

### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

BOUNDARY

Water tank requirements

BAL 12.5 Building Standard refer to Belconnen District Declaration

**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

### MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for mid size blocks  
side and rear setbacks: refer to Control 10:  
Table 6 for mid size blocks

----- Macnamara Stage 1 EDP  
refer to the Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)

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

Articulation Elements (Articulation Zone)  
refer to SDHDC Control 9:  
Table 3 for mid blocks

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

### BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	5
BLOCK	6
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

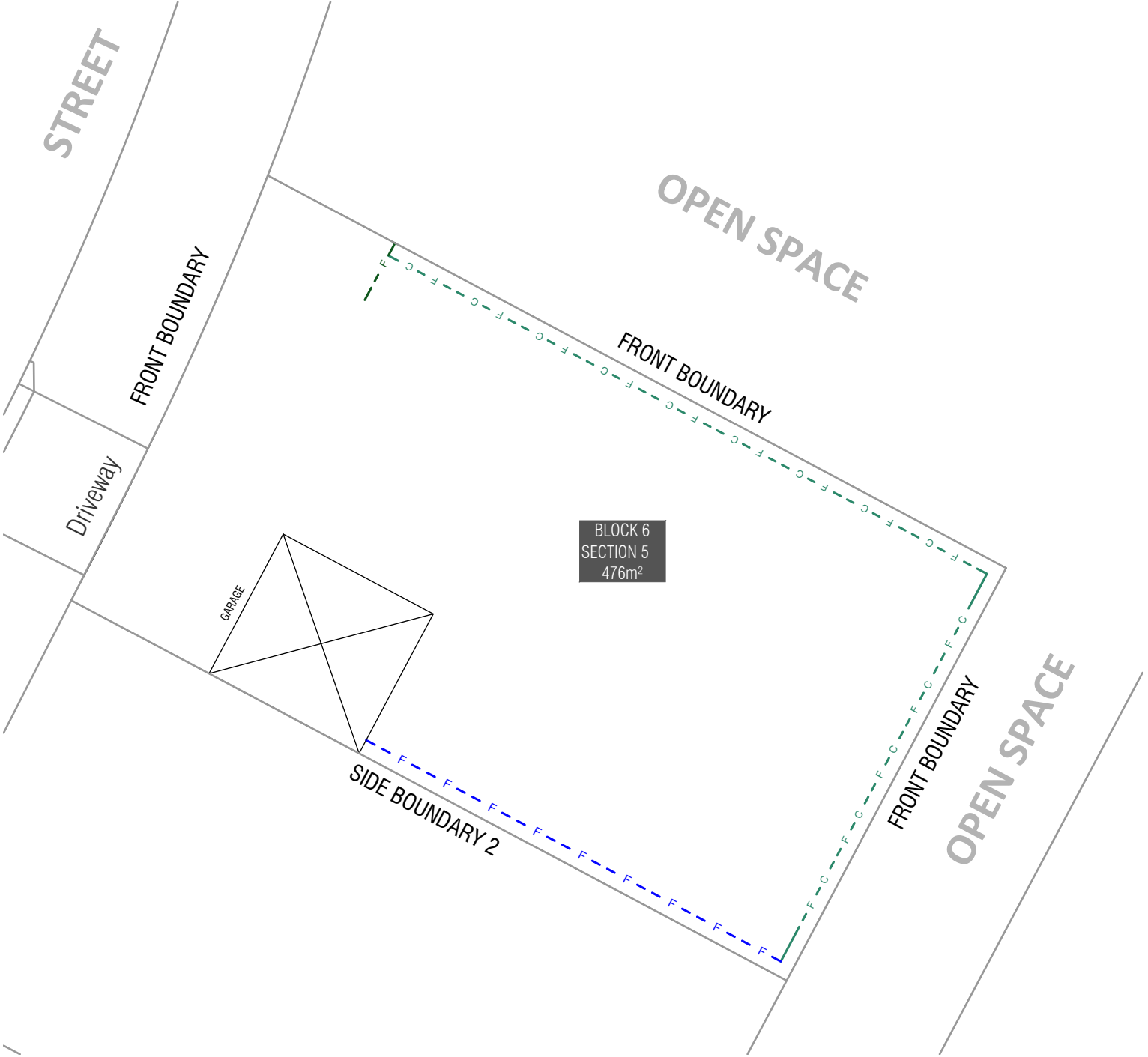
REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	DZ	20/12/23

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  
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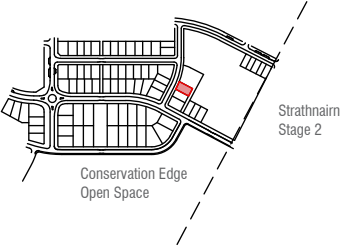
### BLOCK PLANNING CONTROLS

### 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)

 **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 EPD Fencing Controls Plan  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

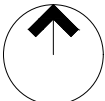
**No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs.

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SCALE  
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## Ginninderry

### BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN