

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

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 blocks
side and rear setbacks: refer to Control 10:
Table 6 for mid blocks

----- Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels (Excluding Garages/Carports)

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          | 22              |
| CLASSIFICATION | MID SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

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

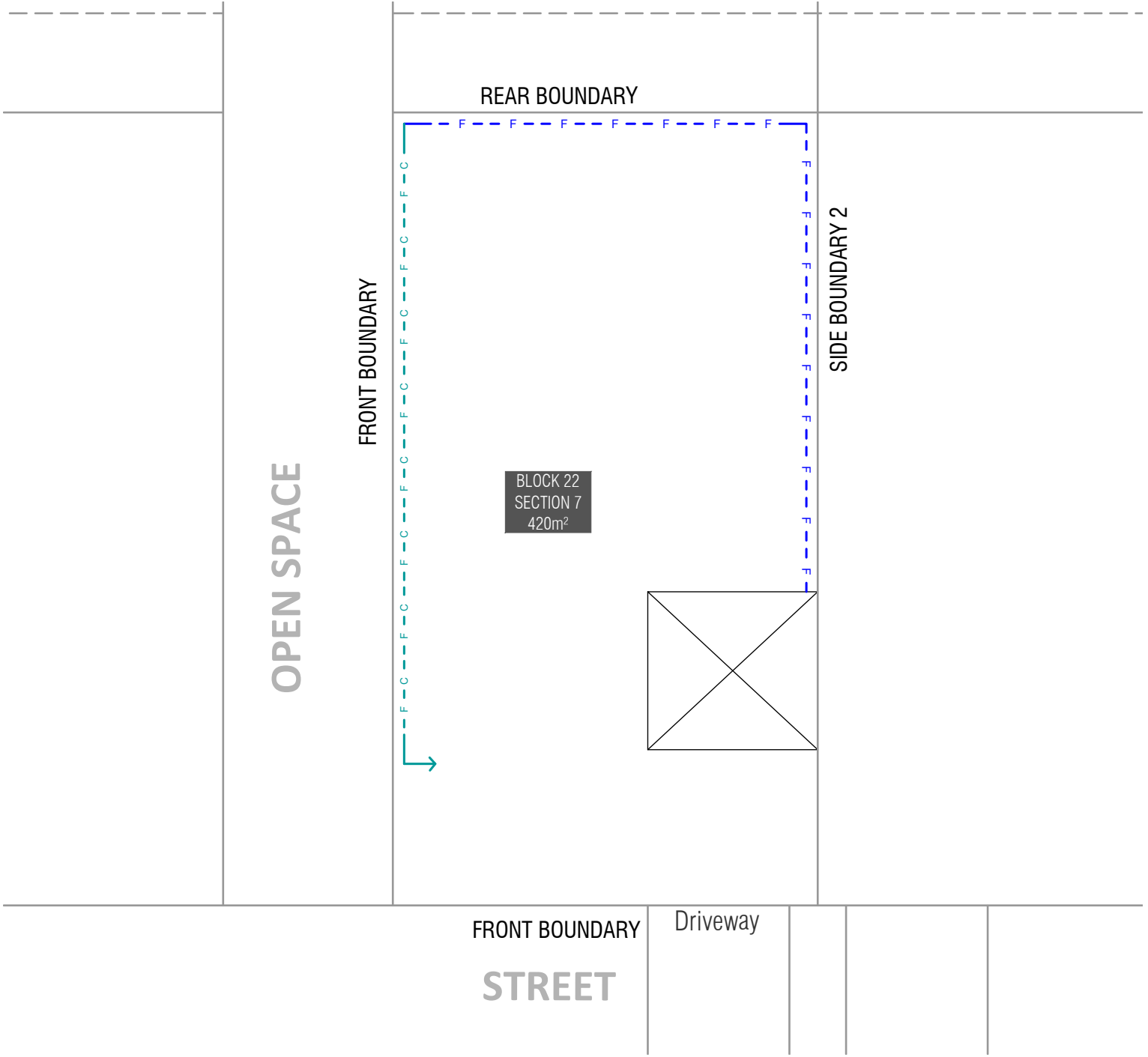
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY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

SCALE

1:200 @A4

**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP

Red square icon: SITE LOCATION

### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

### BOUNDARY FENCING

**Side, Rear Fencing**  
Maximum height 1.8m | 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 profile colour "Basalt". *refer to Ginninderry Design Requirements*

**Mandatory F2, Courtyard Wall** *refer to Fencing Controls Plan*  
Mandatory height: 1.8m  
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

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BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN