STREET

FRONT BOUNDARY

SIDE BOUNDARY

REAR BOUNDARY

SIDE BOUNDARY

Driveway

GARAGE

4.0

3.0

12.0

3.0

3.0

1.5

6.0

6.0

1.5

6.0

5.5

6.0

MAX 8.0

**BLOCK 4
SECTION 18
596m²**

W

**BAL
12.5**

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge

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

BAL 12.5 BAL 12.5 Building Standard
refer to Belconnen Distict Declaration

MINIMUM BOUNDARY SETBACKS

– – – – – Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9:
Table 3 for large blocks
side and rear setbacks: refer to Control 10:
Table 4 for large blocks

▨ Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Control 10, Table 4

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	1D
ZONE	RZ3
SECTION	18
BLOCK	4
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	08/01/24

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

1:250 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

Driveway

SIDE BOUNDARY

F

BLOCK 4
SECTION 18
596m²

GARAGE

REAR BOUNDARY

F

SIDE BOUNDARY

KEY MAP

■ SITE LOCATION

Strathnairn
Stage 2

Conservation Edge

LEGEND

▭ Block Boundary

◇ Garage Location

BOUNDARY — Boundary Defined by SDHDC

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)*

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	4
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN