

KEY MAP

SITE LOCATION

LEGEND

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 (M²) | MANDATORY MINIMUM TANK SIZE (L) |
|-----------------|---------------------------------|
| 251 ≤ 350 | 2,000 |
| 351 ≤ 599 | 4,000 |
| 600 ≤ 800 | 8,000 |
| > 801 | 10,000 |

Blocks 500sqm < 550sqm subject to mid size block provisions by 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 | 1D |
| ZONE | RZ3 |
| SECTION | 13 |
| BLOCK | 14 |
| CLASSIFICATION | MID-SIZE/LARGE |
| HOUSING TYPE | SINGLE DWELLING |

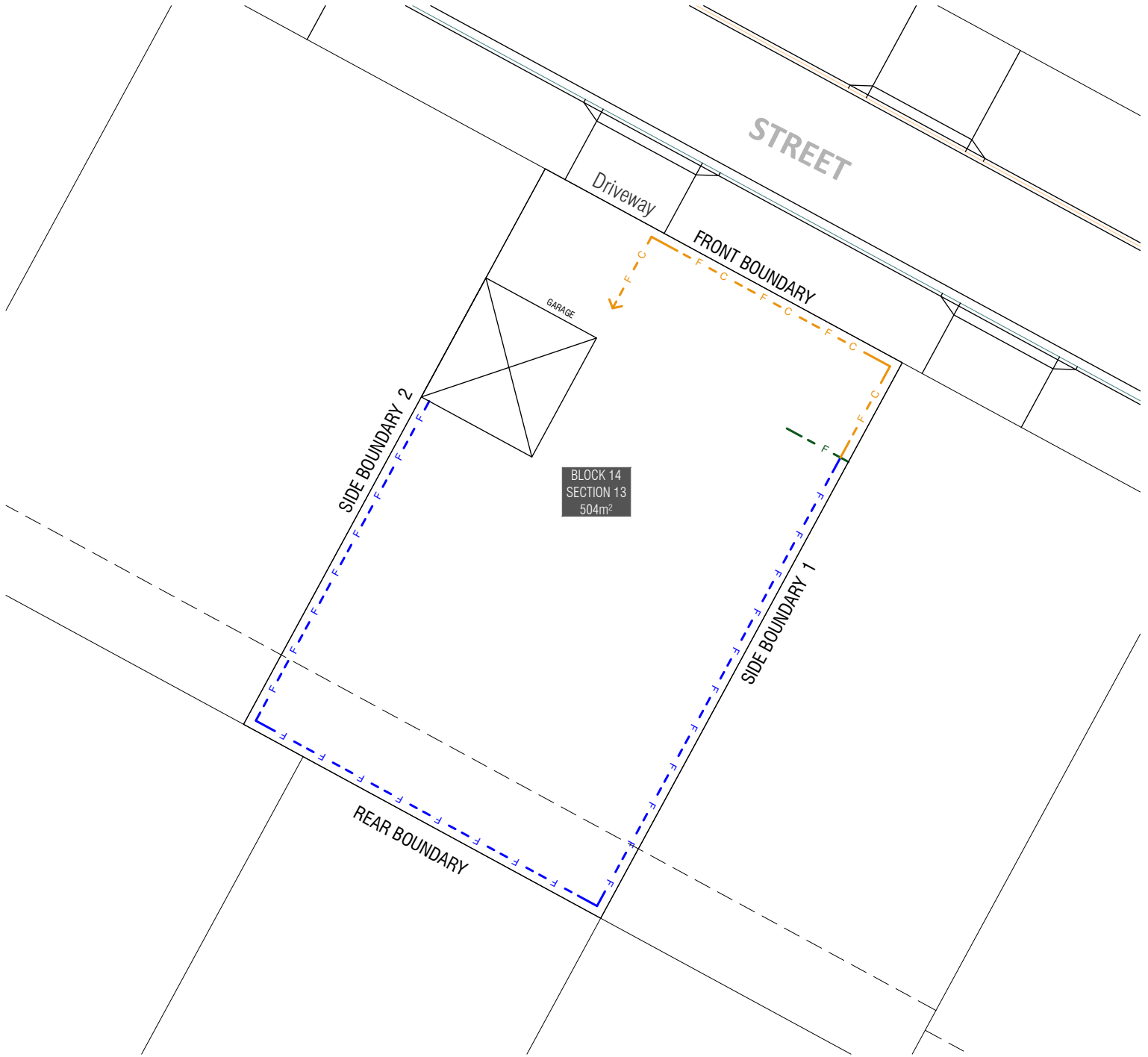
| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| C | SG | DZ | CS | 18/12/23 |

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

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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

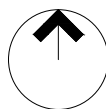
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SCALE
1:250 @A4

0 1 2 3 4 5 10



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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN