



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY
Boundary Defined by SDHDC

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 19 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

----- 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

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          | 21              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | DZ    | DZ      | CS       | 19/12/23 |

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

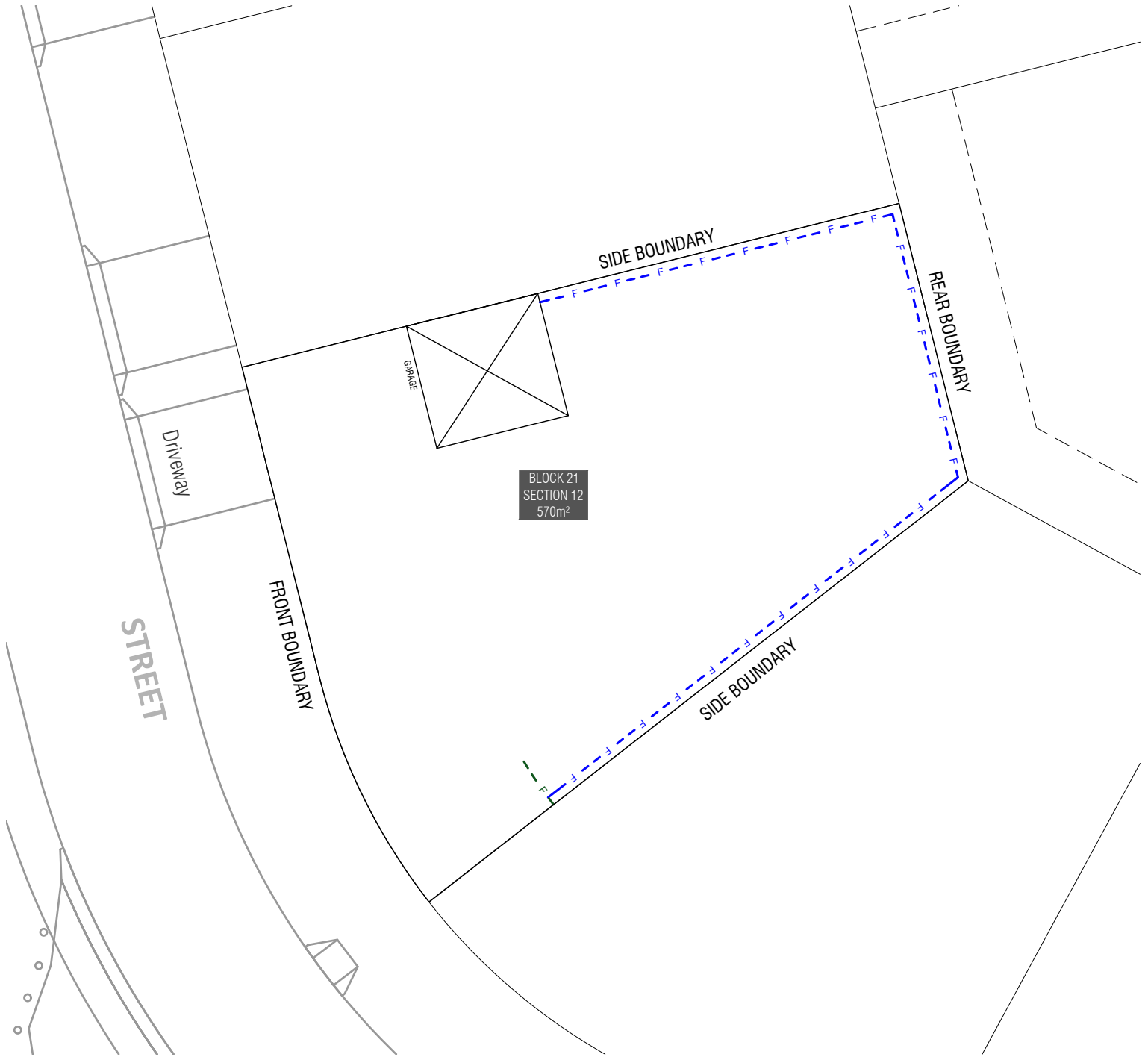
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:250 @A4

### BLOCK PLANNING CONTROLS

### BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION

Strathmairn Stage 2

Conservation Edge

### 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)

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