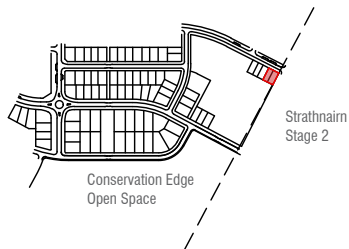




KEY MAP

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

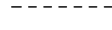


Water tank requirements
BLOCK SIZE (M²) MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350 2,000
351 ≤ 599 4,000
600 ≤ 800 8,000
> 801 10,000



Part of Integrated Development Parcel by
Belconnen District Declaration

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 - external wall or unscreened element
(Excluding Garages/Carports)
Articulation Elements (Articulation Zone)
refer to SDHDC Control 9:
Table 3 for mid blocks



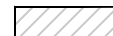
1.5m or nil setback for garage for mid size blocks
refer to SDHDC Control 10, Table 6

INDICATIVE BUILDING FOOTPRINTS

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



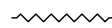
Lower Floor Level



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	4
BLOCK	4&5
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	DZ	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.

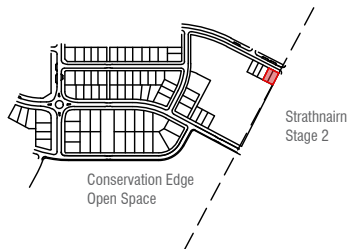
SCALE
1:200 @A4






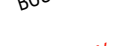



KEY MAP

 SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  BOUNDARY
-  BOUNDARY
-  Nominated Boundary for the Purposes of the SDHC 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)

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 and SDHCs.

 F - C -



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	4
BLOCK	4&5
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

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

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SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN