STREET

Driveway FRONT BOUNDARY

1.5
4.0
5.5
3.0
3.0

MAX 13.0

SIDE BOUNDARY 2

SIDE BOUNDARY 1

BLOCK 08
SECTION 10
532m²

W

MS

6.0
3.5
EASEMENT

0.9
6.0

REAR BOUNDARY

6.0

6.0

KEY MAP

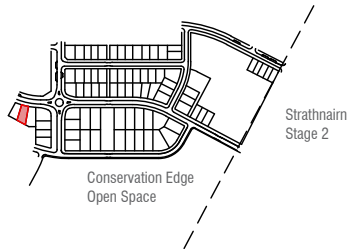SITE LOCATION

Strathnairn
Stage 2

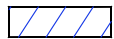Conservation Edge
Open Space

LEGEND

Block Boundary

Garage Location

BOUNDARY Boundary Defined by SDHDC

Easement

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

W 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

MS Blocks 500sqm < 550sqm subject to mid size
block provisions by *Belconnen District Declaration*

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Control (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

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
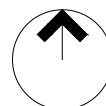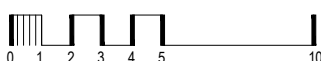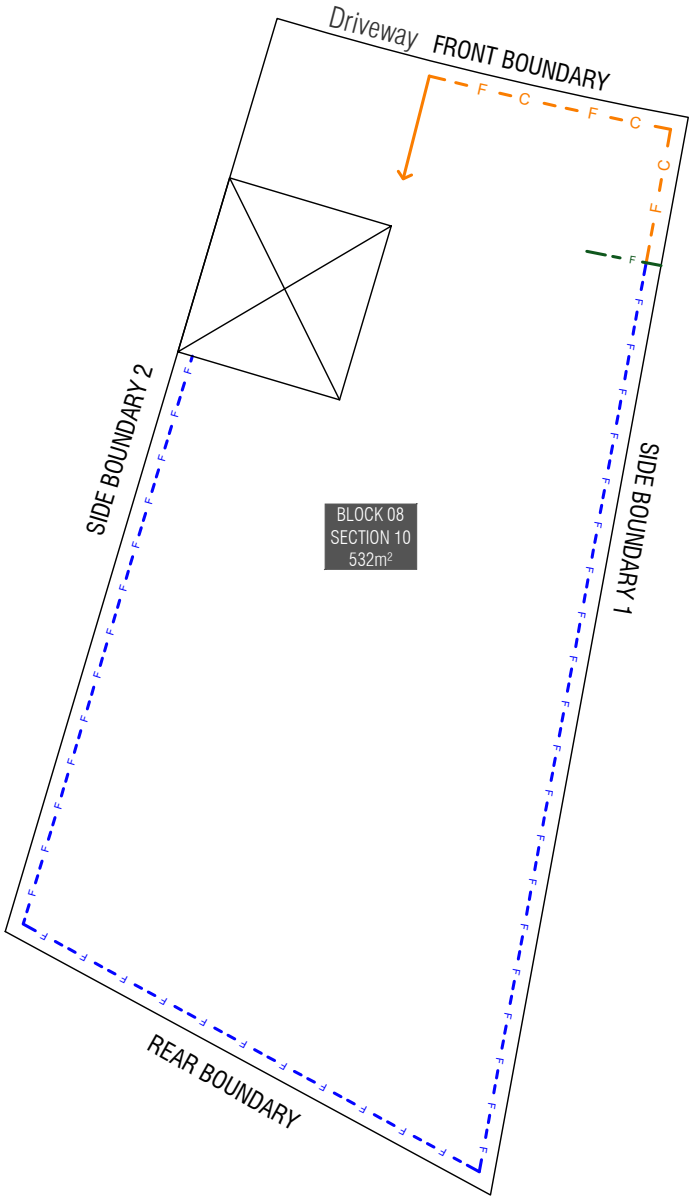Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	10
BLOCK	08
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	04/01/24

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
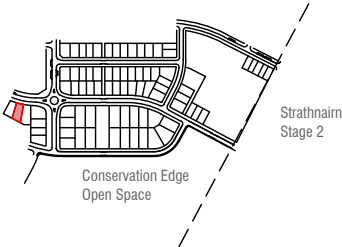CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:250 @A4

0 1 2 3 4 5   10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

Driveway FRONT BOUNDARY

F — C — F — C

F
F
C

F

SIDE BOUNDARY 2

SIDE BOUNDARY 1

BLOCK 08
SECTION 10
532m²

REAR BOUNDARY

KEY MAP

SITE LOCATION

Strathnairn
Stage 2

Conservation Edge
Open Space

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 — **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	RZ1
SECTION	10
BLOCK	08
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	04/01/24

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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN