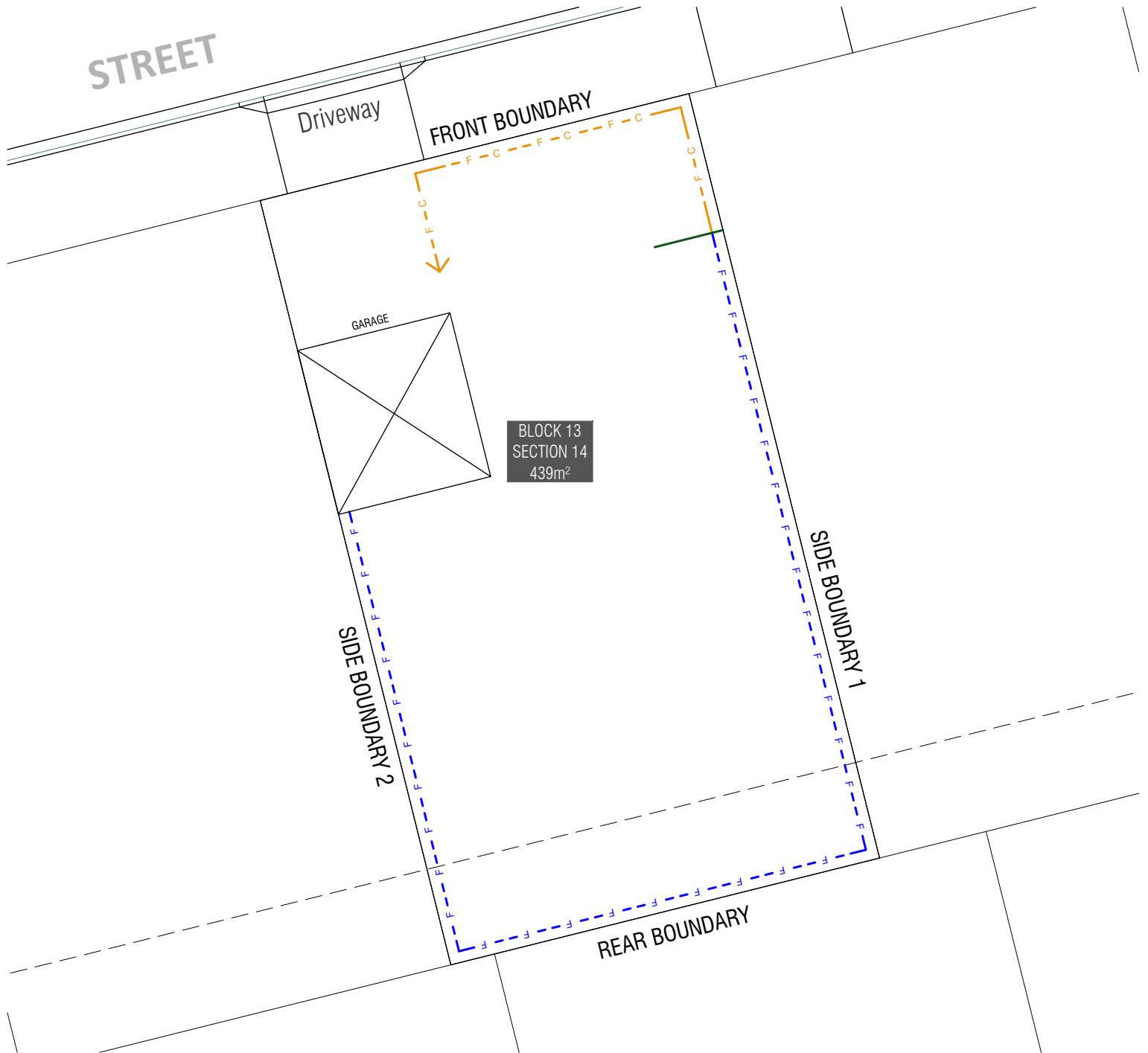
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY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

SCALE 1:200 @A4



**Ginninderry**

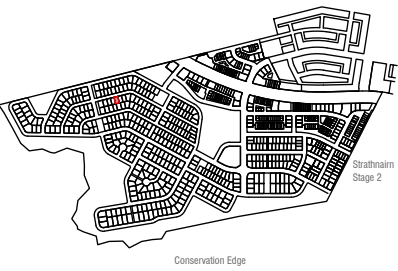
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN






BLOCK 13  
SECTION 14  
439m<sup>2</sup>

**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)
  -  **F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line. courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs.**

 Return Boundary Fencing to Building Line or Side Fence

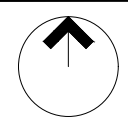
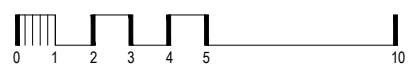
**BLOCK INFORMATION**

STAGE	1D
ZONE	RZ3
SECTION	14
BLOCK	13
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	13/12/23

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SCALE  
1:200 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**