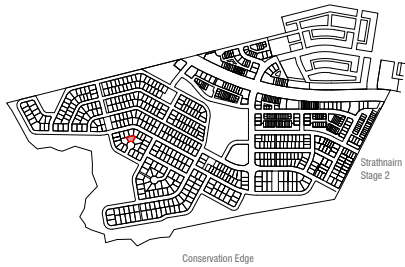


KEY MAP

 SITE LOCATION



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC



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

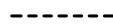



Limited Development Potential
Refer to Belconnen District Declaration





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 large blocks
side and rear setbacks: refer to Control 10:
Table 4 for large blocks

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

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

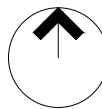
BLOCK INFORMATION

| | |
|----------------|-----------------|
| STAGE | 1D |
| ZONE | RZ3 |
| SECTION | 12 |
| BLOCK | 17 |
| CLASSIFICATION | LARGE BLOCK |
| HOUSING TYPE | SINGLE DWELLING |

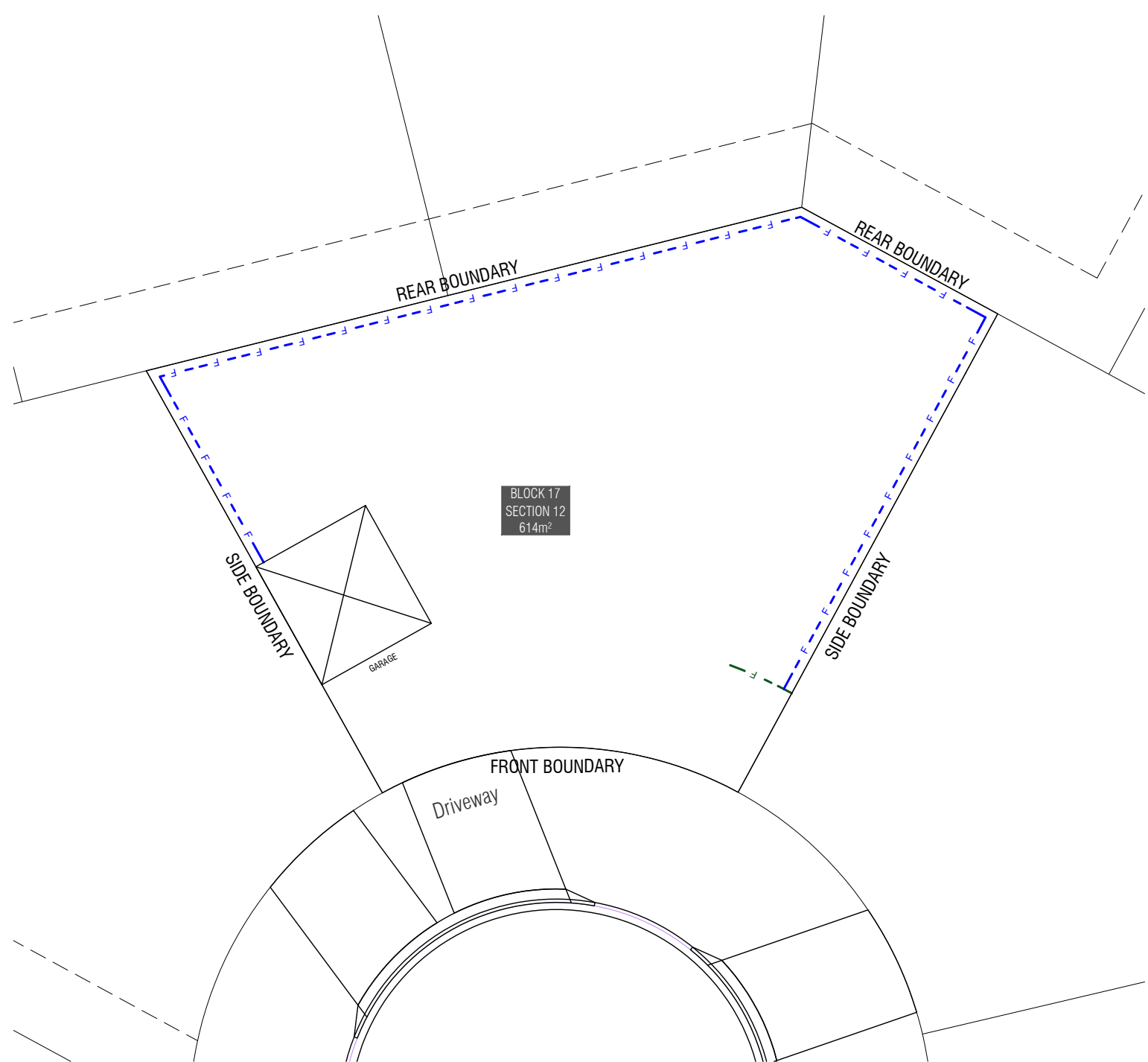
REV DRAWN CHECKED APPROVED DATE
D DZ DZ CS 20/12/23

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
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

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 | 1D |
| ZONE | RZ3 |
| SECTION | 12 |
| BLOCK | 17 |
| CLASSIFICATION | LARGE BLOCK |
| HOUSING TYPE | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE |
|-----|-------|---------|----------|----------|
| B | DZ | DZ | 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

1:250 @A4

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN