



### 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
- 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 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)
- 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

### 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 - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

### BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	07
BLOCK	06
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	21/12/23

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

1:200 @A4

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**



### KEY MAP

SITE LOCATION

### 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)

**F - C** **Mandatory F2, Courtyard Wall** refer to EDP Fencing Controls Plan  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**F - C** **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**

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### BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN