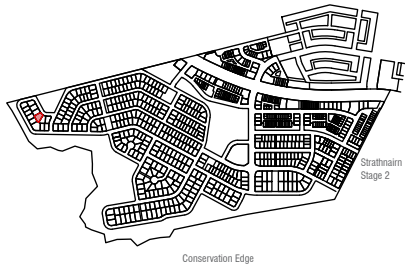


## KEY MAP

SITE LOCATION



## LEGEND



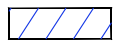
Block Boundary



Garage Location



Boundary Defined by SDHDC



Easement



Min 1.8m clear Sewer Maintenance Access Route  
Required Refer Block Details Plan and ICON  
building requirements



BAL 12.5 Building Standard  
refer to Belconnen Distict 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

## 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)



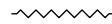
Lower Floor Level



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	5
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

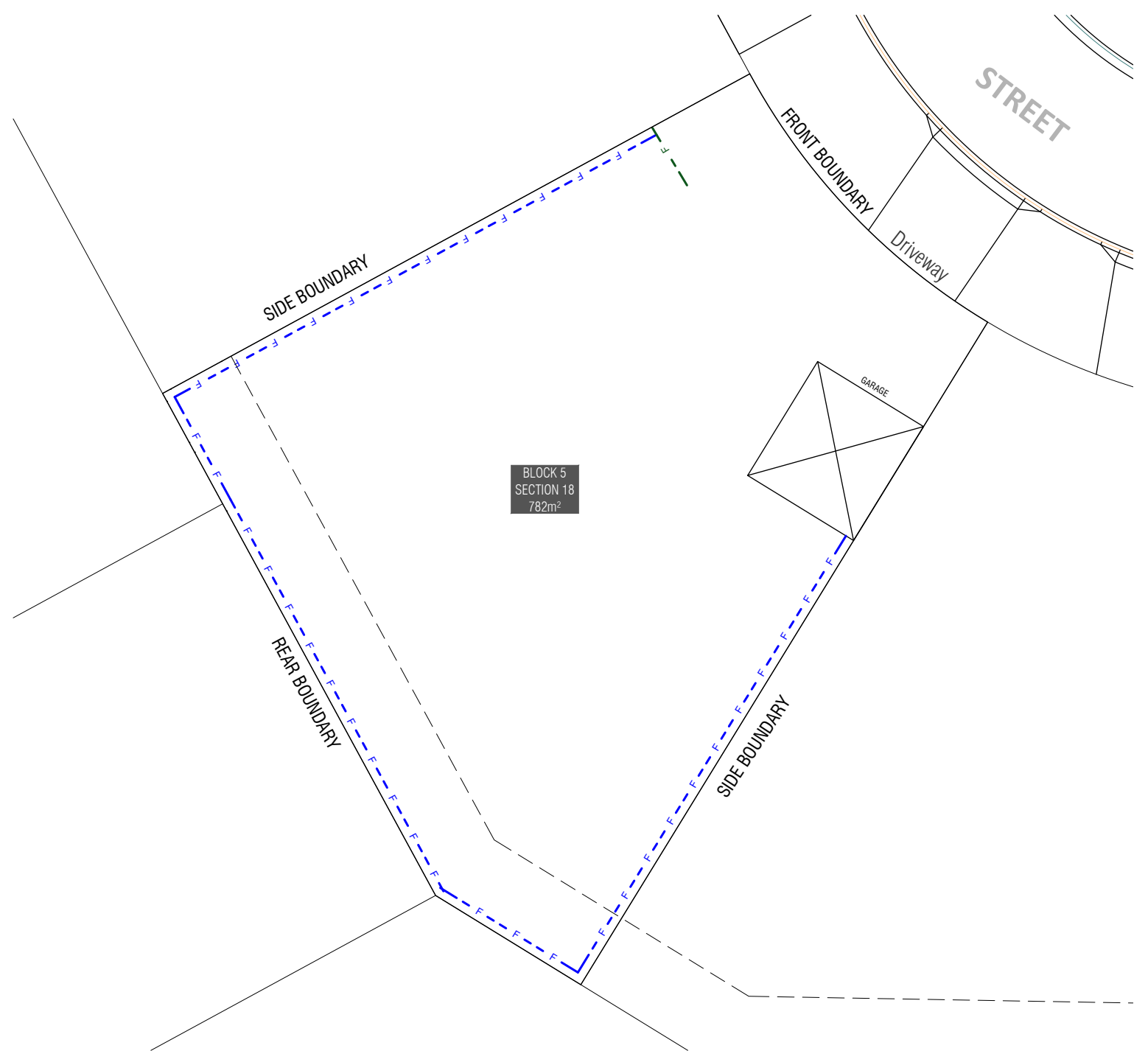
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY  
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING  
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT  
DECLARATION/SPECIFICATION. PLANS TO BE READ IN  
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE  
GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL  
CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



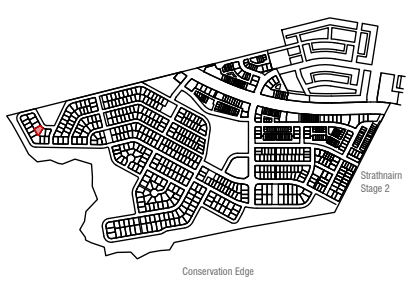
**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION



Strathmain Stage 2  
Conservation Edge

### 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)

**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

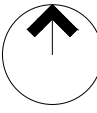
STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	5
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING


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

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SCALE  
1:250 @A4







**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**