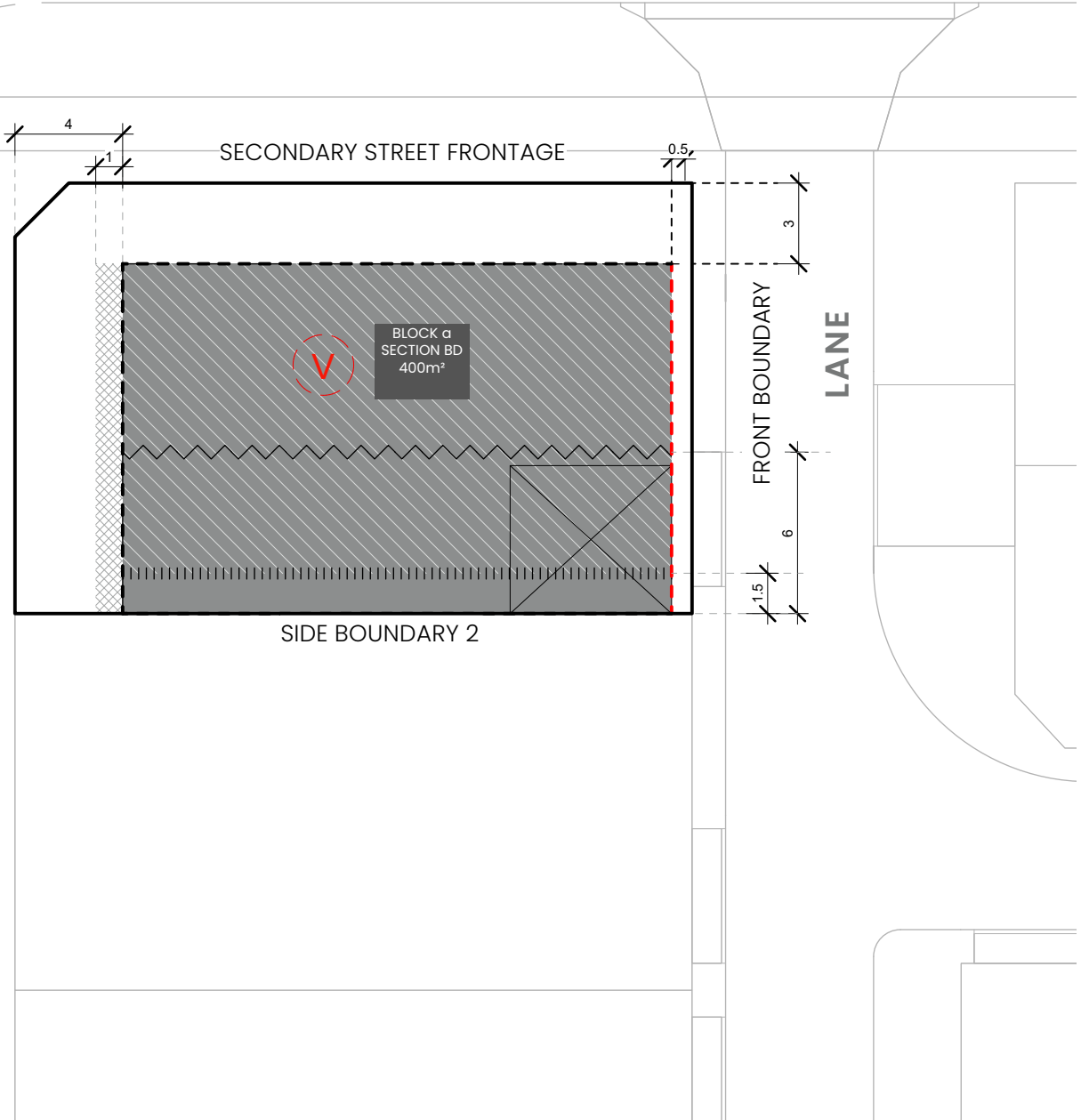


# STREET

STREET

FRONT BOUNDARY



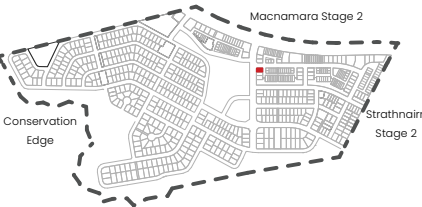
BLOCK a  
SECTION BD  
400m<sup>2</sup>

SIDE BOUNDARY 2

LANE

## KEY MAP

SITE LOCATION



## LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Ventilation Requirements

Refer to 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	BD
BLOCK	a
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



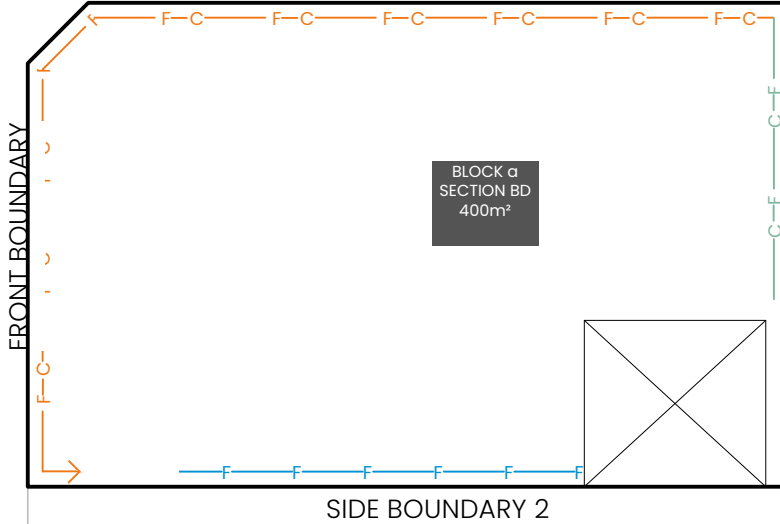
**Ginninderry**

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

# STREET

## SECONDARY STREET FRONTAGE

STREET



FRONT BOUNDARY

LANE

BLOCK a  
SECTION BD  
400m²

SIDE BOUNDARY 2

### KEY MAP

SITE LOCATION

### LEGEND



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**Side, Rear and Boundaries Fronting Rear Lane**

Maximum height 1.8m from NGJ Minimum setback 0m (100%) | Min 1m behind the front building line



**Mandatory Fencing Type F2:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
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)

### SITE COVERAGE

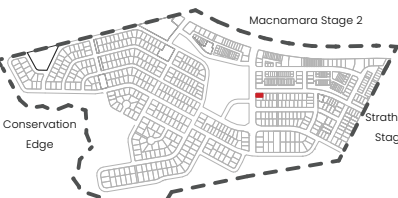
Refer to Planning (Exempt Development) - SDHDCCD

### PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCCD



Return Boundary Fencing to Building Line or Side Fence



### BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BD
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE  
1:250 @A4



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