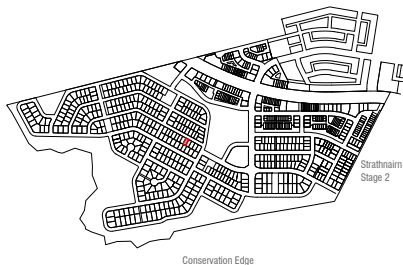


## KEY MAP

■ SITE LOCATION



## LEGEND

Block Boundary

Garage Location

BOUNDARY

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

Block Boundary

Garage Location

Boundary Defined by SDHDC

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

## MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Control (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 9:

Table 3 for mid blocks

1.5m or nil setback for garage for mid size blocks

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

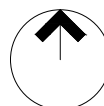
STAGE	1B
ZONE	RZ3
SECTION	13
BLOCK	24
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE

C DZ DZ CS 18/12/23

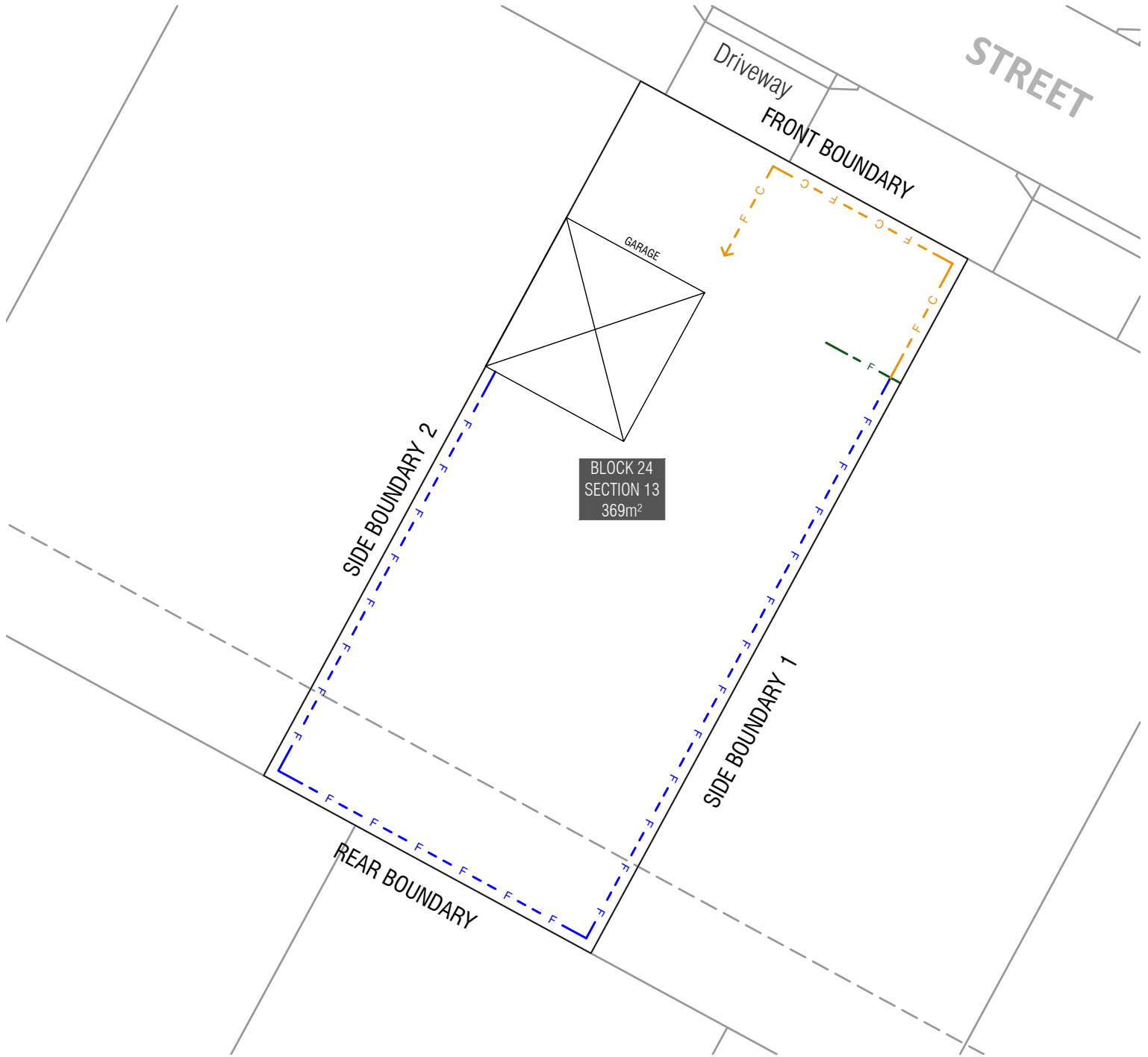
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY  
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING  
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT  
DECLARATION/SPECIFICATION. PLANS TO BE READ IN  
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE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

### LEGEND

- Block Boundary
- Garage Location
- 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)
- 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 & SDHDCs**

Return Boundary Fencing to Building Line or Side Fence

### BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	13
BLOCK	24
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	18/12/23

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SCALE

1:200 @A4

### BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN