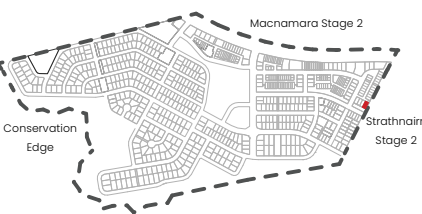
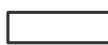


**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**Street Address**

Gate, Street address and letterbox to be off lane (as indicated)  
Refer to the EDP Planning Controls Plans

**MINIMUM BOUNDARY SETBACKS**



**Front, Side and Rear Setbacks:**

Refer to Schedules 1 and 2 of the Planning  
(Exempt Development) - SDHDCD



**Alternate setbacks**

Refer to the EDP Planning Controls Plans  
Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Planning (Exempt Development) - SDHDCD

**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	1E
ZONE	RZ3
SECTION	BA
BLOCK	ai
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	23/09/24
B	DC,AM	JM	JM	25/09/24

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 TECHNICAL SPECIFICATIONS UPDATES PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



LANE

FRONT BOUNDARY

SIDE BOUNDARY 2

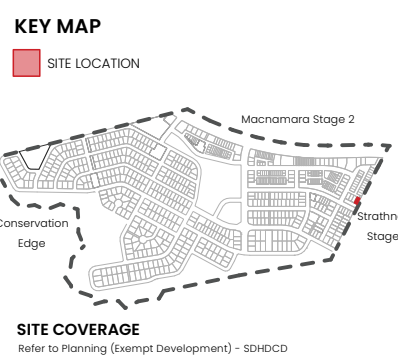
BLOCK ai  
SECTION BA  
381m²

FRONT BOUNDARY

STREET

FRONT BOUNDARY

OPEN SPACE



**KEY MAP**  
SITE LOCATION

**SITE COVERAGE**  
Refer to Planning (Exempt Development) - SDHDCD

**PRINCIPLE PRIVATE OPEN SPACE**  
Refer to Planning (Exempt Development) - SDHDCD

**LEGEND**

**Block Boundary**

**Garage Location**

**BOUNDARY**

**Side, Rear and Boundaries Fronting Rear Lane**  
As defined by Territory Plan Definitions  
Maximum height 1.8m from NGJ 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 Neetoscreen or Miniscreen and colour "Jasper".  
Refer to Ginninderry Design Requirements (Macnamara)

**Return Boundary Fencing to Building Line or Side Fence**

**Mandatory Fencing Type F2:**  
Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**Mandatory Fencing Type F3:**  
Refer to the EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**Fencing Type F4:**  
Refer to the EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**Construction and Finish**  
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).  
Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.  
Openings to be a minimum of 10mm.  
Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

**BLOCK INFORMATION**

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	ai
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24

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