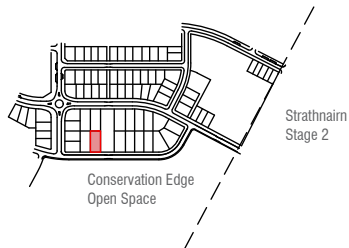


KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHDC



Water tank requirements

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

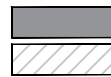


BAL 19 Building Standard

refer to Belconnen District Declaration

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 - external wall or unscreened element

(Excluding Garages/Carports)



Articulation Elements (Articulation Zone)

refer to Belconnen District Declaration

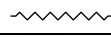


Nil or 900mm garage setback for walls maximum 8m in length

refer to SDHDC Control 10, Table 4



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

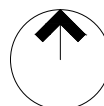
BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	6
BLOCK	16
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV C SG CS CS 21/12/23

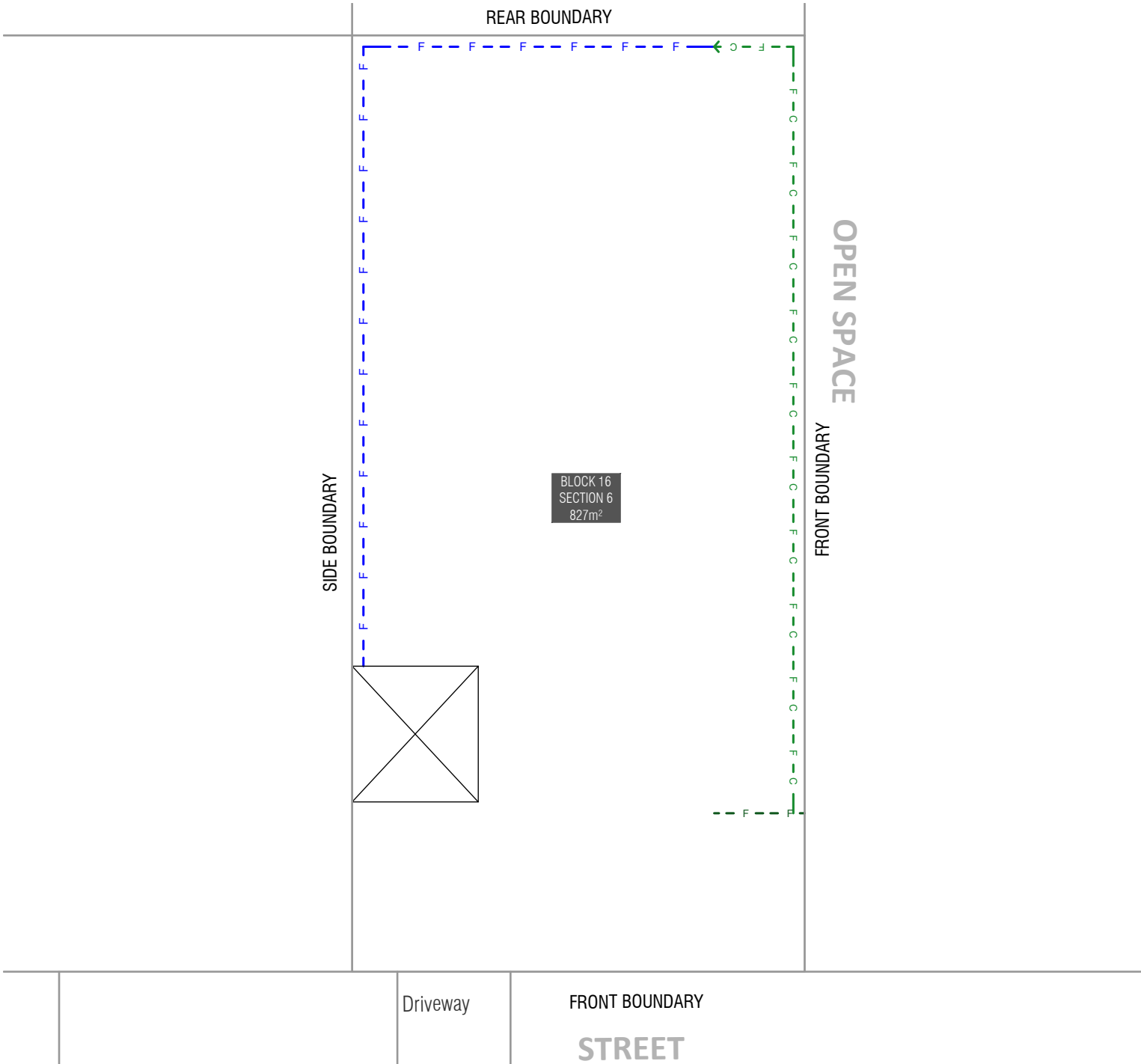
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT
DECLARATION/SPECIFICATION. PLANS TO BE READ IN
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE
GINNINDERRY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

SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

Strathnaim Stage 2

Conservation Edge Open Space

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)

Mandatory F2, Courtyard Wall Refer to EDP Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 100% (full length of boundary)
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	1A
ZONE	RZ1
SECTION	6
BLOCK	16
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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