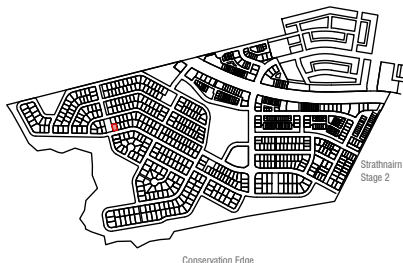




KEY MAP

 SITE LOCATION



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 Building Standard
refer to Belconnen District 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


 Macnamara Stage 1 EDP
refer to the Planning EDP Controls Plan
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)

 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	13
BLOCK	49
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	18/12/23

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
1:250 @A4



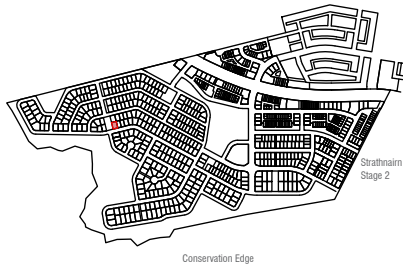
Ginninderry

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



KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



Garage Location



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)



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)



Mandatory F2, Courtyard Wall Refer to EDP Fencing Controls Plan

Mandatory height: 1.8m

Minimum Boundary Length: 100% (full length of boundary)

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 SDHDCs.



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	13
BLOCK	49
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	18/12/23

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
1:250 @A4



Ginninderry 
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN