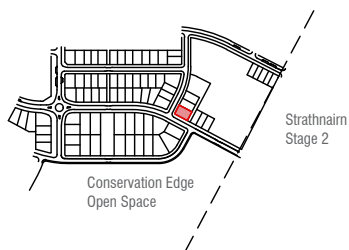


KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHC



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



Blocks 500sqm < 550sqm subject to mid size block provisions 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 Belconnen District Declaration
- 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	05
BLOCK	04
CLASSIFICATION	MID-SIZE/LARGE BLOCK
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
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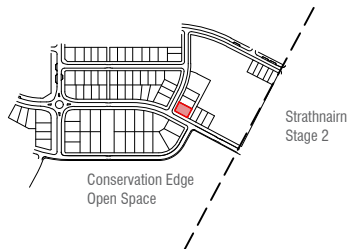
Ginninderry

**BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN**






KEY MAP




 SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  BOUNDARY 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)
-  **Mandatory F2, Courtyard Wall** refer to EDP Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
-  **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

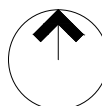
BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	05
BLOCK	04
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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SCALE
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN