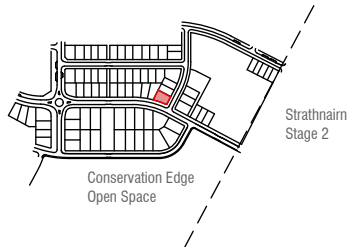




## KEY MAP

 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

## 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 mid-size blocks

side and rear setbacks: refer to Control 10:

Table 6 for mid-size block,



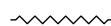
1.5m or nil setback for garage for mid size blocks refer to SDHDC Control 10, Table 6



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



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

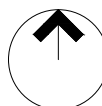
## BLOCK INFORMATION

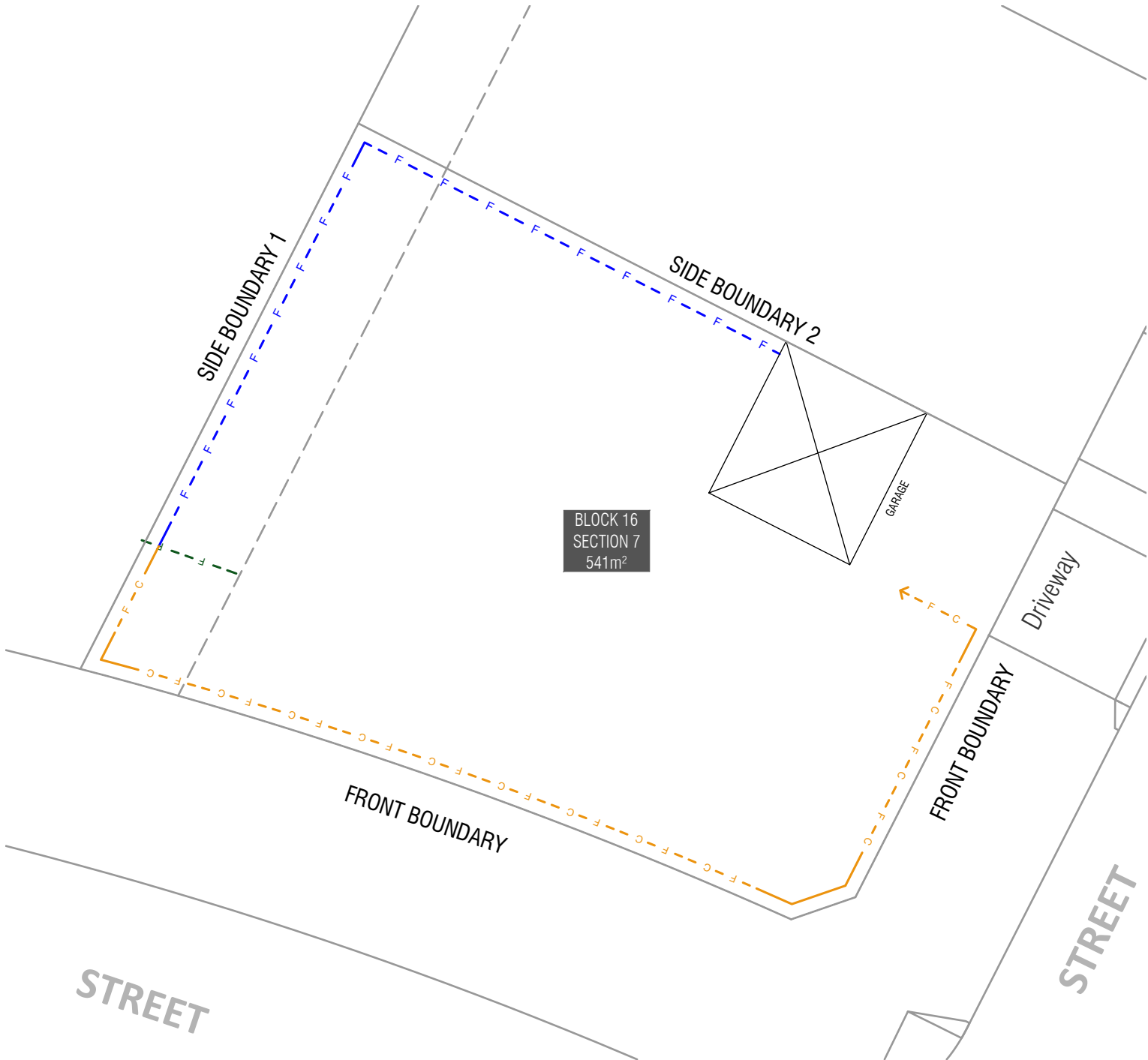
STAGE	1A
ZONE	RZ3
SECTION	7
BLOCK	16
CLASSIFICATION	MID/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	20/12/23

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.

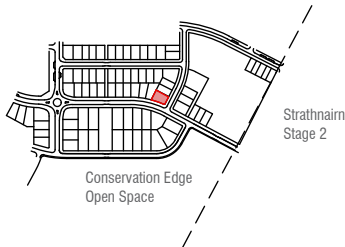
SCALE  
1:200 @A4








## KEY MAP

 SITE LOCATION



## LEGEND

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

## BOUNDARY FENCING

 F

**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)

 F

**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)

 F-C

**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	1A
ZONE	RZ3
SECTION	7
BLOCK	16
CLASSIFICATION	MID/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	20/12/23

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  
**FENCING CONTROLS PLAN**