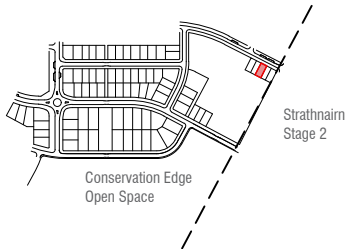




## KEY MAP

SITE LOCATION



## LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC

BOUNDARY

Nominated Boundary for the Purposes of the SDHDC  
refer to Belconnen District Declaration



Water tank requirements

BLOCK SIZE (M <sup>2</sup> )	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 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



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	1A
ZONE	RZ3
SECTION	08
BLOCK	03
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	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 PRECINCT CODE  
UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE  
TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS  
AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM  
ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:200 @A4



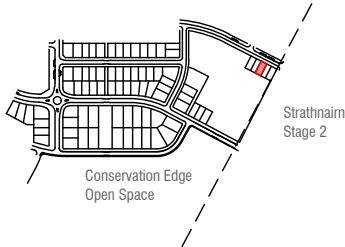
**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



## KEY MAP

 SITE LOCATION



## LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC

BOUNDARY

Nominated Boundary for the Purposes of the SDHDC refer to Belconnen District Declaration

## 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

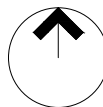
## BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	08
BLOCK	03
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	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  
**FENCING CONTROLS PLAN**