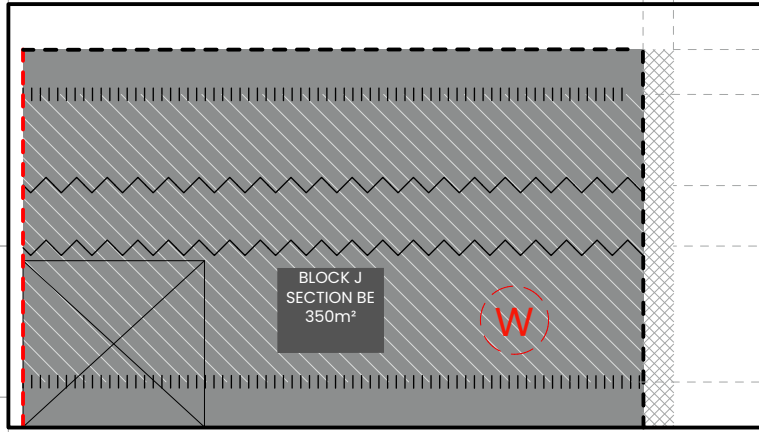


LANE
FRONT BOUNDARY

0.5

SIDE BOUNDARY 1

4
1



FRONT BOUNDARY

STREET

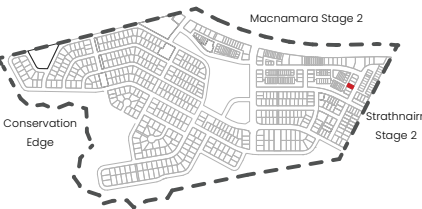
SIDE BOUNDARY 2

BLOCK J
SECTION BE
350m²

W

KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Water tank requirements

BLOCK SIZE (m ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	6,000
> 801	10,000

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 site 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	BE
BLOCK	J
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

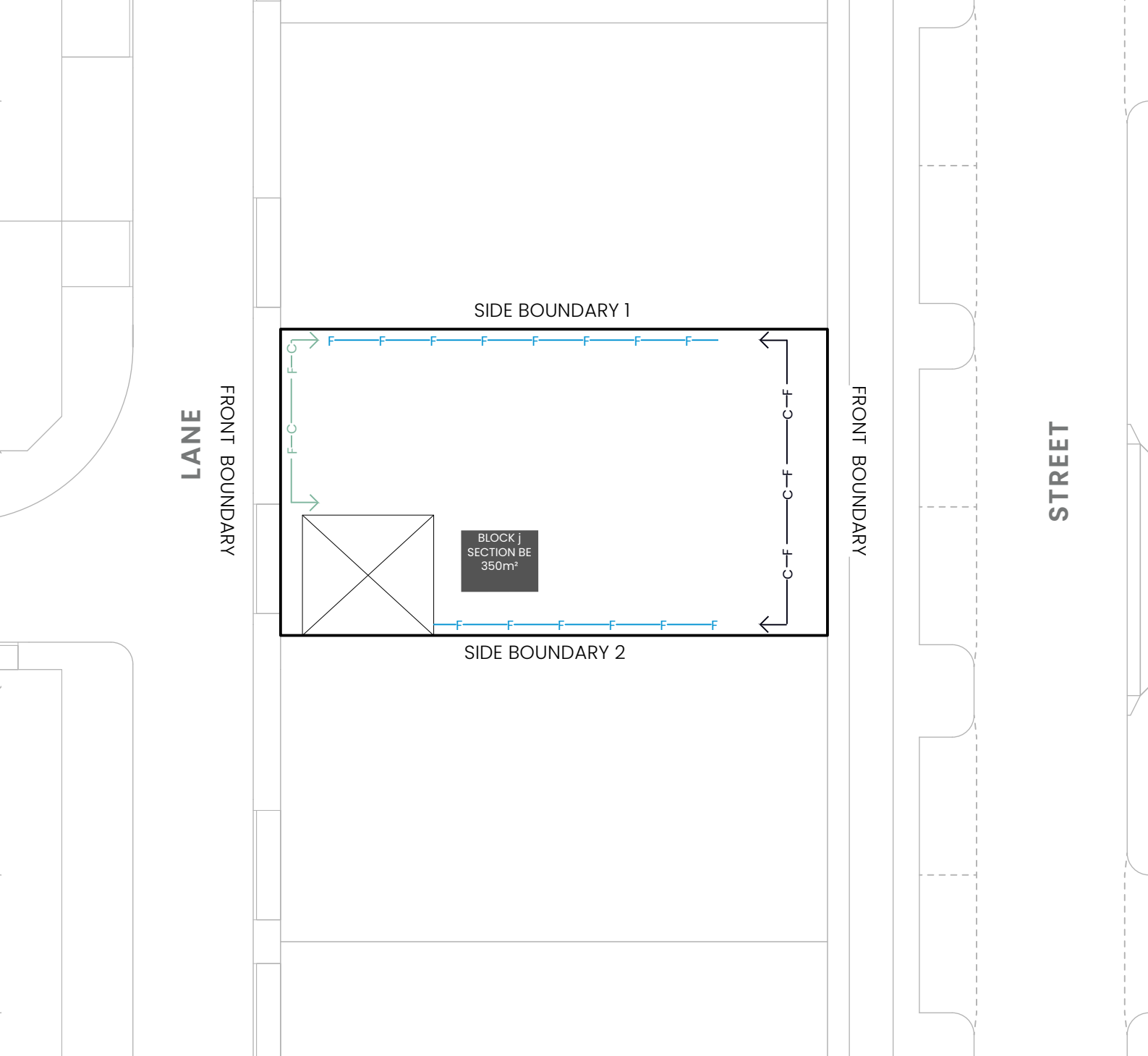
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPDATES. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK 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



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



Optional - Front Boundary Courtyard Wall:

Refer to Planning (Exempt Development) - SDHDCD
Maximum height: 1.8m
Minimum setback: 50% of minimum building setback
Maximum length: 50% of boundary length

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) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCK	j
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4

