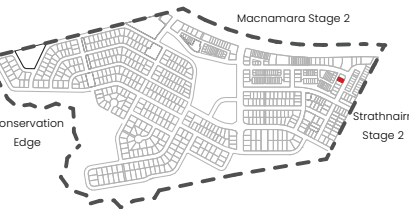


**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**Water tank requirements**

BLOCK SIZE (m <sup>2</sup> )	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	I
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.

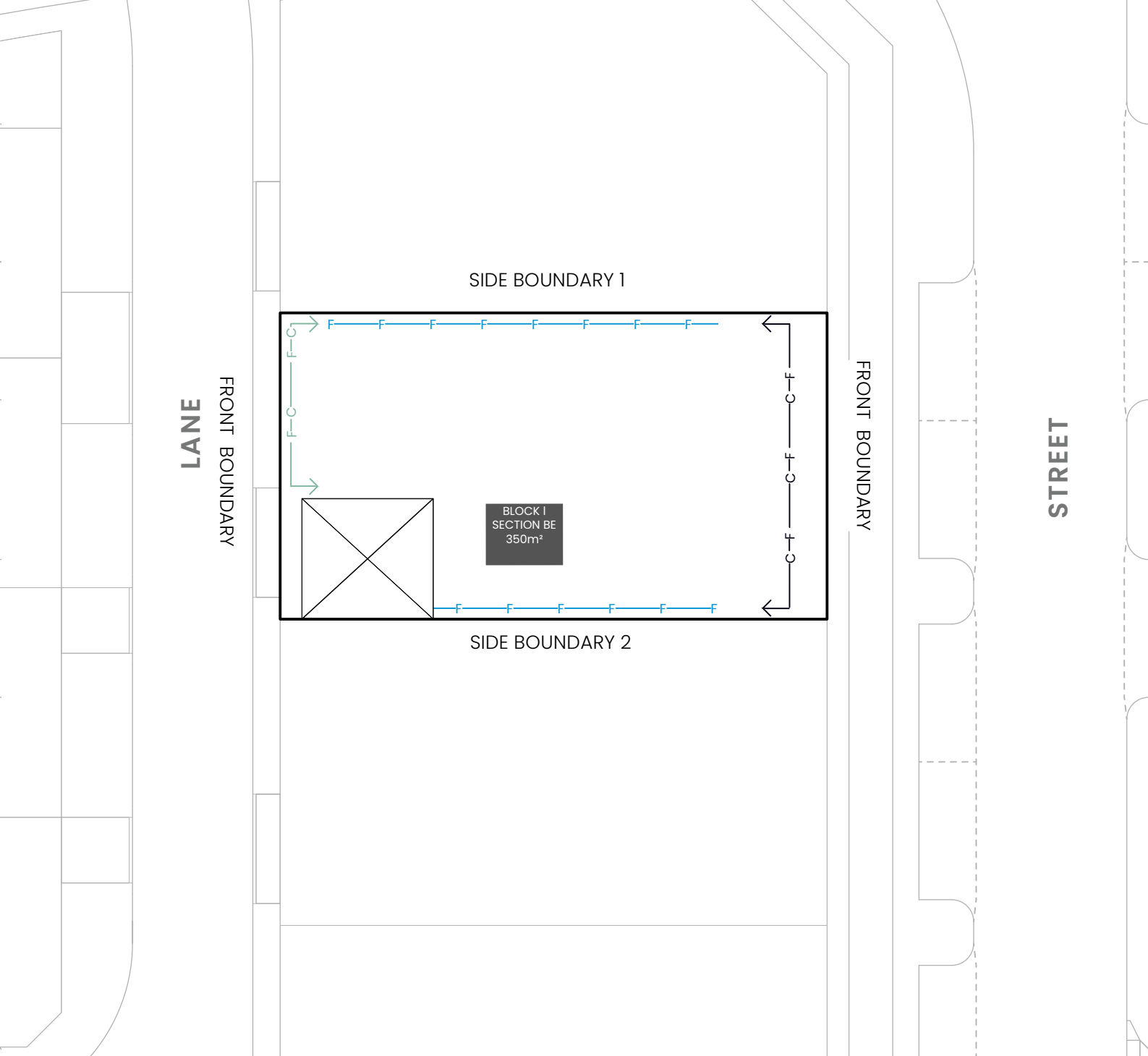
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS URBAN PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS 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



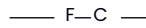
**Side, Rear and Boundaries Fronting Rear Lane**

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) - SDHDCC  
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**

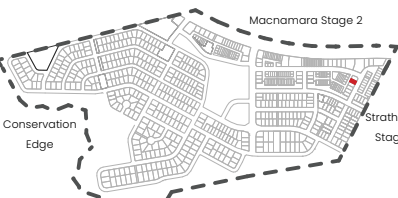
Refer to Planning (Exempt Development) - SDHDCC

**PRINCIPLE PRIVATE OPEN SPACE**

Refer to Planning (Exempt Development) - SDHDCC



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



**BLOCK INFORMATION**

STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCK	I
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

