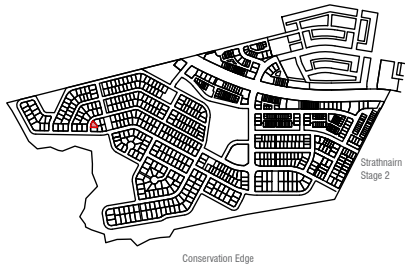


KEY MAP

■ SITE LOCATION



LEGEND



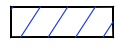
Block Boundary



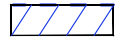
Garage Location



Boundary Defined by SDHC



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



Limited Development Potential
Refer to Belconnen District Declaration



BAL 19 Building Standard
refer to Belconnen District Declaration

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Coontrol (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



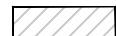
Articulation Elements (Articulation Zone)
refer to SDHDC Control 9:
Table 3 for mid blocks

INDICATIVE BUILDING FOOTPRINTS

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



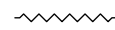
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

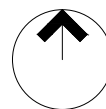
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	13
BLOCK	2
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	13/12/23

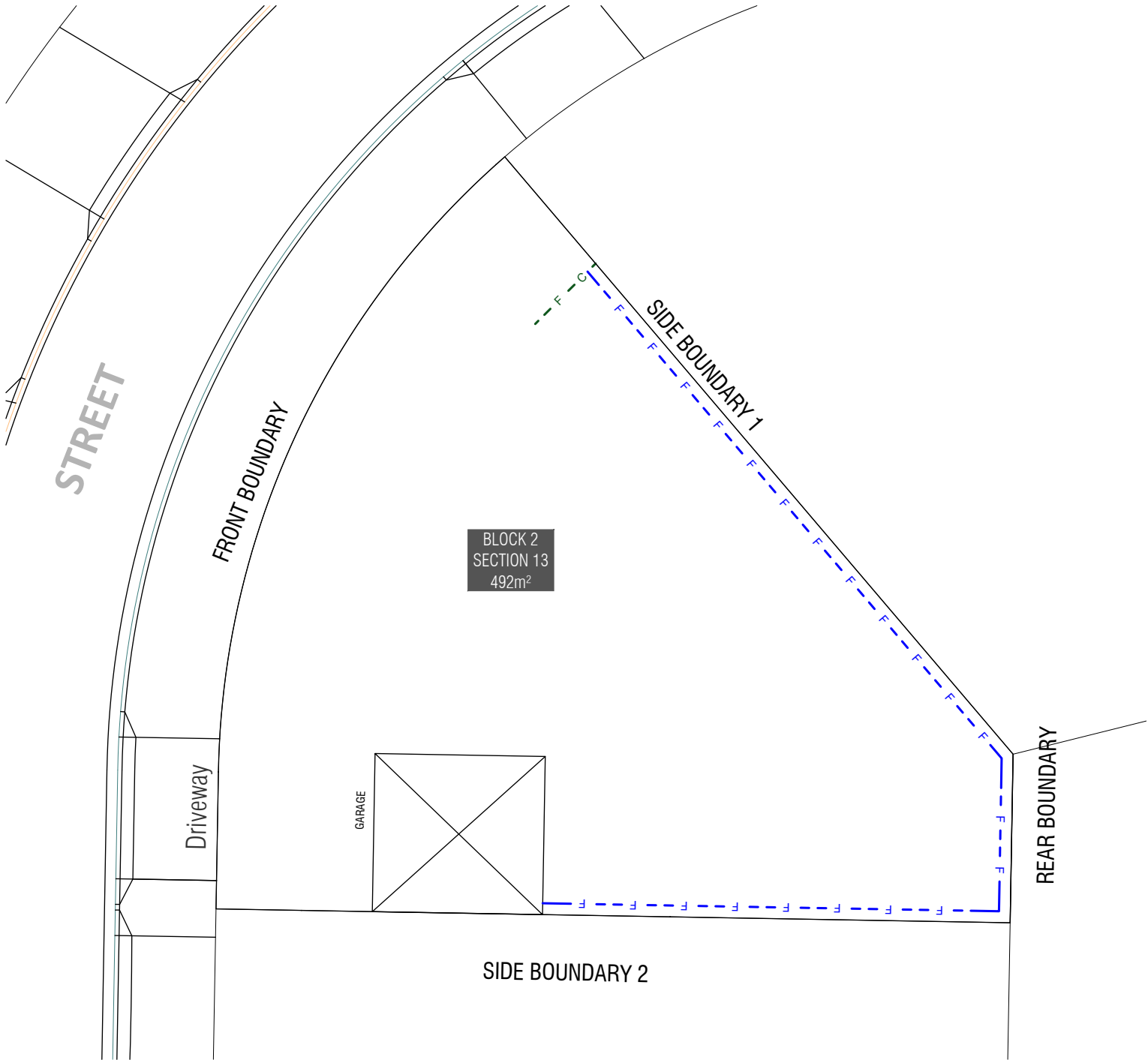
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT
DECLARATION/SPECIFICATION. PLANS TO BE READ IN
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE
GINNINDERRY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

SCALE
1:200 @A4




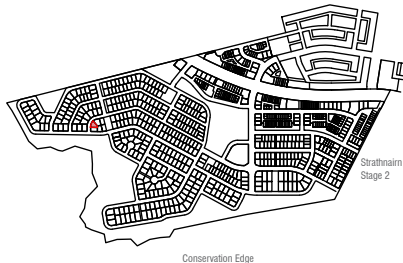
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

 SITE LOCATION



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	13
BLOCK	2
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	13/12/23

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SCALE
1:200 @A4




Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN