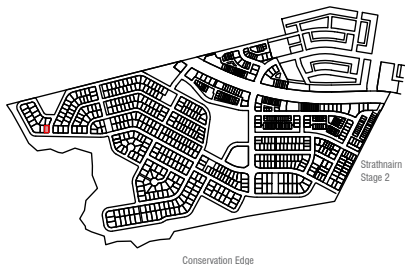


## KEY MAP

SITE LOCATION



## LEGEND



Block Boundary



Garage Location



Boundary Defined by SDHC



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 Building Standard  
refer to Belconnen Distict Declaration



Blocks 500sqm < 550sqm subject to mid size  
block provisions by Belconnen Distict Declaration

## MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Controls (SDHC)  
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 Distict 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 SDHC Control 10, Table 6

Articulation Elements (Articulation Zone)  
refer to Belconnen Distict 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

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

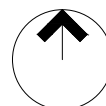
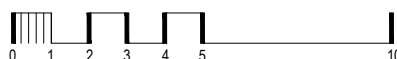
## BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	8
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV C SG DZ CS DATE 08/01/24

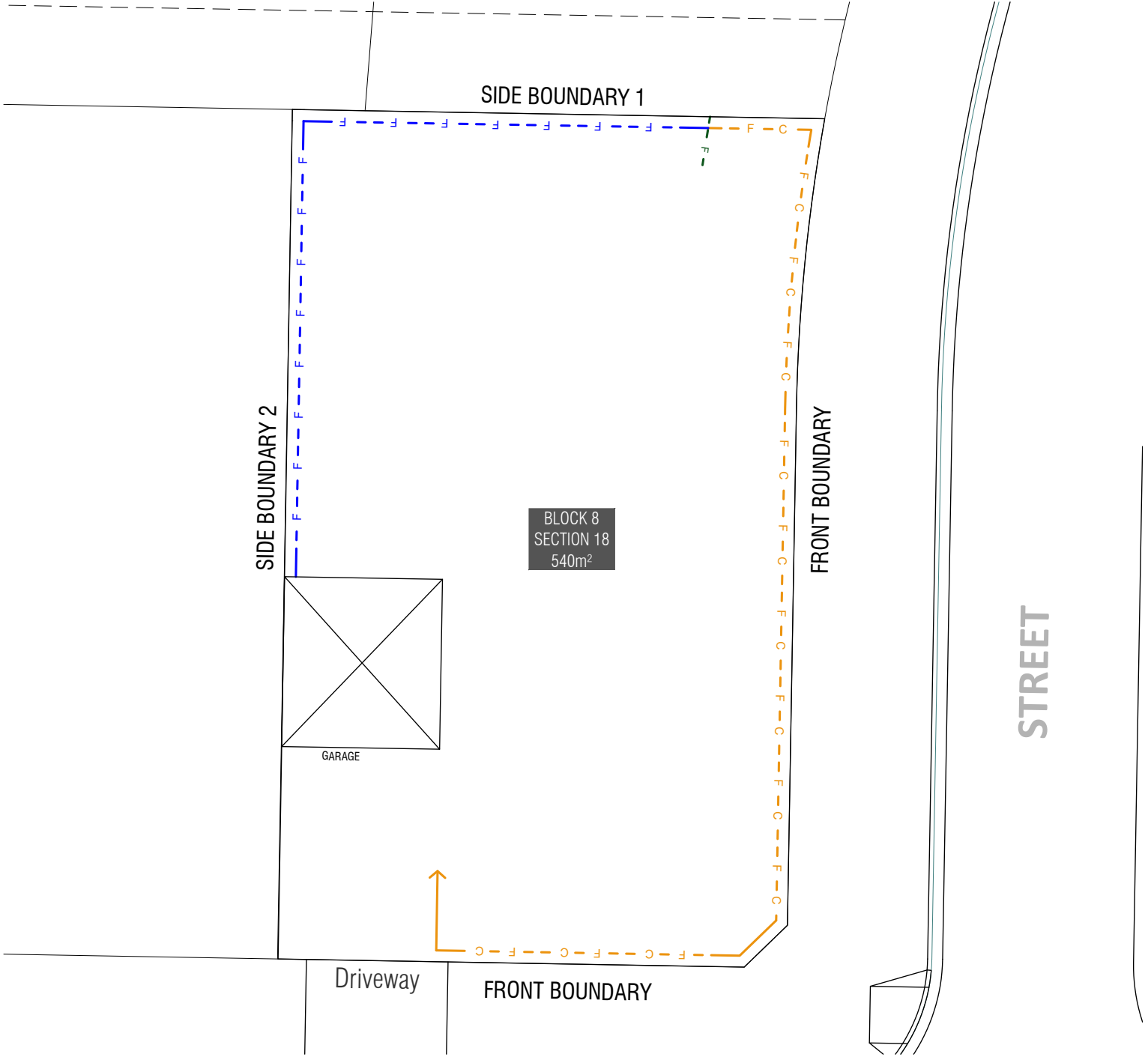
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY  
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING  
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT  
DECLARATION/SPECIFICATION. PLANS TO BE READ IN  
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE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

SCALE  
1:200 @A4



**Ginninderry**

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)

**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	1D
ZONE	RZ3
SECTION	18
BLOCK	8
CLASSIFICATION	MID-SIZE/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  
1:200 @A4

**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**