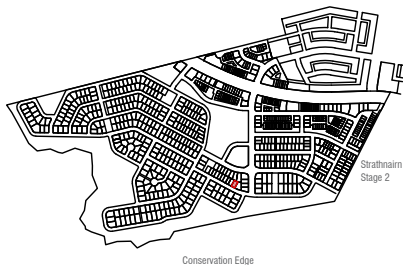


## KEY MAP

 SITE LOCATION



## LEGEND



Block Boundary



Garage Location



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 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 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



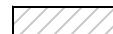
Articulation Elements (Articulation Zone)  
refer to SDHDC Control 9:  
Table 3 for mid blocks

## INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account site coverage or building envelopes)



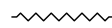
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

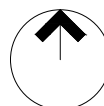
## BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	10
BLOCK	14
CLASSIFICATION	MID-SIZE
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.

SCALE  
1:200 @A4




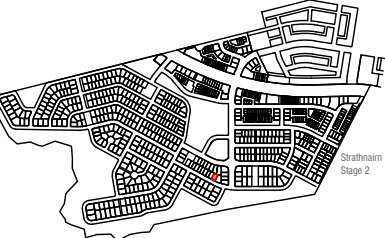
**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP


 SITE LOCATION





Strathmairn Stage 2

Conservation Edge


### 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)

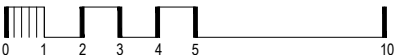
BLOCK INFORMATION	
STAGE	1B
ZONE	RZ1
SECTION	14
BLOCK	10
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

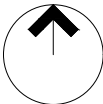
REV	DRAWN	CHECKED	APPROVED	DATE
B	DZ	DZ	CS	04/01/24

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SCALE  
1:200 @A4







## Ginninderry

### BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN