

### 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

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

**BAL 19 Building Standard**  
*refer to Belconnen Distict Declaration*

### 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 Planning EDP Controls Plan*  
*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 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

||||| 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          | 9                    |
| CLASSIFICATION | MID-SIZE/LARGE BLOCK |
| HOUSING TYPE   | SINGLE DWELLING      |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 08/01/24 |

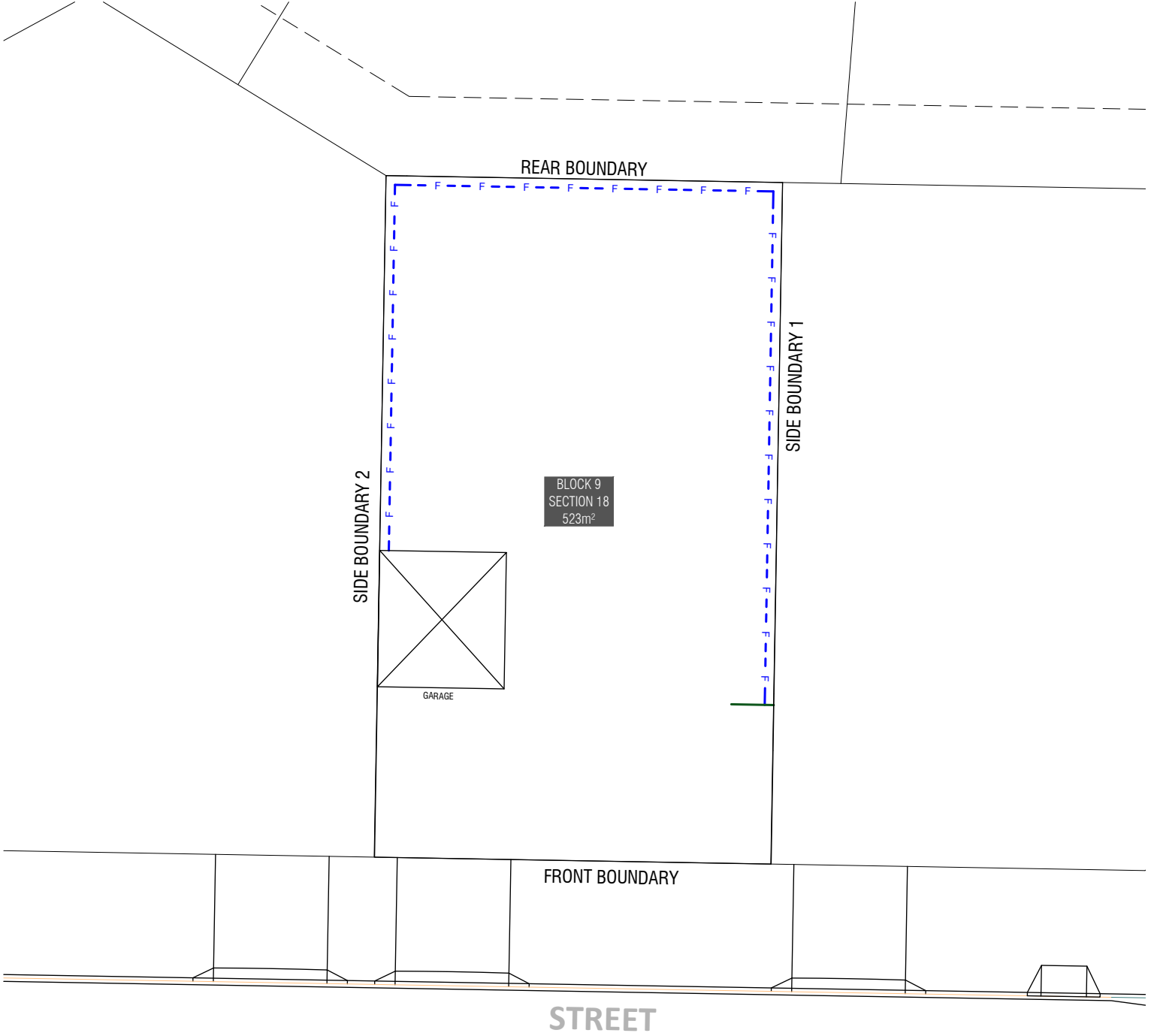
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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  
1:250 @A4

### BLOCK PLANNING CONTROLS

### BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

**BOUNDARY** Boundary Defined by SDHDC

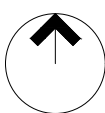
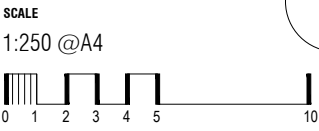
### BOUNDARY FENCING

**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 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)

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| REV                                                                                                                                                                                                                                                                                                                                        | DRAWN | CHECKED | APPROVED | DATE     |
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## Ginninderry

BLOCK PLANNING CONTROLS

**FENCING CONTROLS PLAN**