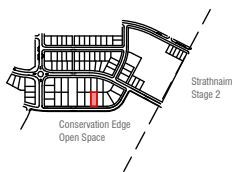




KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



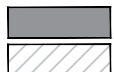
BAL 19 Building Standard
refer to Belconnen District Declaration



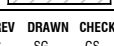
Water tank requirements
BLOCK SIZE (M²) **MANDATORY MINIMUM TANK SIZE (L)**
251 ≤ 350 2,000
351 ≤ 599 4,000
600 ≤ 800 8,000
> 801 10,000

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

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 (Excluding Garages/Carports)

 Nil or 900mm garage setback for walls of maximum 8m in length
refer to SDHDC Control 10, Table 4

 Articulation Elements (Articulation Zone)
refer to Belconnen District Declaration

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

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

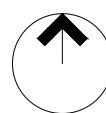
## BLOCK INFORMATION

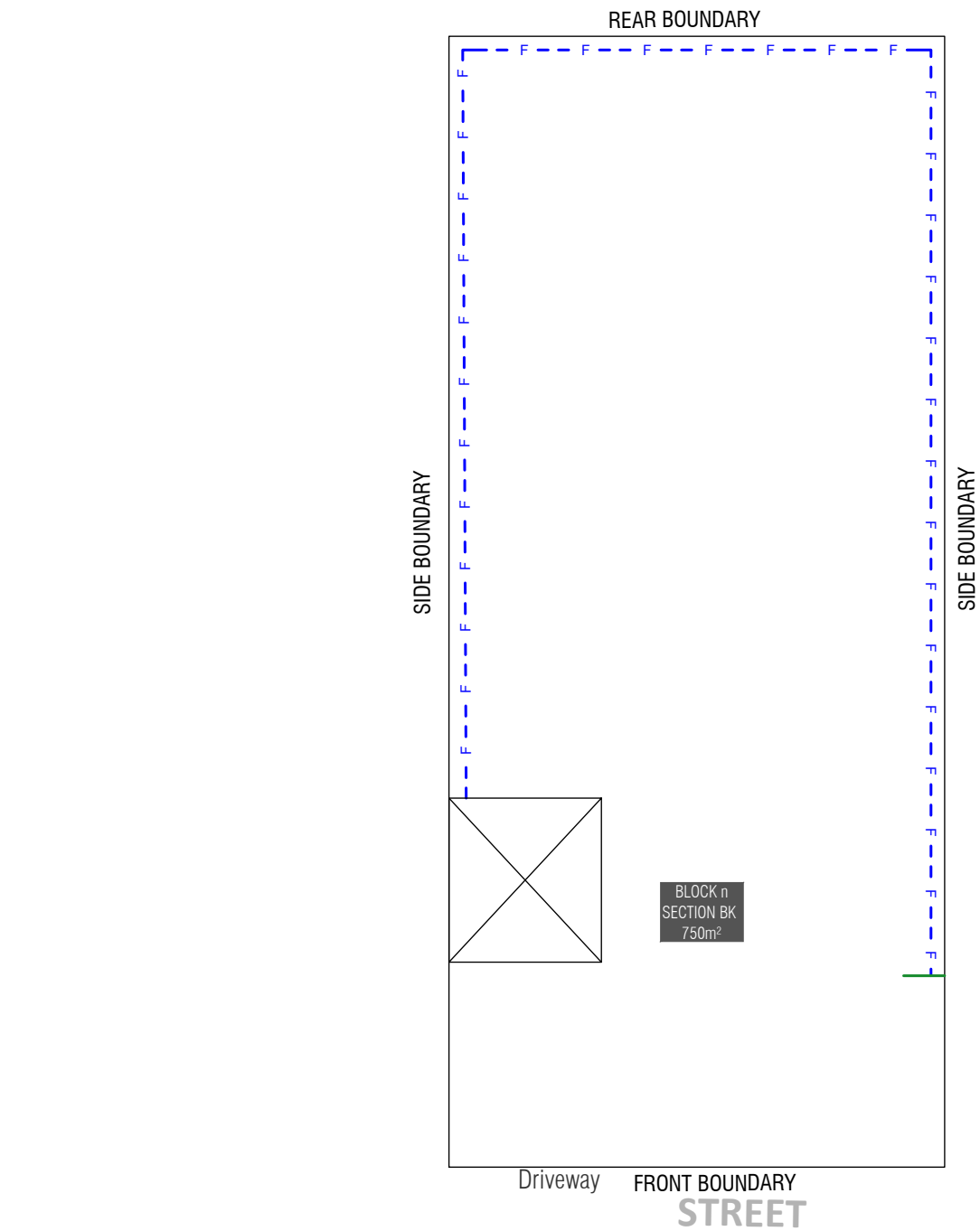
|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ 1            |
| SECTION        | 6               |
| BLOCK          | 13              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | SG    | CS      | CS       | 21/12/23 |

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  
1:250 @A4





## KEY MAP

 SITE LOCATION

## LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC

## BOUNDARY FENCING



### Side, Rear Fencing

Maximum height 1.8m | 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 profile colour "Basalt". *refer to Ginninderry Design Requirements*

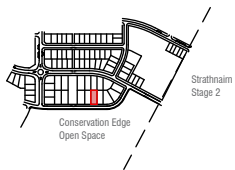


### Street facing side gate/fence

Maximum height 1.8m | **Min 1m behind the front building line**

### Construction and Finish

To be open form (min 10mm gaps) either treated hardwood, painted or stained softwood or powder coated aluminum *Ginninderry Design Requirements*



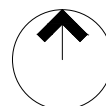
## BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ 1            |
| SECTION        | 6               |
| BLOCK          | 13              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | CS      | CS       | 21/12/23 |

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SCALE  
1:250 @A4



**Ginninderry**   
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**