STREET

SIDE BOUNDARY

6.0

6.0

FRONT BOUNDARY

REAR BOUNDARY

BLOCK 20
SECTION 6
600m²

(W)

BAL
12.5

Driveway

6.0

3.0

1.5

SIDE BOUNDARY

EASEMENT

4.0

5.5

Max 8.0

6.0

3.5

KEY MAP

Strathnairn
Stage 2

Conservation Edge
Open Space

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*

(W) 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

BAL
12.5 BAL 12.5 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

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	20
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

SCALE

1:200 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SIDE BOUNDARY

STREET

FRONT BOUNDARY

Driveway

BLOCK 20
SECTION 6
600m²

REAR BOUNDARY

SIDE BOUNDARY

KEY MAP

■ SITE LOCATION

Strathnairn
Stage 2

Conservation Edge
Open Space
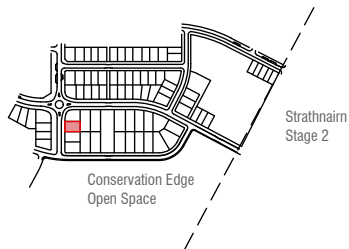
LEGEND

▭ Block Boundary

◇ Garage Location

BOUNDARY 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.
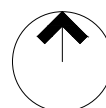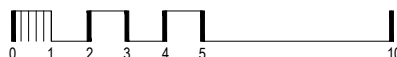
⌐ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	6
BLOCK	20
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

SCALE
1:200 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN