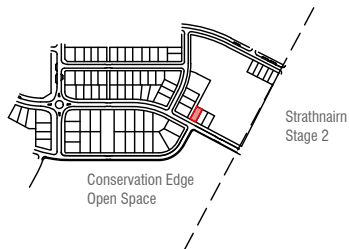




KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHC



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



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 Building Standard
refer to Belconnen District Declaration

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Controls (SDHC)
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 - external wall or unscreened element
(Excluding Garages/Carports)
Articulation Elements (Articulation Zone)
refer to SDHC Control 9:
Table 3 for mid blocks



1.5m or nil setback for garage for mid size blocks
refer to SDHC Control 10, Table 6

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account site coverage or building envelopes)



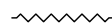
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

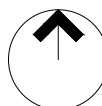
BLOCK INFORMATION

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

REV	DRAWN	CHECKED	APPROVED	DATE
B	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

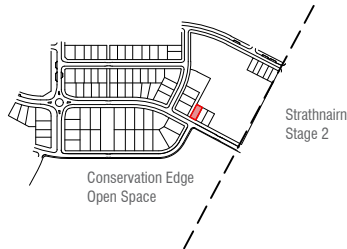


BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN







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

-  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
Mandatory F2, Courtyard Wall refer to EPD 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 & SDHDCs



Return Boundary Fencing to Building Line or Side Fence

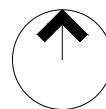
BLOCK INFORMATION

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