

### 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**  
**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

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        | 16              |
| BLOCK          | 13              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

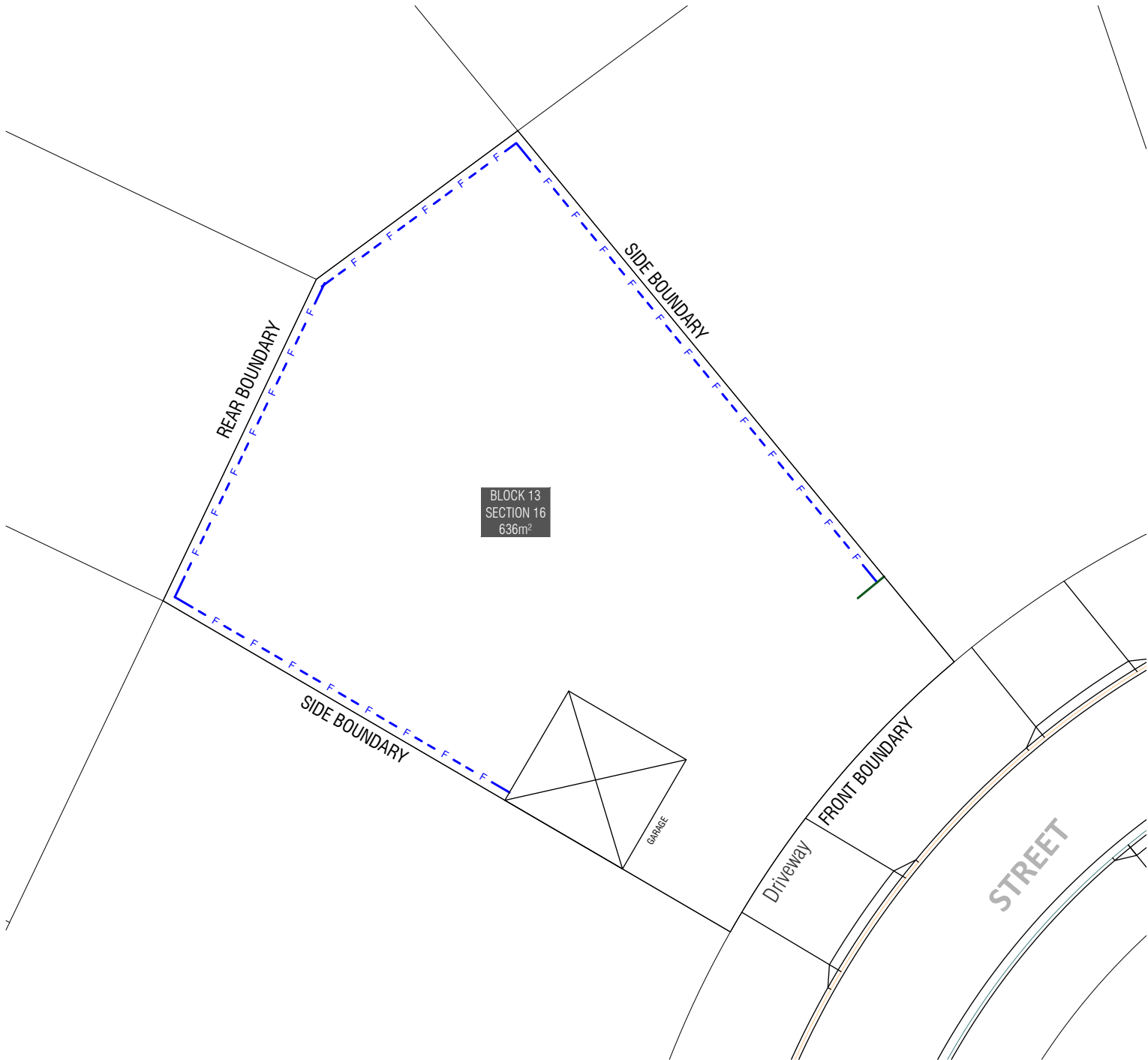
|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | SG    | DZ      | CS       | 12/12/23 |

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

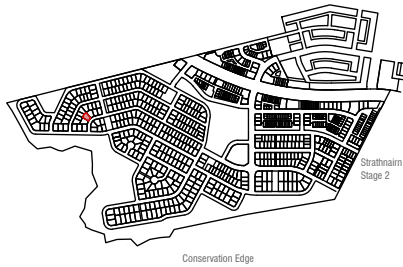
### BLOCK PLANNING CONTROLS

### 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 Neetascreeen 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)

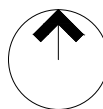
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SCALE  
1:250 @A4



**Ginninderry**   
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**