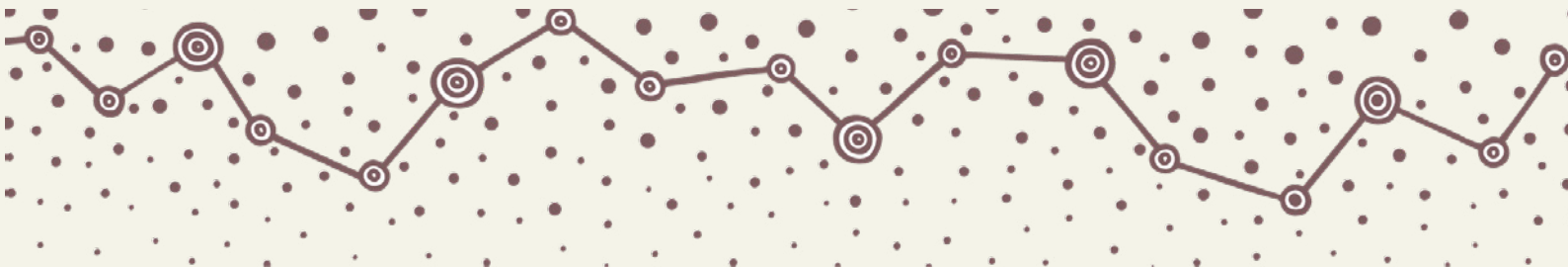


Block Planning Controls Plan

Macnamara

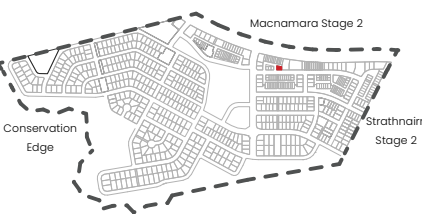
Stage 1E





KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



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	BA
BLOCK	m
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
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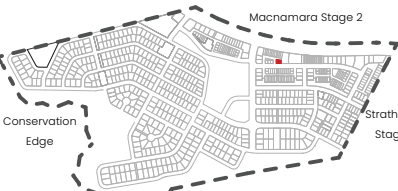


BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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 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

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



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	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

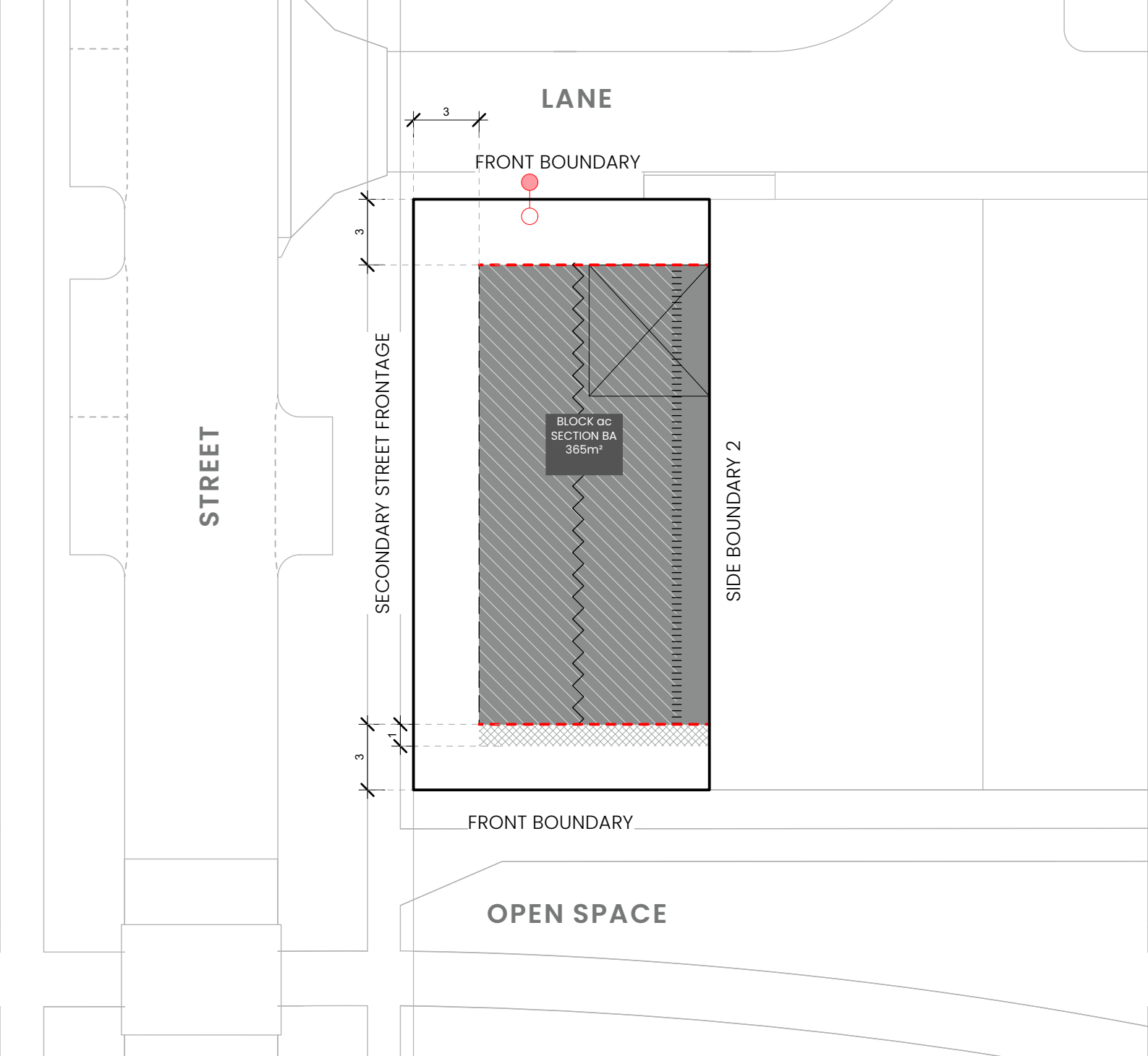
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A	DC,AM	JM	JM	25/09/24

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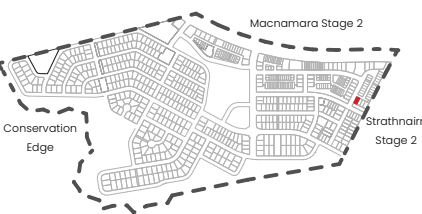
SCALE
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KEY MAP

■ 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	ac
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

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SCALE
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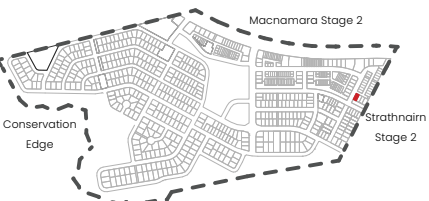


BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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 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

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	ac
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

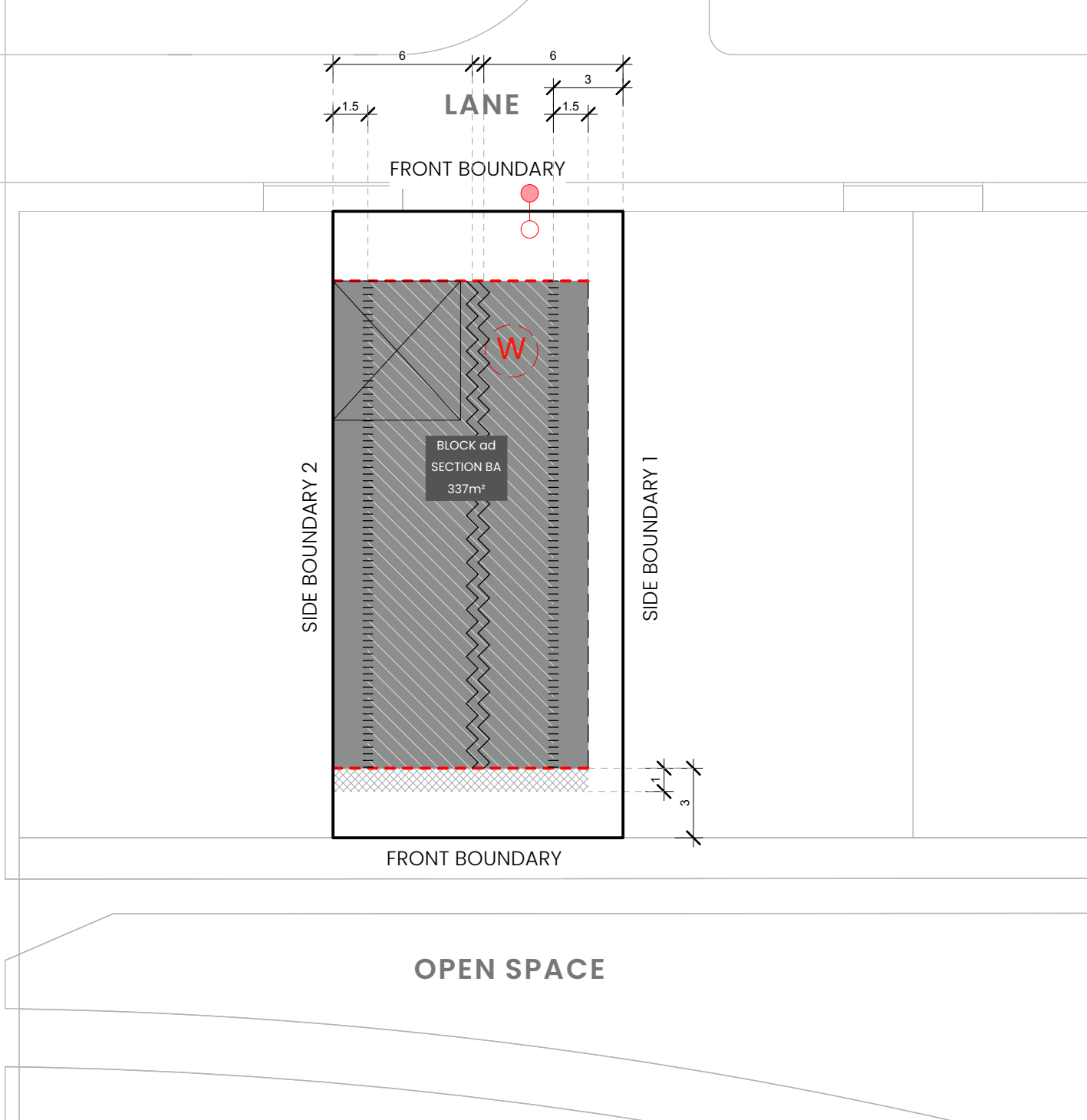
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24

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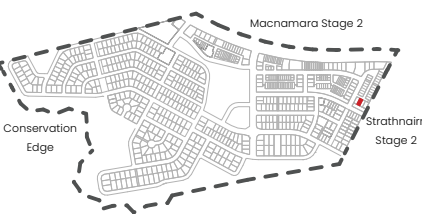
SCALE
1:250 @A4





KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

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



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 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	ad
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
C	DC,AM	JM	JM	26/09/24

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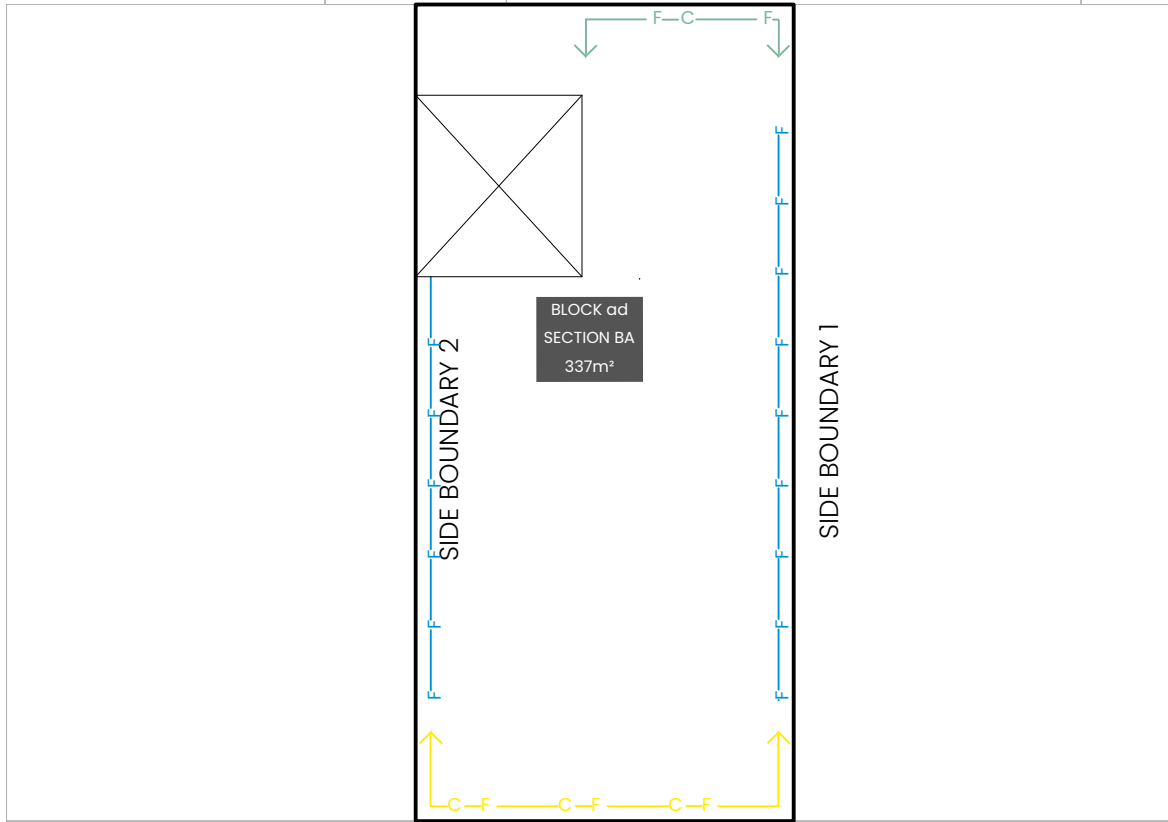
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

LANE

FRONT BOUNDARY

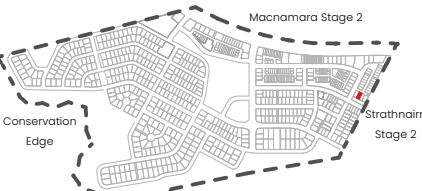


FRONT BOUNDARY

OPEN SPACE

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Inter-Allotment Fencing: side and rear boundaries

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

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	BA
BLOCK	ad
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

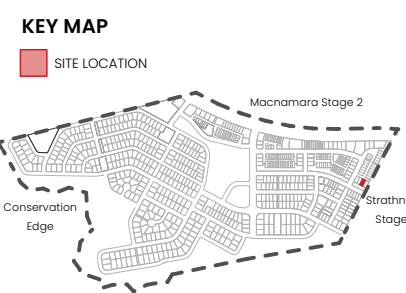
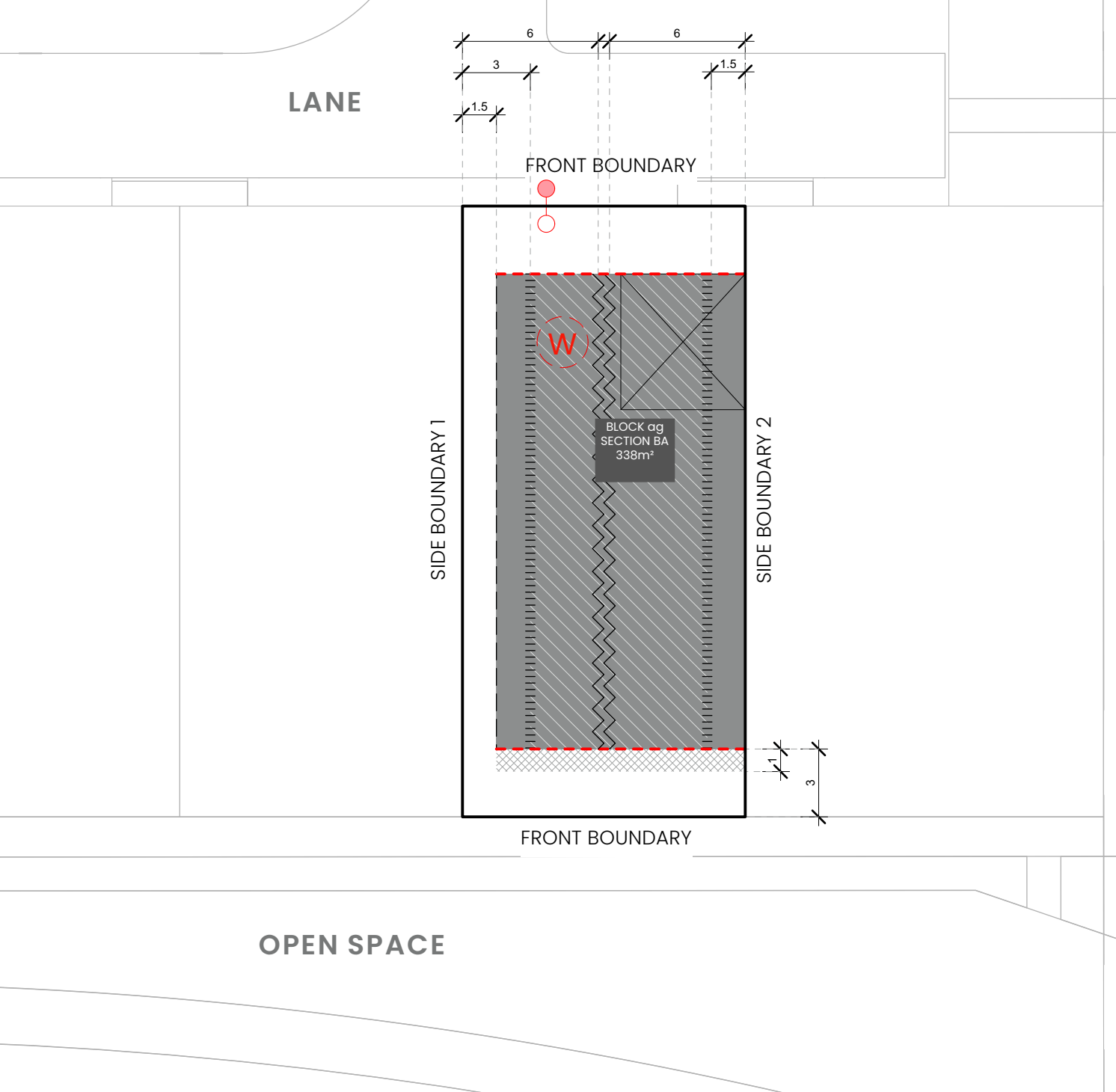
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24
B	DC,AM	JM	JM	26/09/24

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SCALE
1:250 @A4












LEGEND

-  **Block Boundary**
-  **Garage Location**
- Boundary Type**
As defined by Territory Plan Definitions
-  **Water tank requirements**
- BLOCK SIZE (m²)** **MANDATORY MINIMUM TANK SIZE (L)**
- 251 ≤ 350 2,000
- 351 ≤ 599 4,000
- 600 ≤ 800 6,000
- > 801 10,000
-  **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

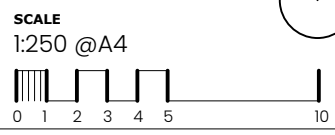
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	ag
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

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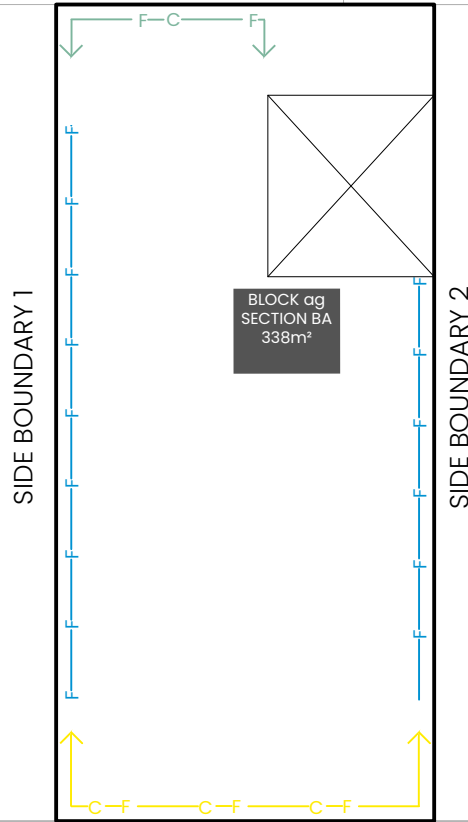



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

LANE

FRONT BOUNDARY



FRONT BOUNDARY

OPEN SPACE

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

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

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

BLOCK INFORMATION

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

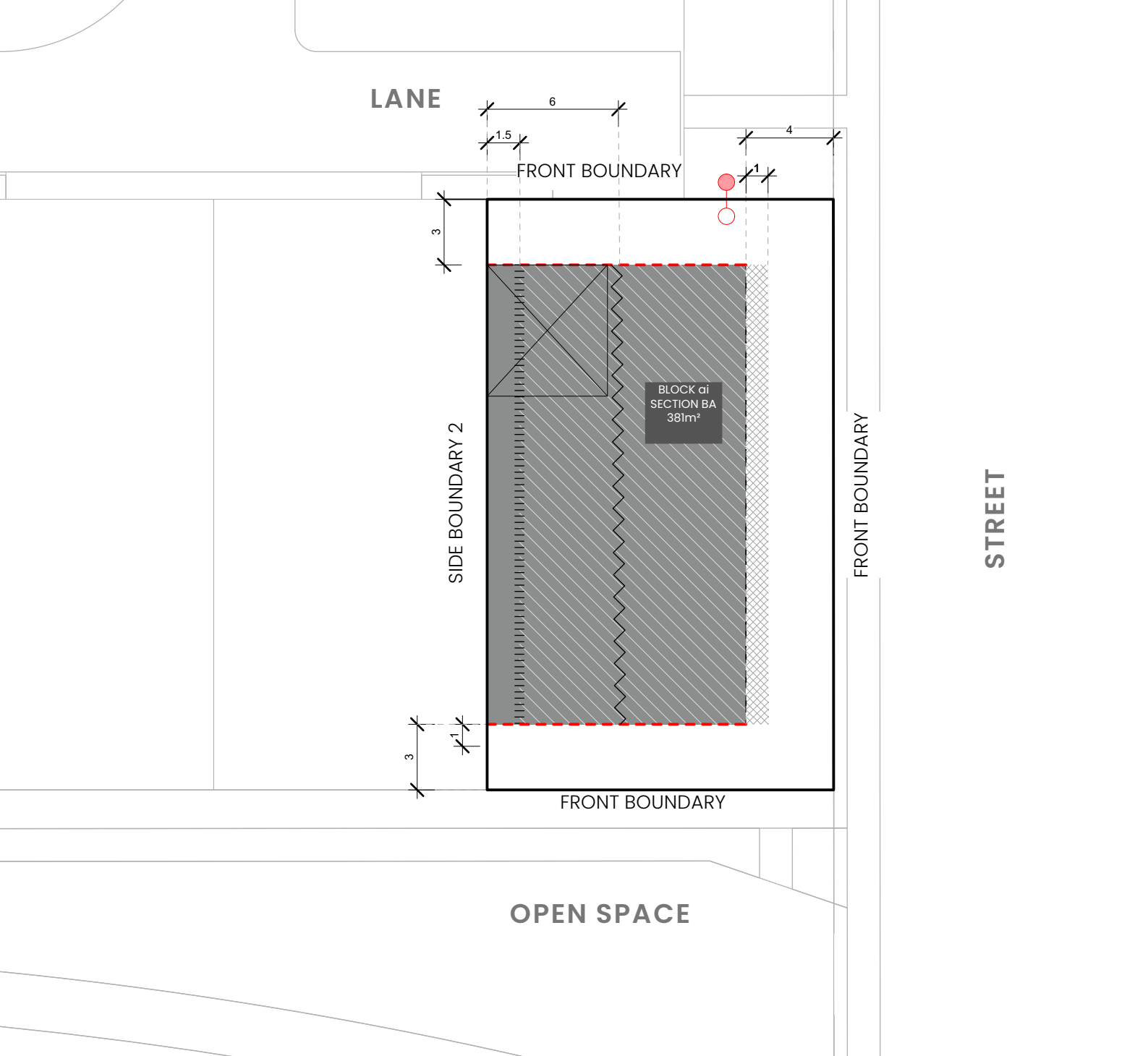
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A	DC,AM	JM	JM	25/09/24

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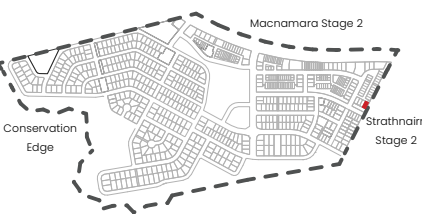
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KEY MAP

■ 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

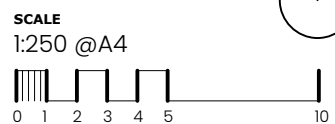
BLOCK INFORMATION

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

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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

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)

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	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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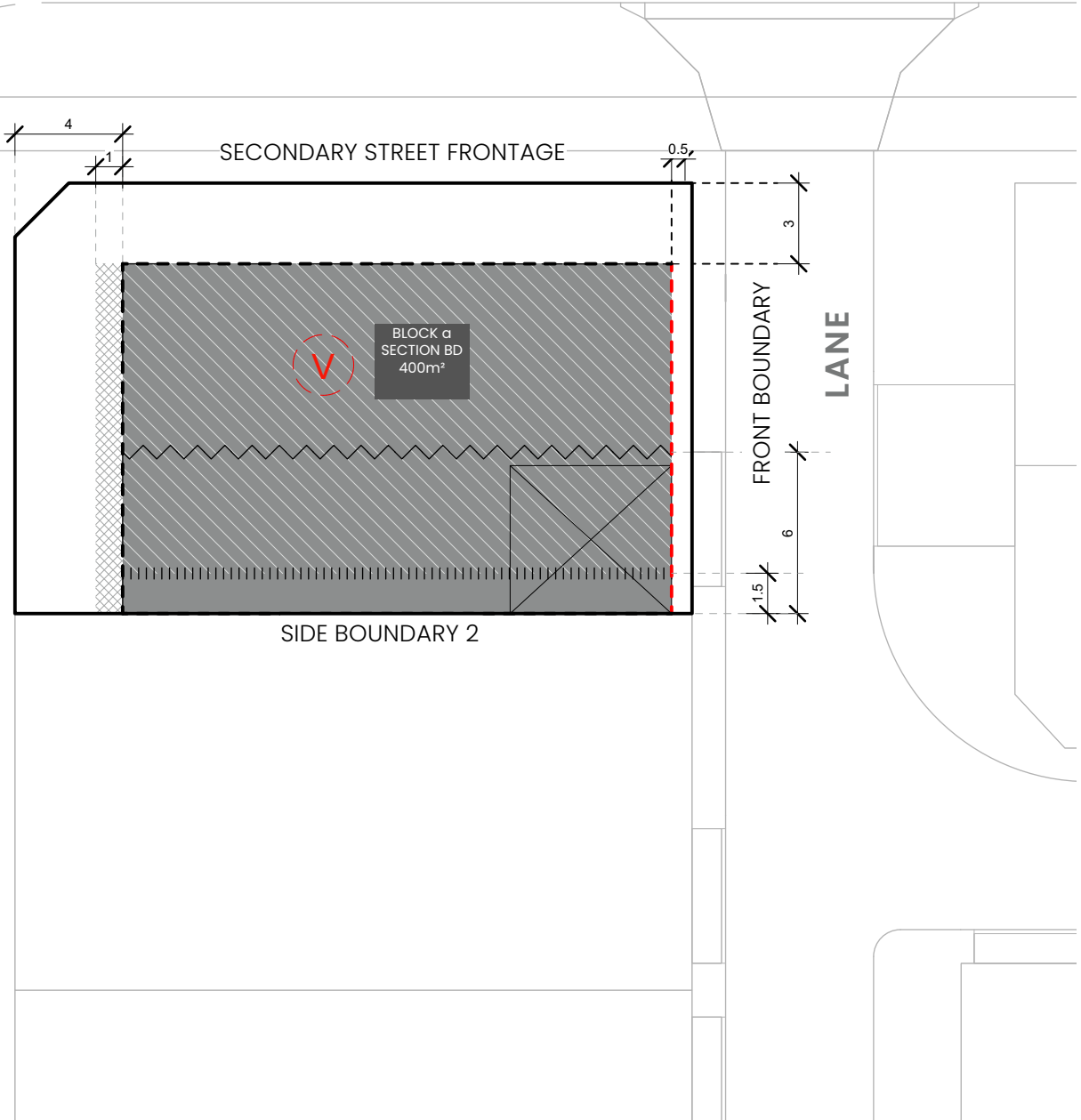
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STREET

STREET

FRONT BOUNDARY



FRONT BOUNDARY

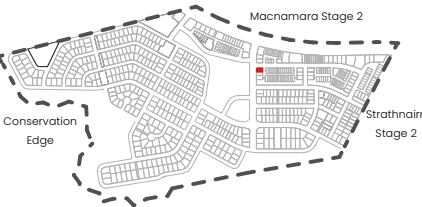
LANE

SIDE BOUNDARY 2

BLOCK a
SECTION BD
400m²

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

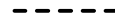
As defined by Territory Plan Definitions



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
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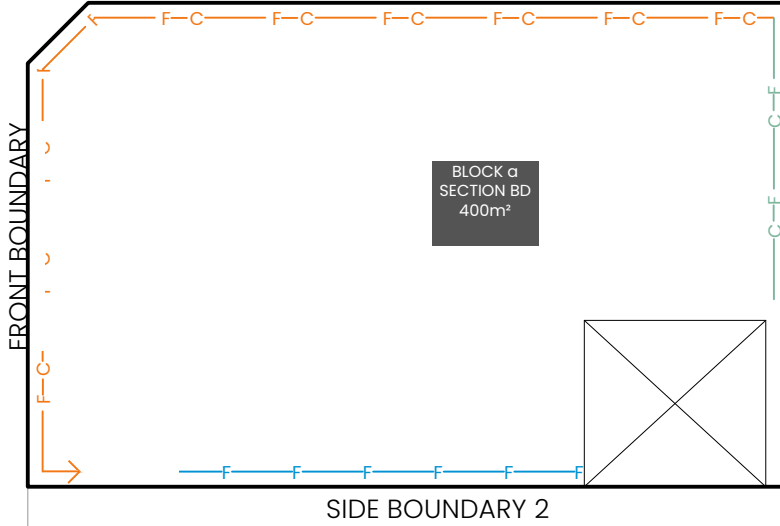
Ginninderry

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

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

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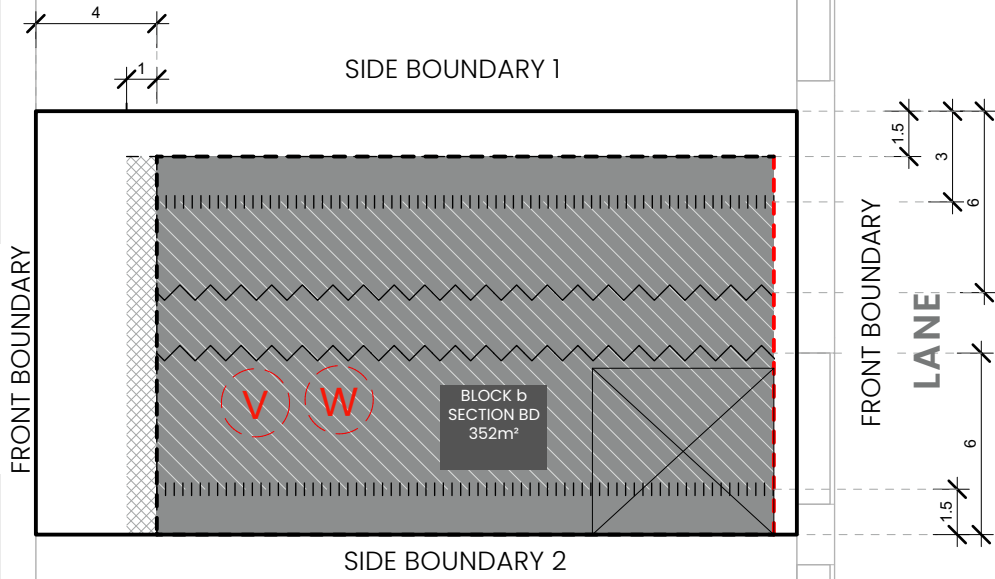
SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

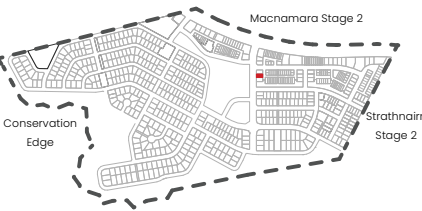


STREET



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions

Water tank requirements

BLOCK SIZE (m²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	6,000
> 801	10,000



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	b
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

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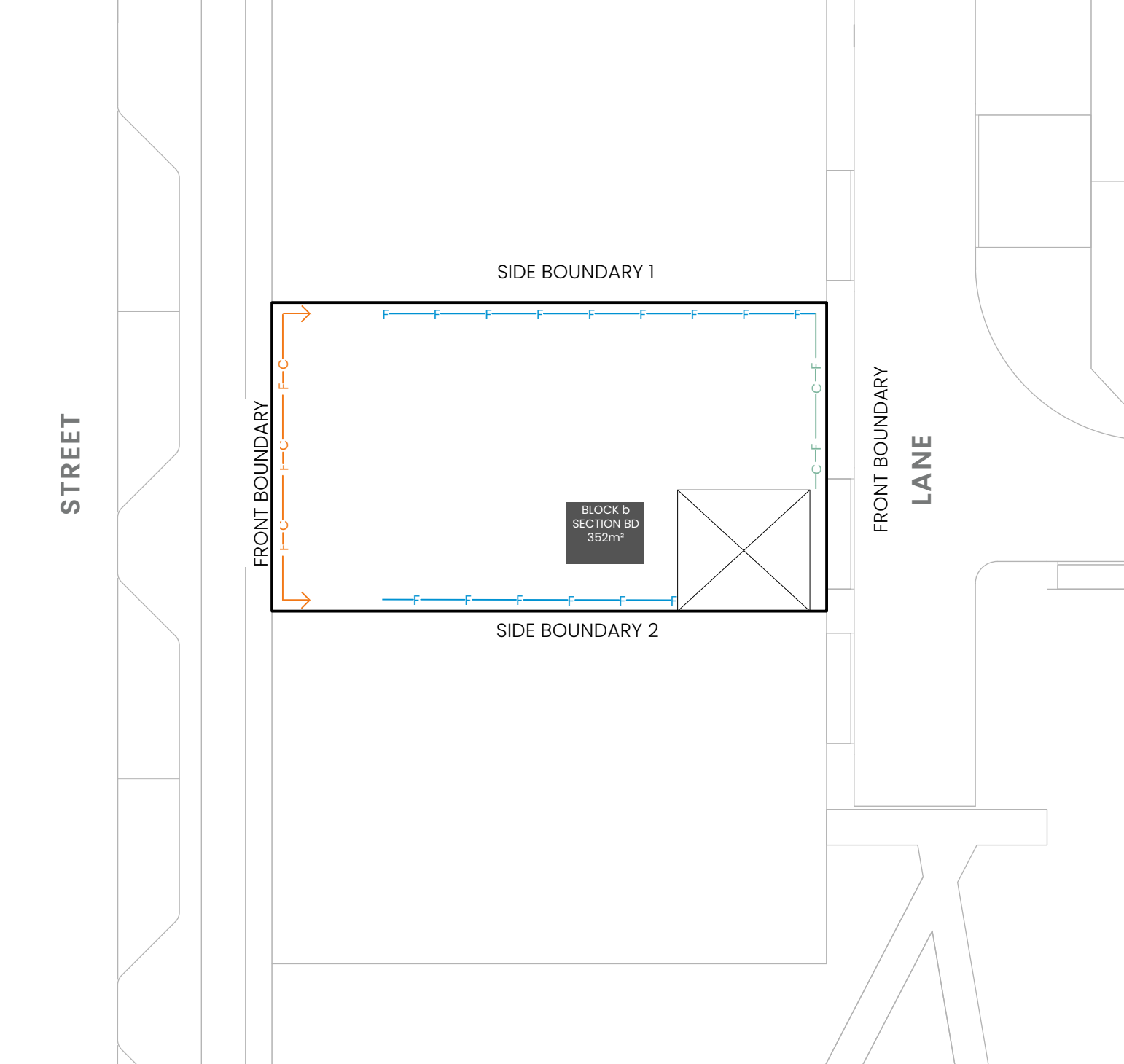
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SCALE
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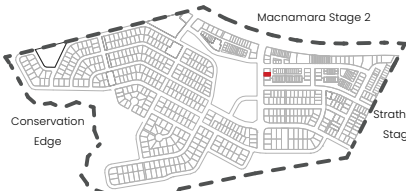
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCCD

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)

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

BLOCK INFORMATION

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

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

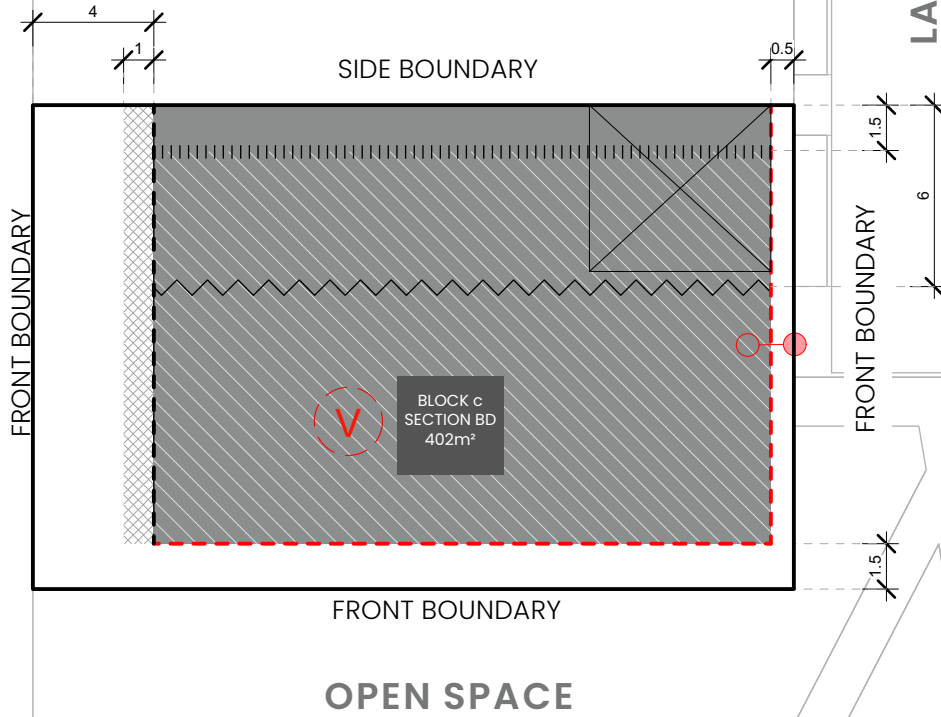
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SCALE
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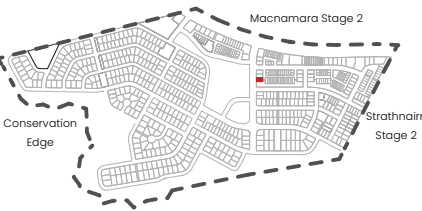


STREET



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Definitions

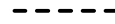


Street Address
Gate, Street address and letterbox to be off lane (as indicated)
Refer to the EDP Planning Controls Plans



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 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	BD
BLOCK	c
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

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SCALE
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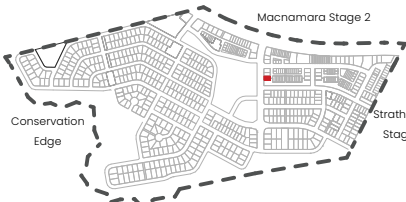


BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



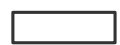
SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary 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

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	BD
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

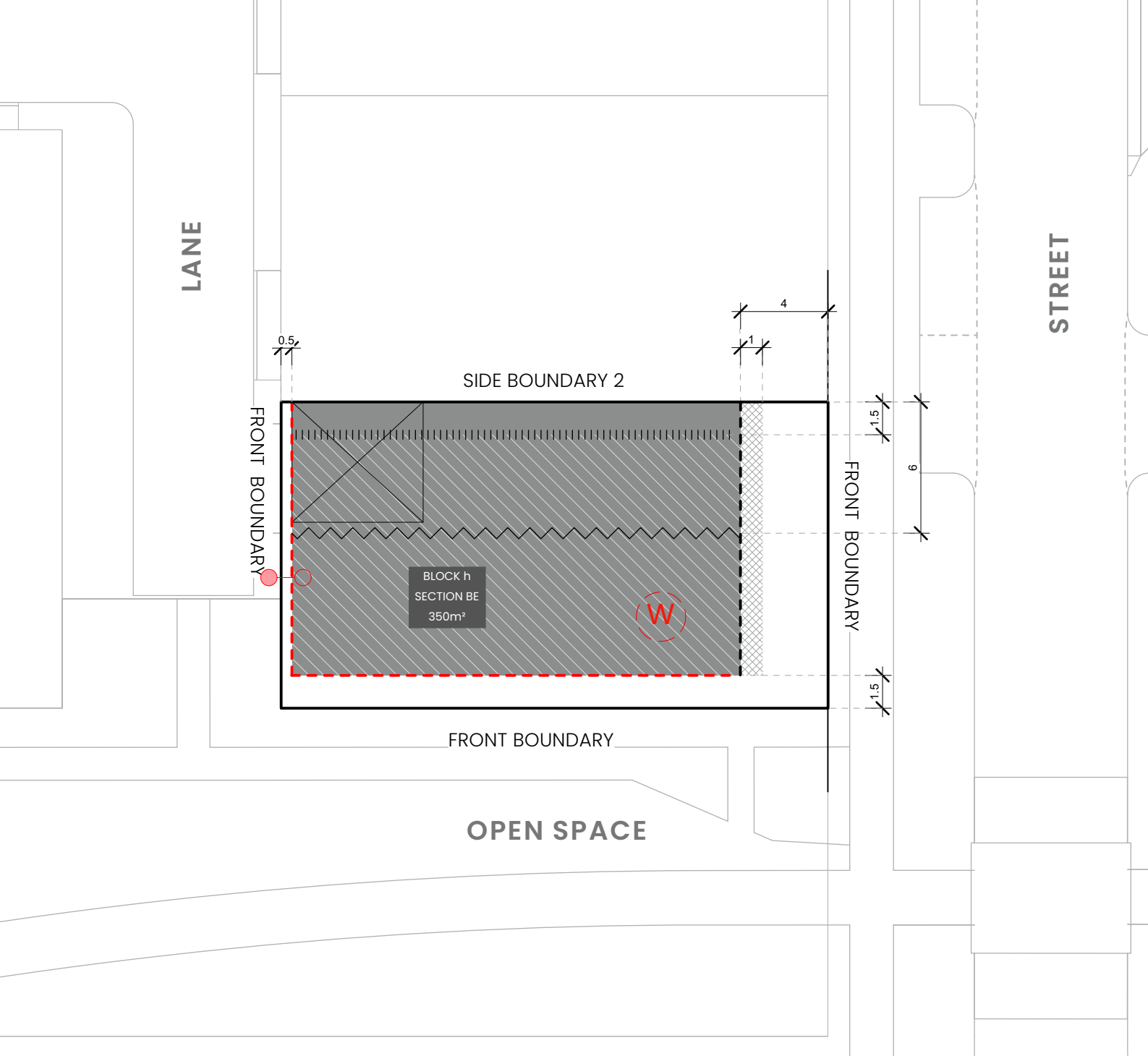
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24

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SCALE
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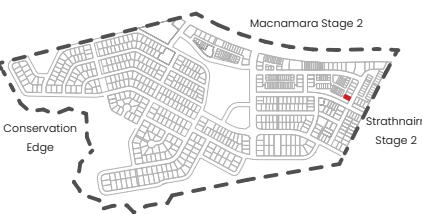


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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



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 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	BE
BLOCK	h
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
C	DC,AM	JM	JM	26/09/24

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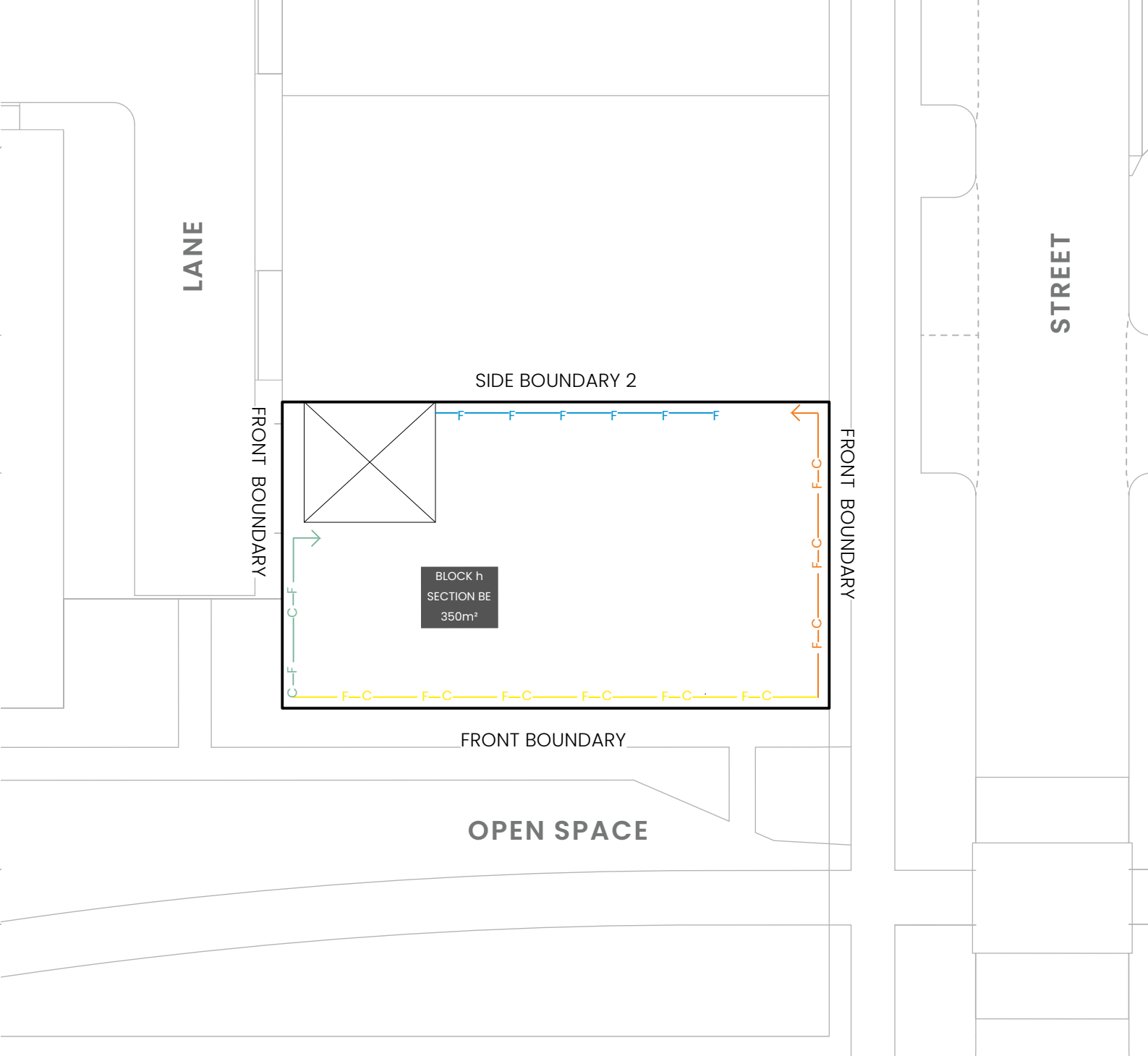
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SCALE
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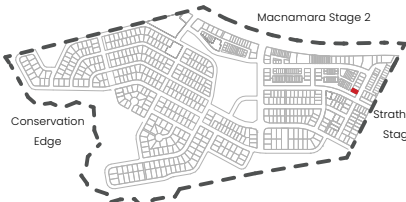
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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 Type**
As defined by Territory Plan Definitions
-  **Inter-Allotment Fencing: side and rear boundaries**
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 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	BE
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

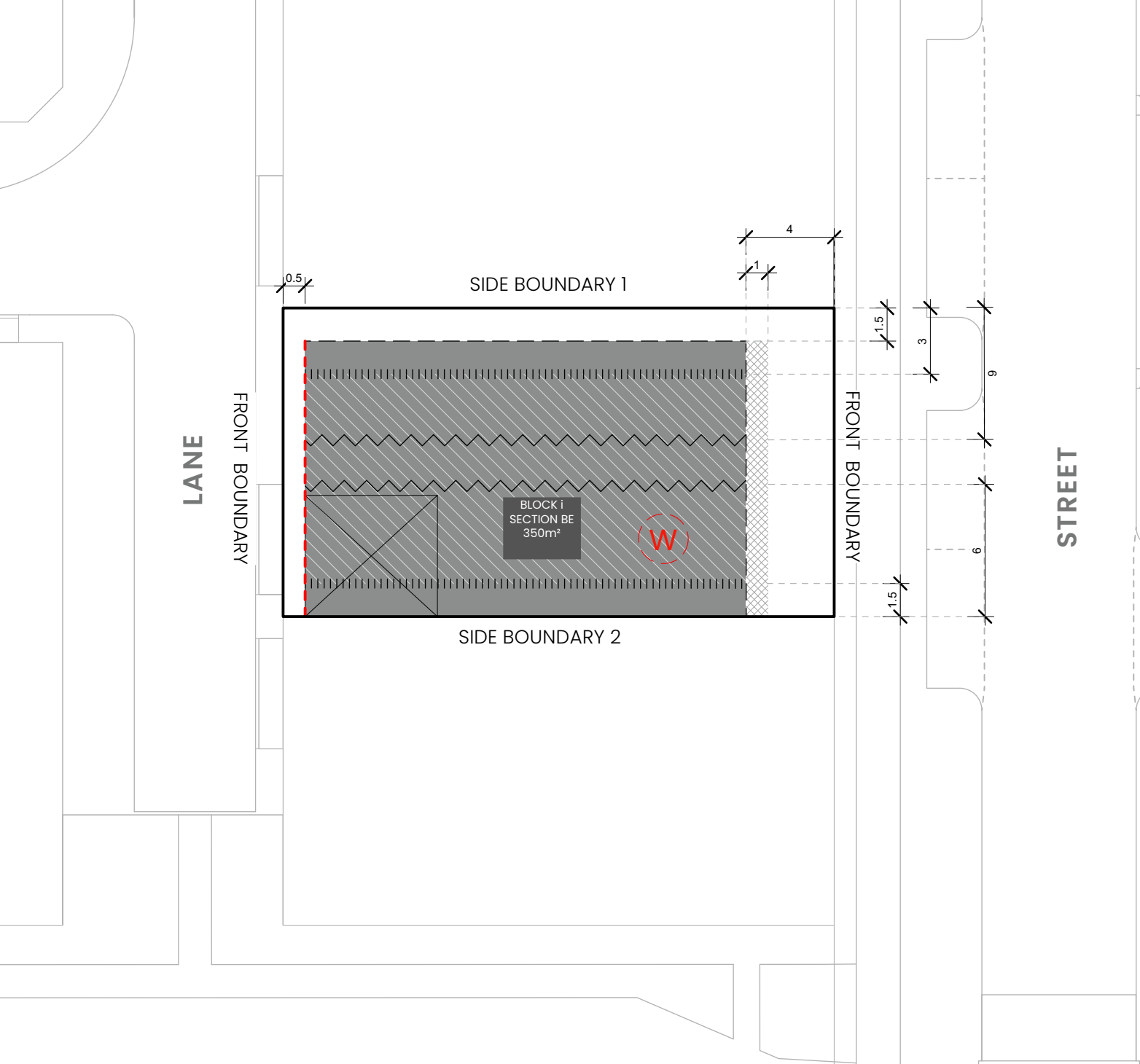
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B	DC,AM	JM	JM	26/09/24

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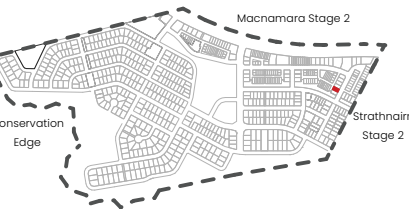



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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 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	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

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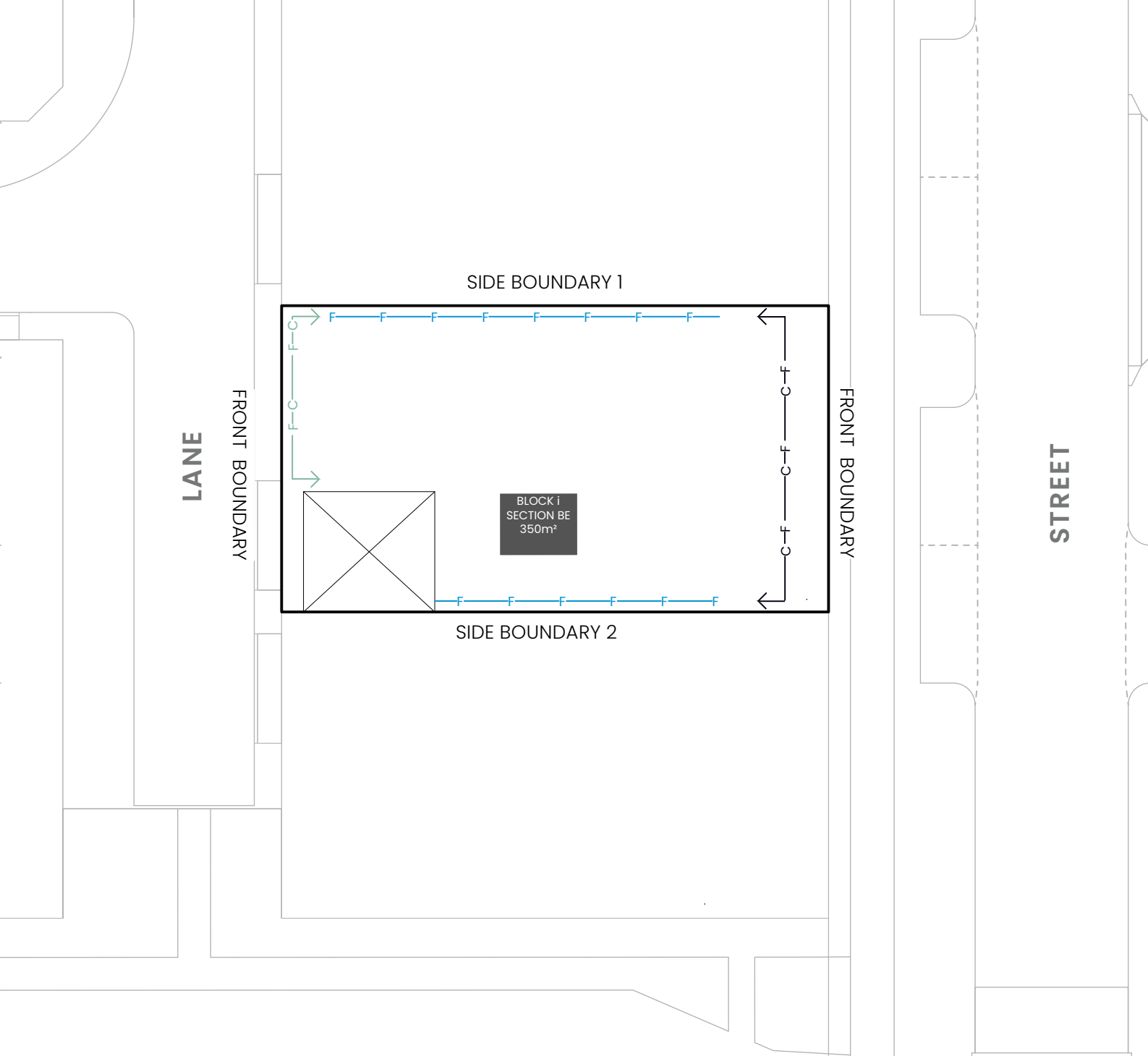
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SCALE
1:250 @A4



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



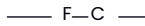
Side, Rear and Boundaries Fronting Rear Lane

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



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

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SCALE
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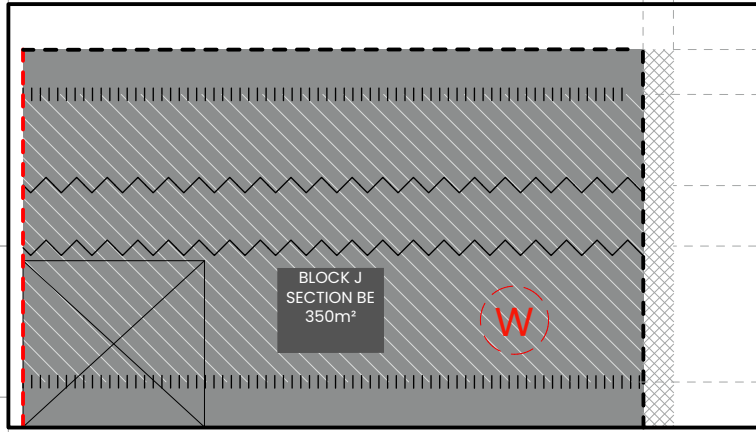


LANE
FRONT BOUNDARY

0.5

SIDE BOUNDARY 1

4
1



FRONT BOUNDARY

STREET

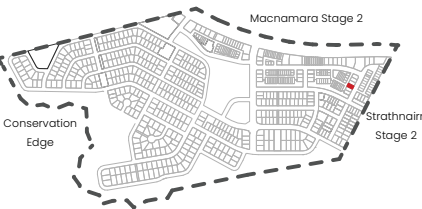
SIDE BOUNDARY 2

BLOCK J
SECTION BE
350m²

W

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

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

W

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

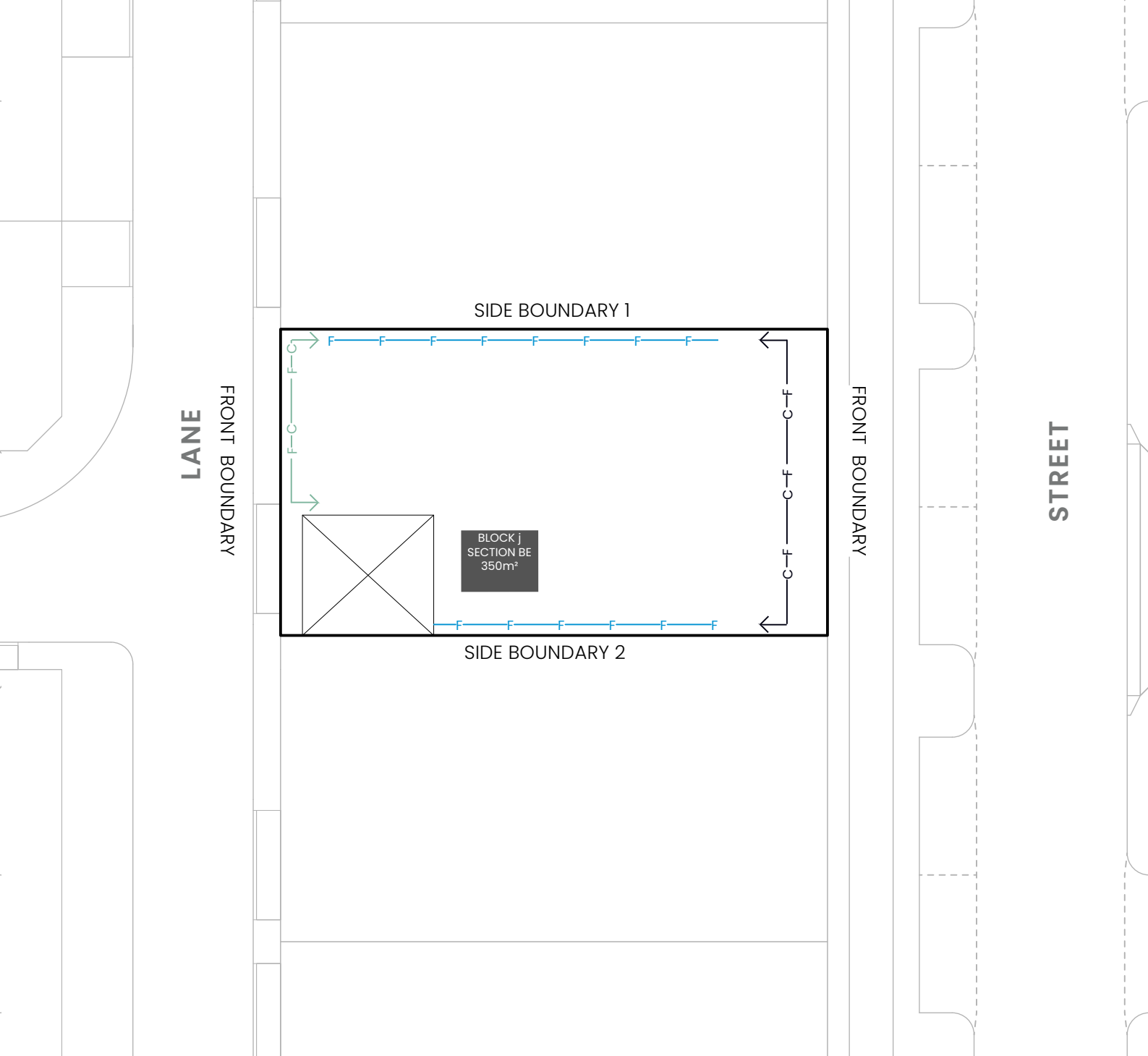
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	23/09/24
B	DC,AM	JM	JM	25/09/24

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE
1:250 @A4





KEY MAP

■ SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



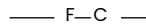
Side, Rear and Boundaries Fronting Rear Lane

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

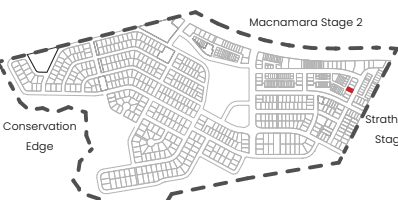
Refer to Planning (Exempt Development) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD



Return Boundary Fencing to Building Line or Side Fence



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

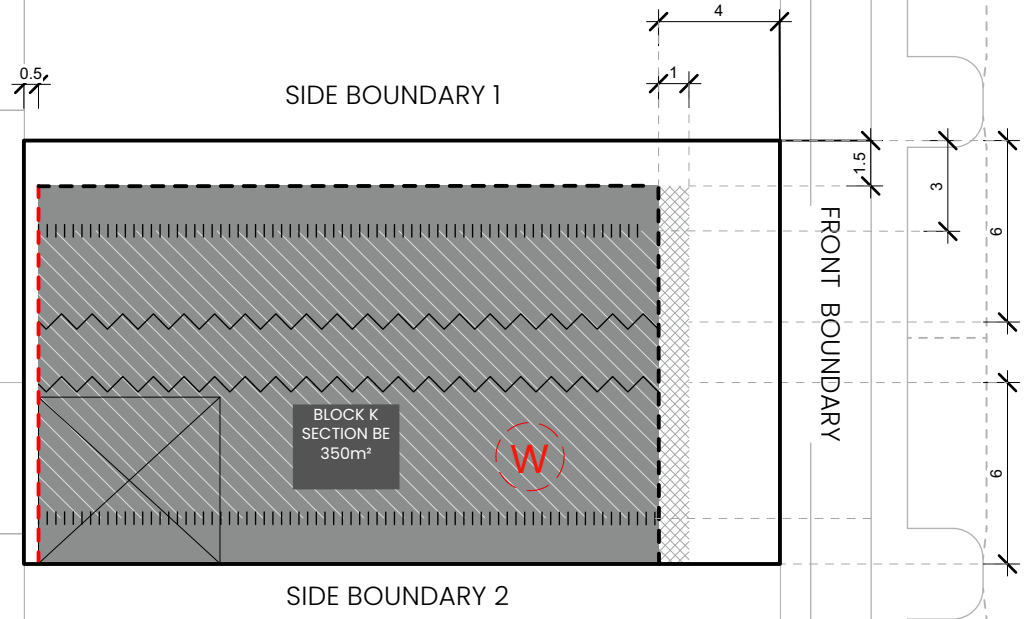
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SCALE
1:250 @A4

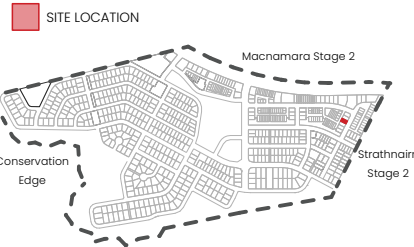


FRONT BOUNDARY
LANE



STREET

KEY MAP



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
- Lower Floor Level**
- Upper Floor Level**
- Upper Floor Level - Side and Rear Boundary - Screened**
- Upper Floor Level - Side and Rear Boundary - Unscreened**

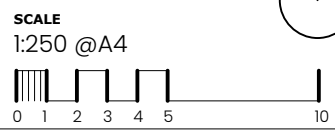
BLOCK INFORMATION

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

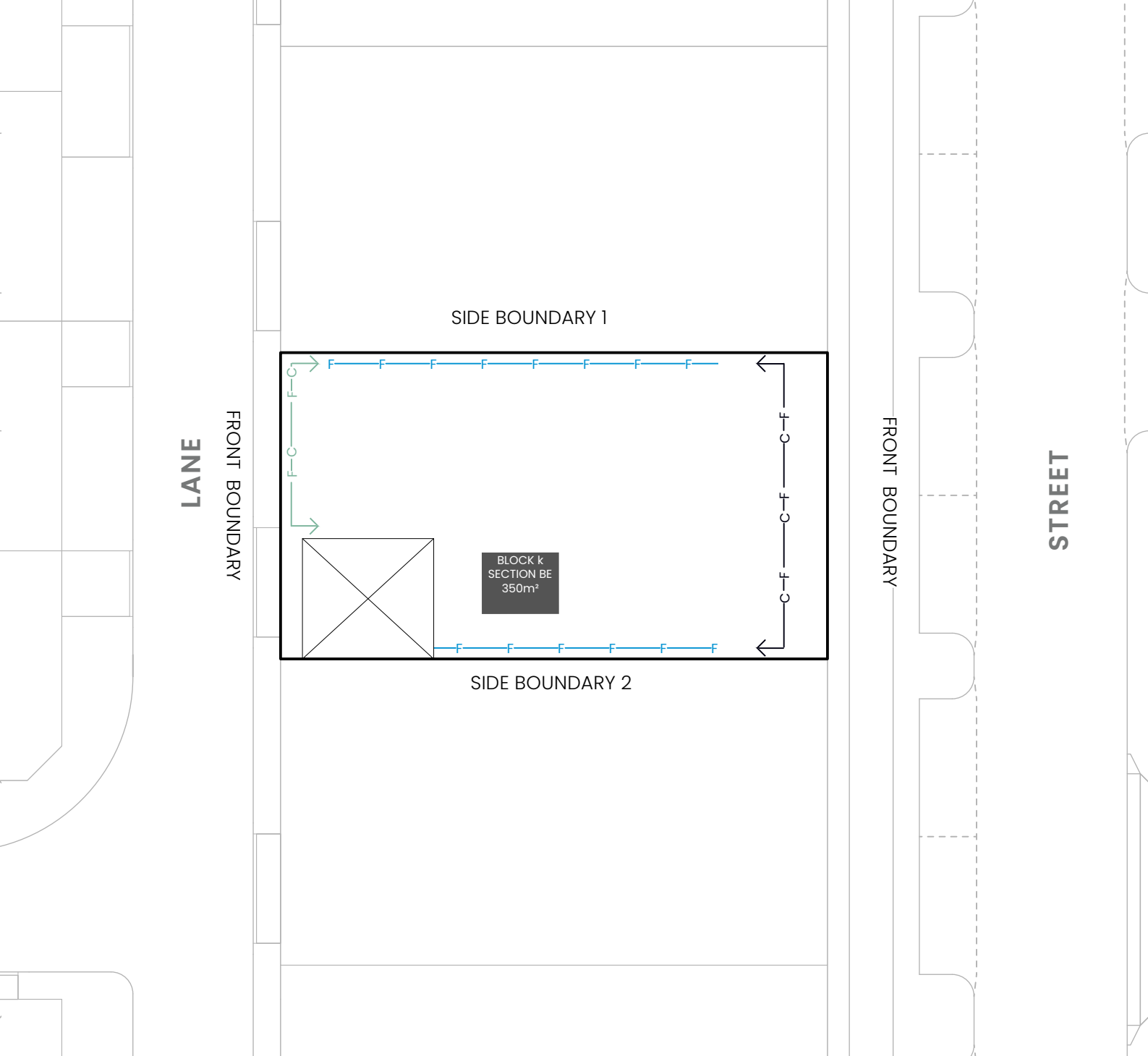
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	23/09/24
B	DC,AM	JM	JM	25/09/24

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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



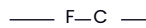
Side, Rear and Boundaries Fronting Rear Lane

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

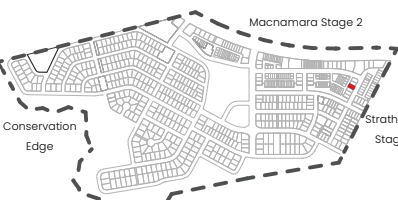
Refer to Planning (Exempt Development) - SDHDCC

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCC



Return Boundary Fencing to Building Line or Side Fence



BLOCK INFORMATION

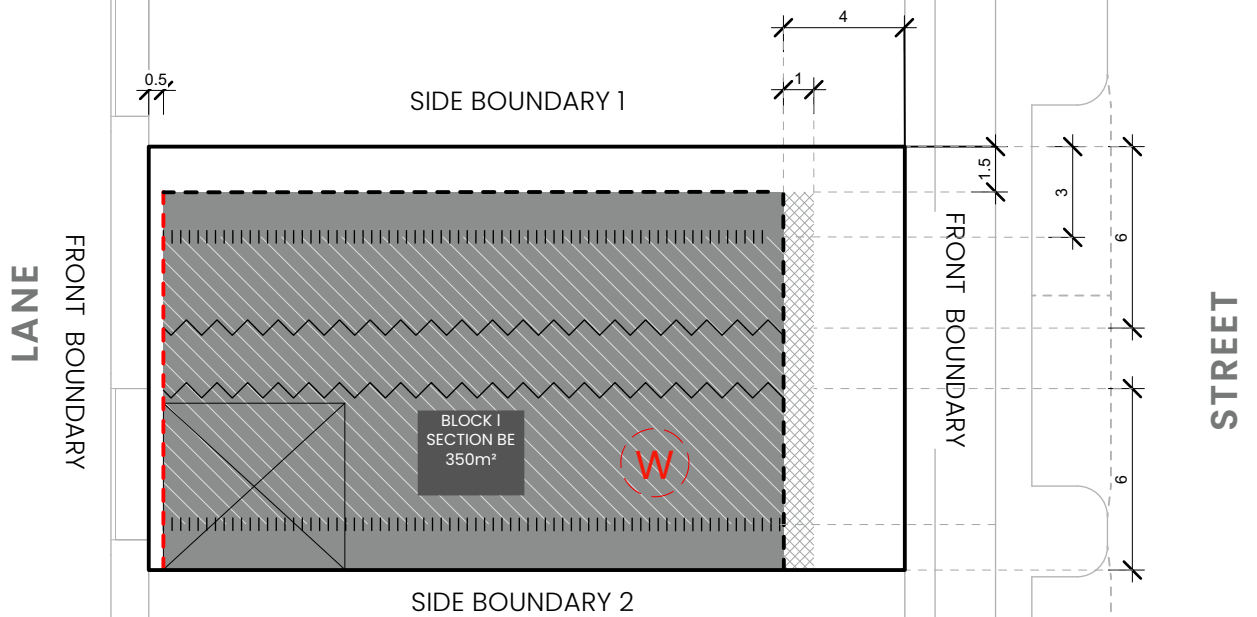
STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCK	k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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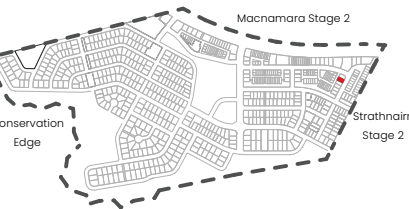
SCALE
1:250 @A4





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	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

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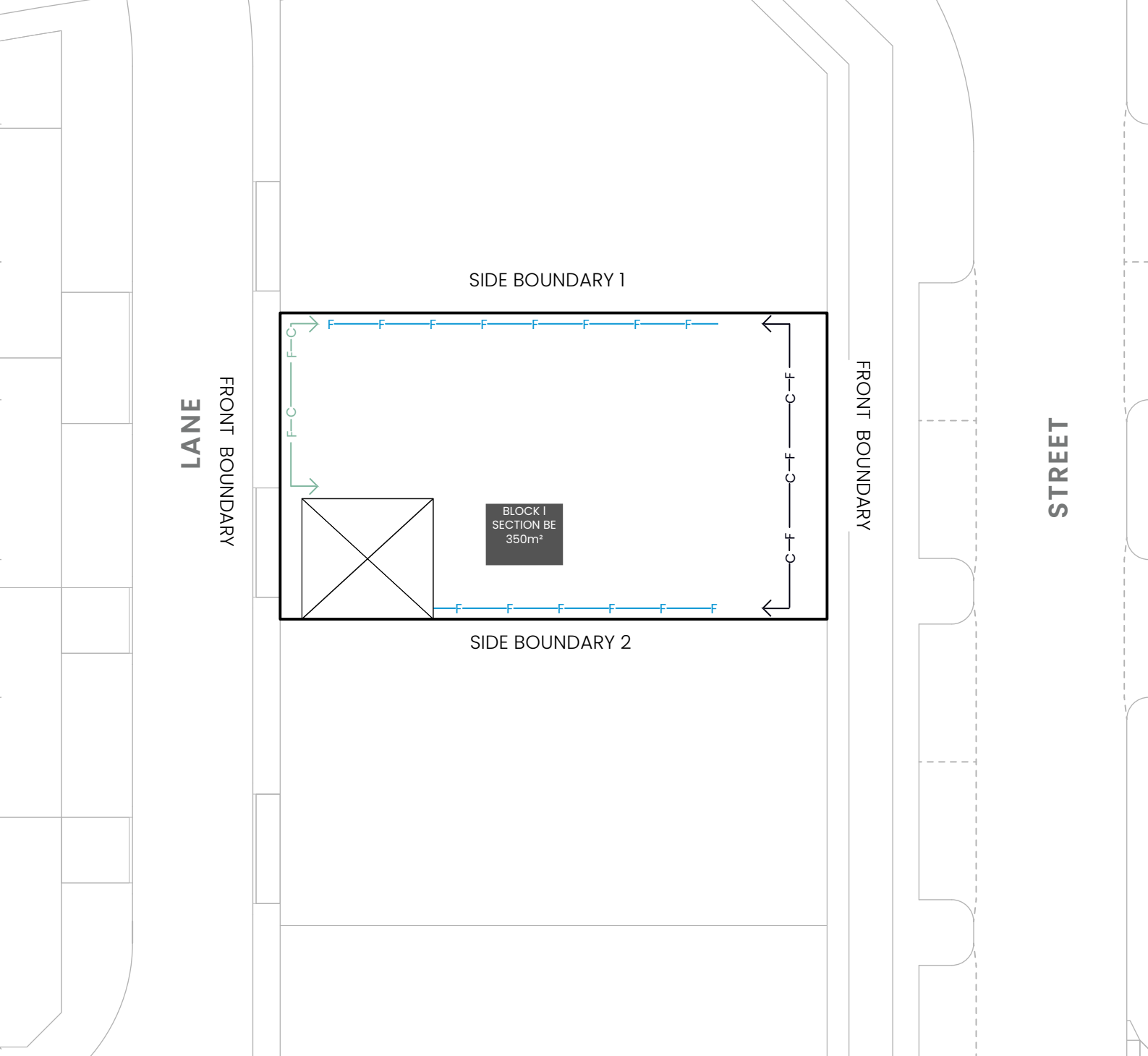
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SCALE
1:250 @A4



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



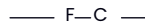
Side, Rear and Boundaries Fronting Rear Lane

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

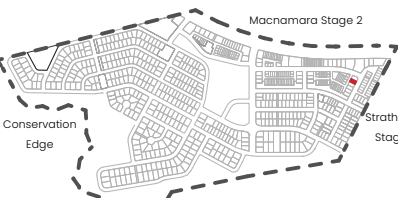
Refer to Planning (Exempt Development) - SDHDCC

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

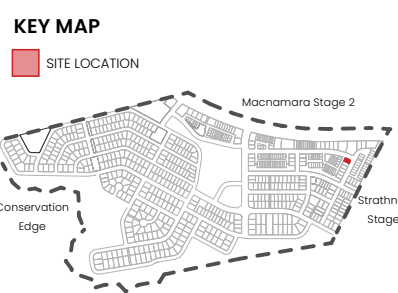
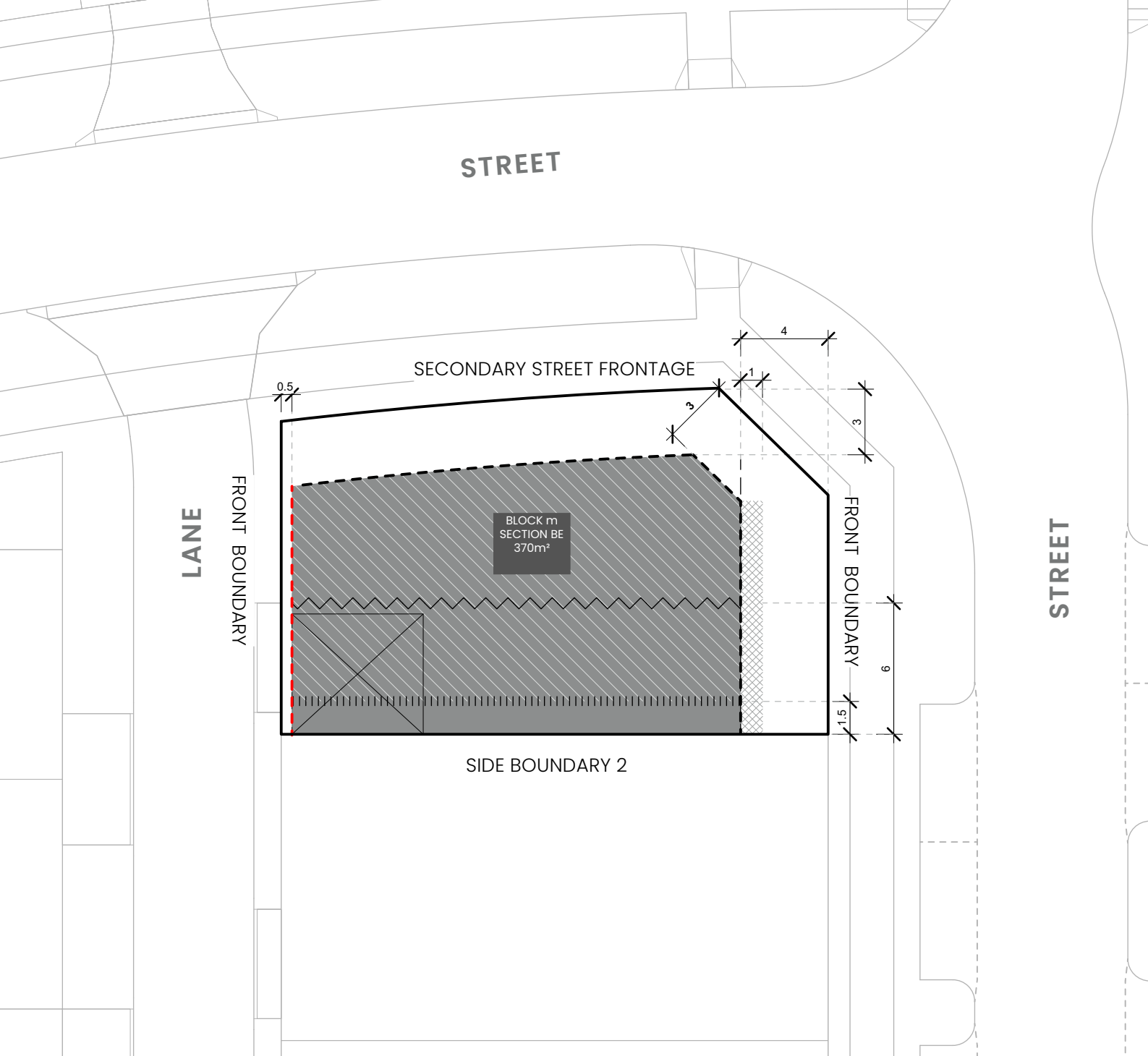
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24

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SCALE
1:250 @A4





LEGEND

Block Boundary

Garage Location

Boundary Type
As defined by Territory Plan Definitions

MINIMUM BOUNDARY SETBACKS

Front, Side and Rear Setbacks:
Refer to Schedules 1 and 2 of the Planning (Exempt Development) - SDHDCC

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) - SDHDCC

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

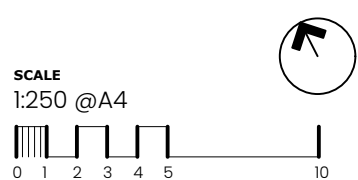
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCK	m
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

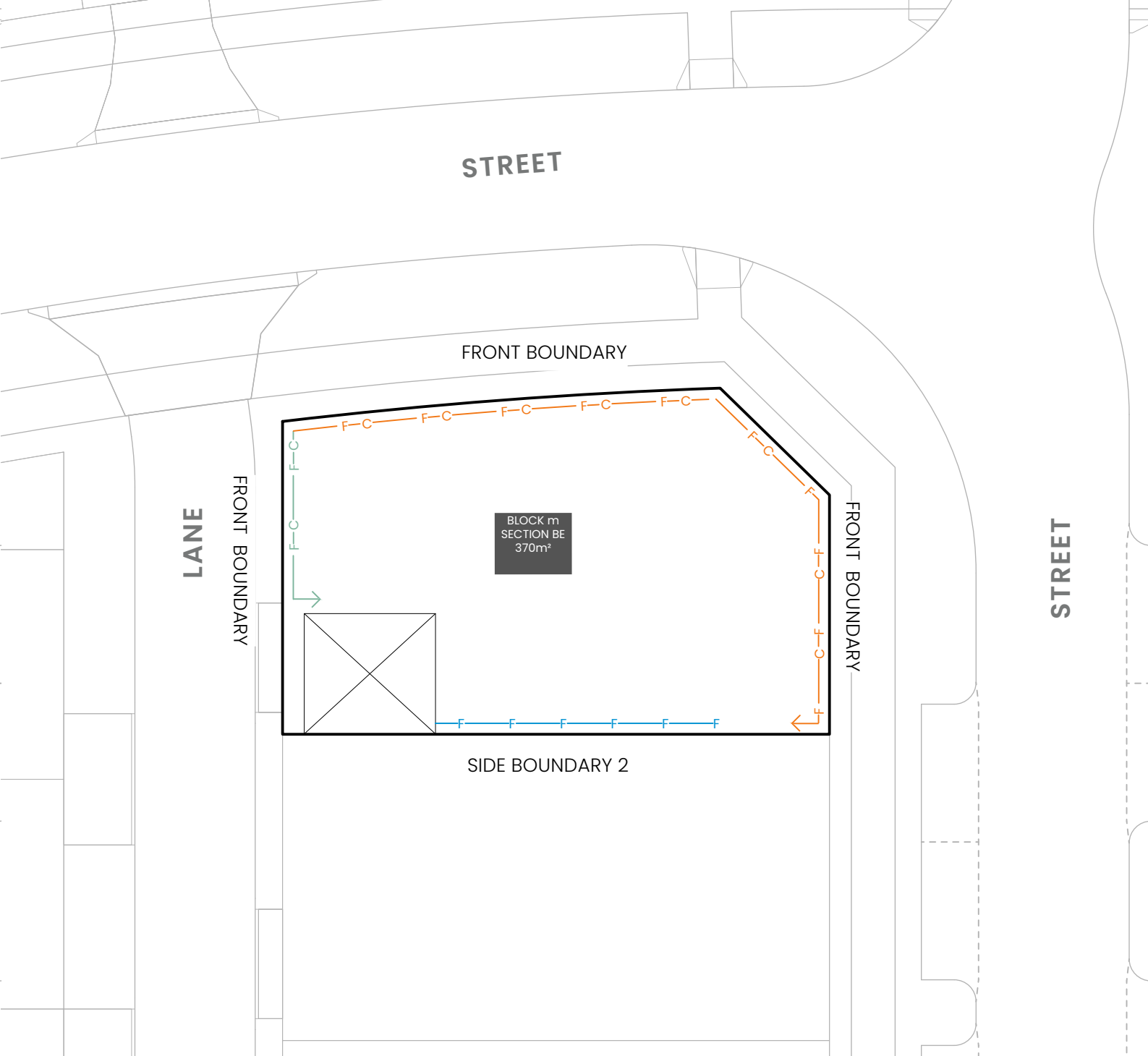
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Ginninderry

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



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)

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

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	m
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



STREET

SECONDARY STREET FRONTAGE

STREET

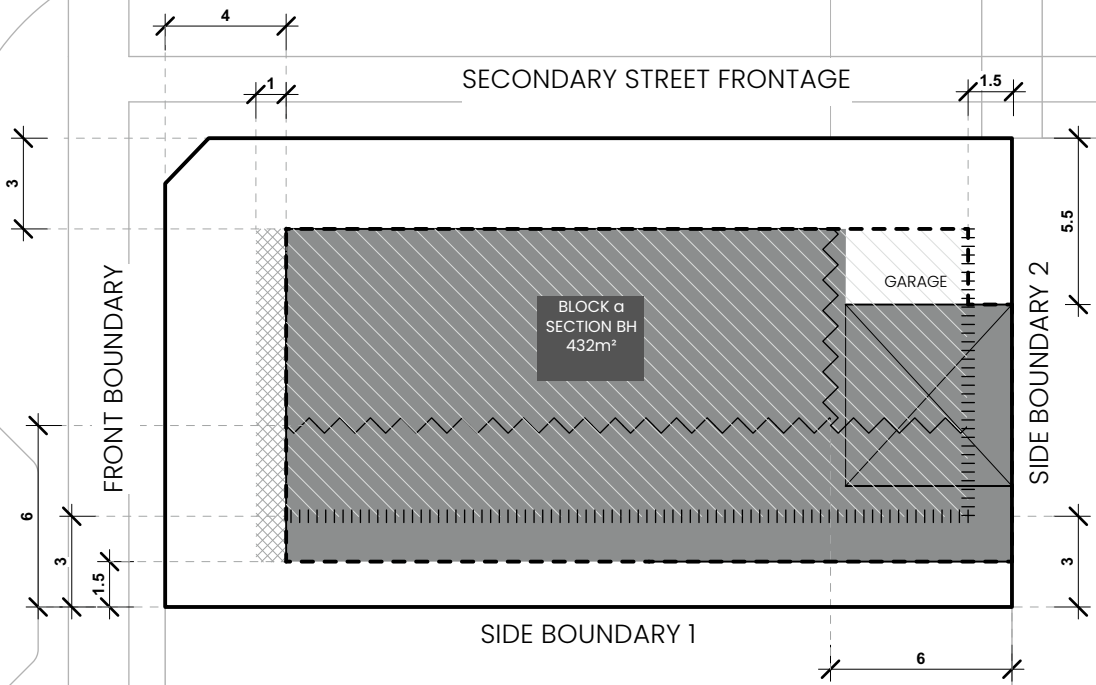
FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

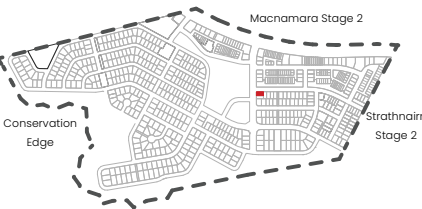
BLOCK a
SECTION BH
432m²

GARAGE



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Definitions

MINIMUM BOUNDARY SETBACKS



Front, Side and Rear Setbacks:

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



Articulation Elements

Refer to Planning (Exempt Development) - SDHDCC

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	BH
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

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SCALE
1:250 @A4



Ginninderry

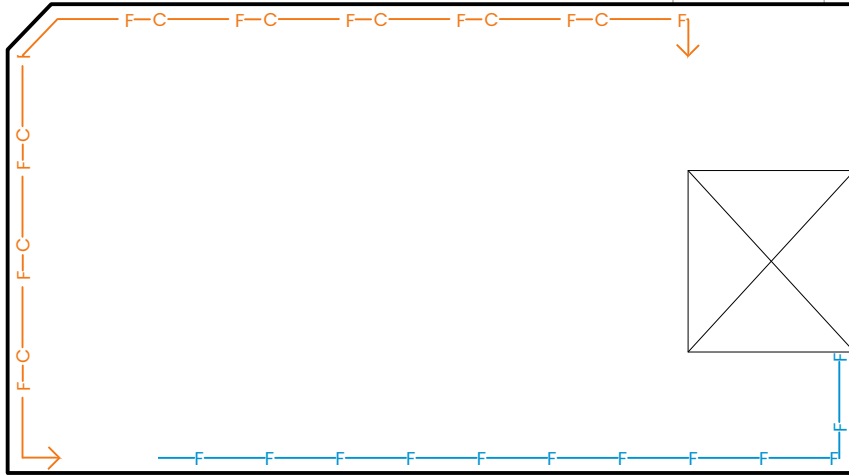
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

SIDE BOUNDARY 2



KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCCD

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



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)

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

BLOCK INFORMATION

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

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

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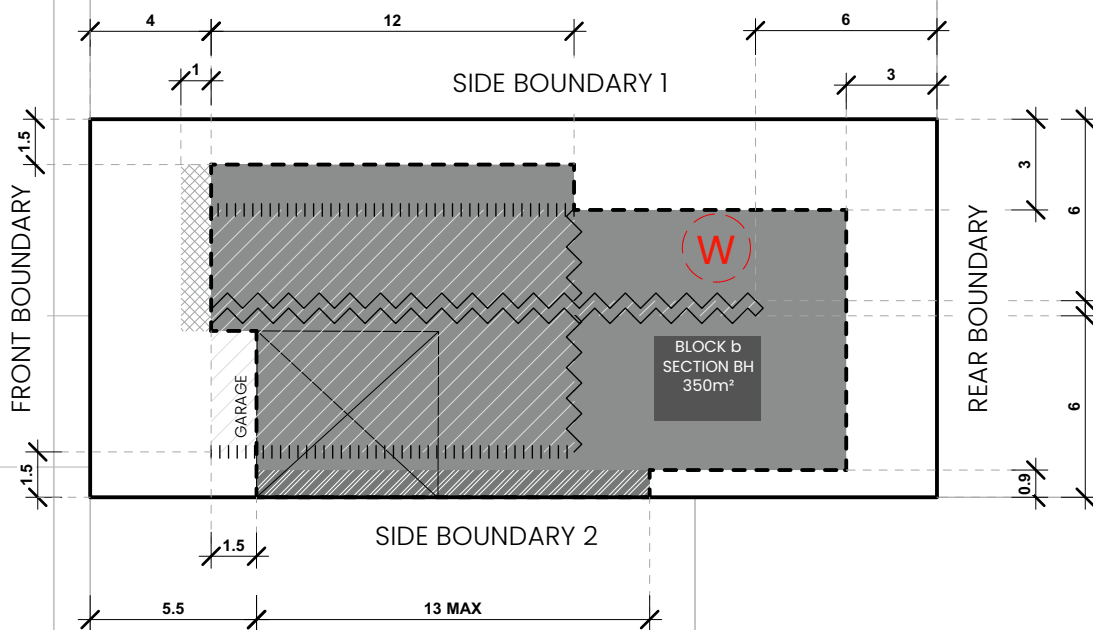
SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

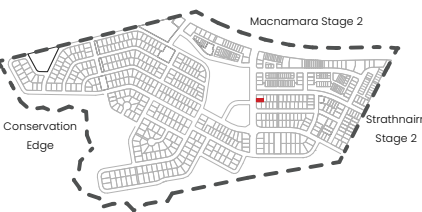
STREET

STREET



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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

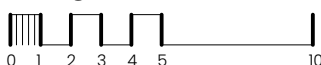
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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.

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

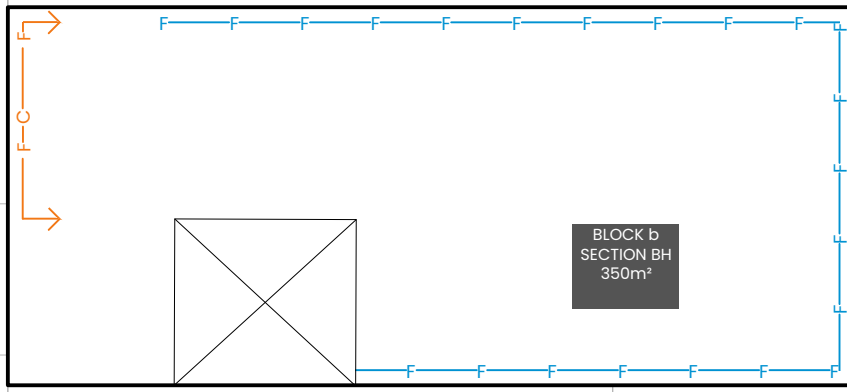
STREET

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

REAR BOUNDARY



SIDE BOUNDARY 2

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Fencing Type F4:

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



Side, Rear and Boundaries Fronting Rear Lane

Maximum height 1.8m from NGJ Minimum setback 0m (100%) 1 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)

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	BH
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

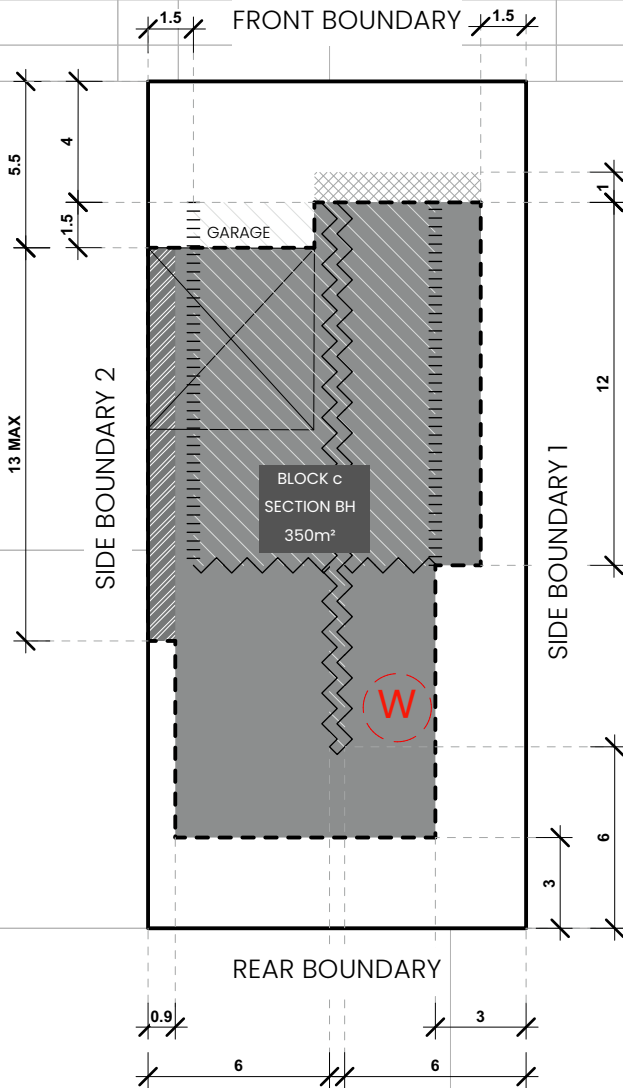
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SCALE
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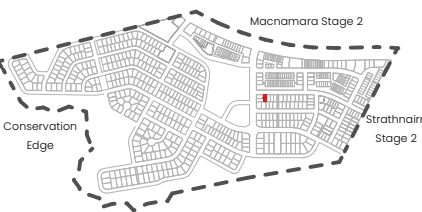


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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 Planning (Exempt Development) - SDHDCD



Garage Setbacks

Refer to Planning (Exempt Development) - SDHDCD



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)



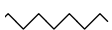
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

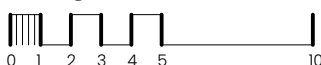
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	c
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	23/09/24
B	DC,AM	JM	JM	25/09/24
C	DC,AM	JM	JM	26/09/24

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SCALE
1:250 @A4

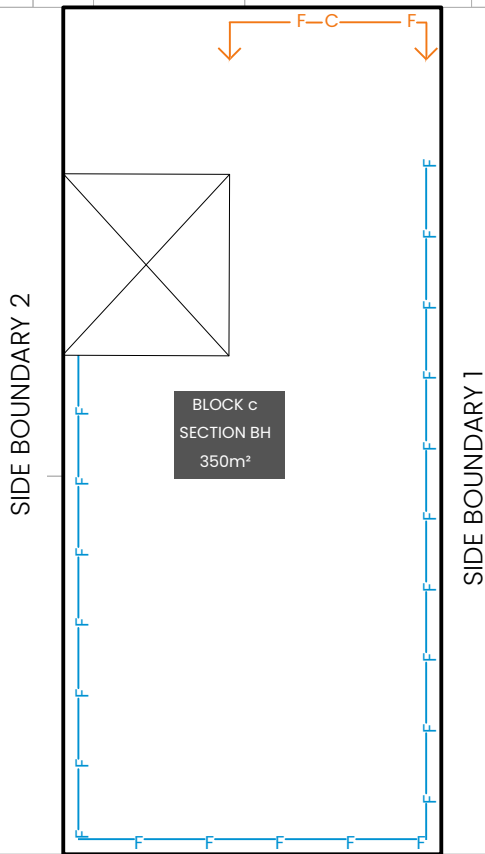


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Inter-Allotment Fencing: side and rear boundaries

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 Neetoscreen or Miniscreen and colour 'Jasper'. Refer to Ginninderry Design Requirements (Macnamara)



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	BH
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24
B	DC,AM	JM	JM	26/09/24

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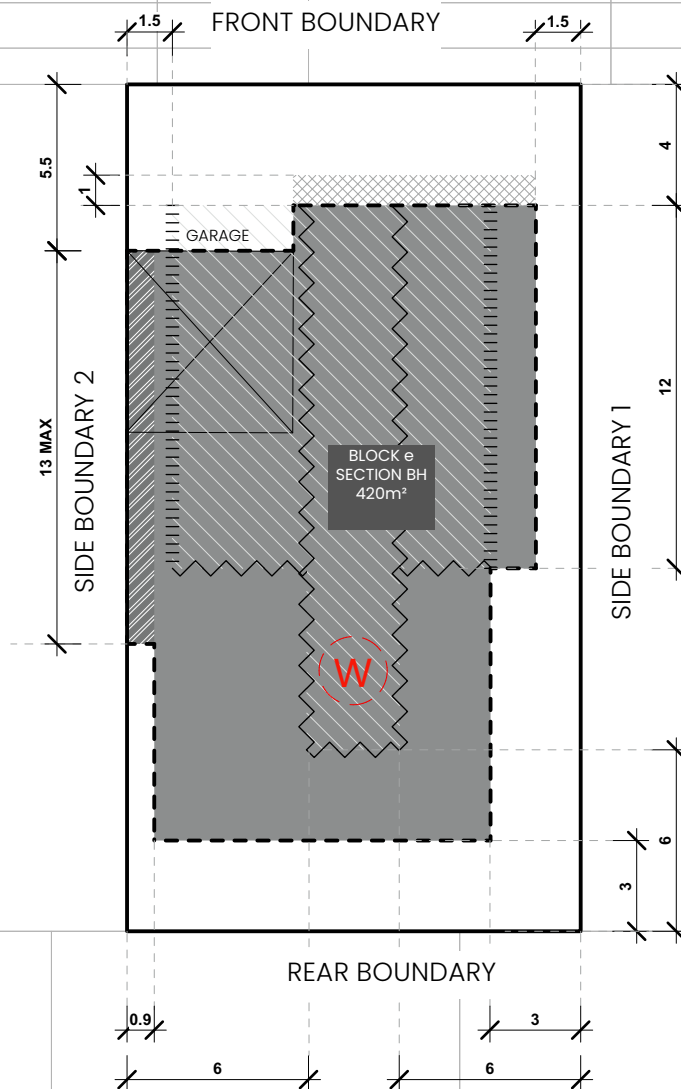
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SCALE
1:250 @A4



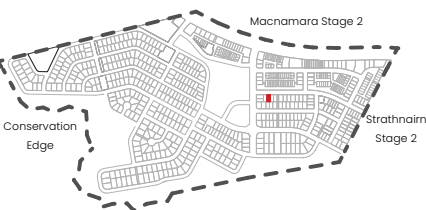
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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

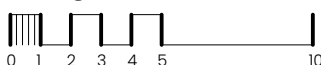
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
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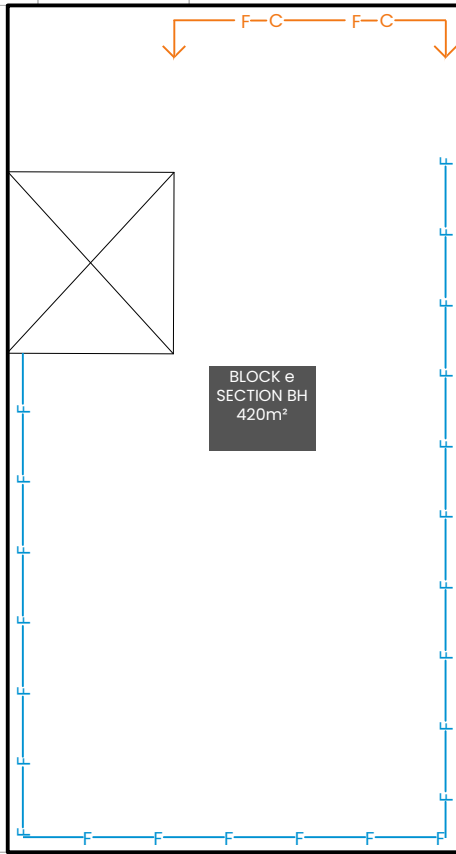


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

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

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



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) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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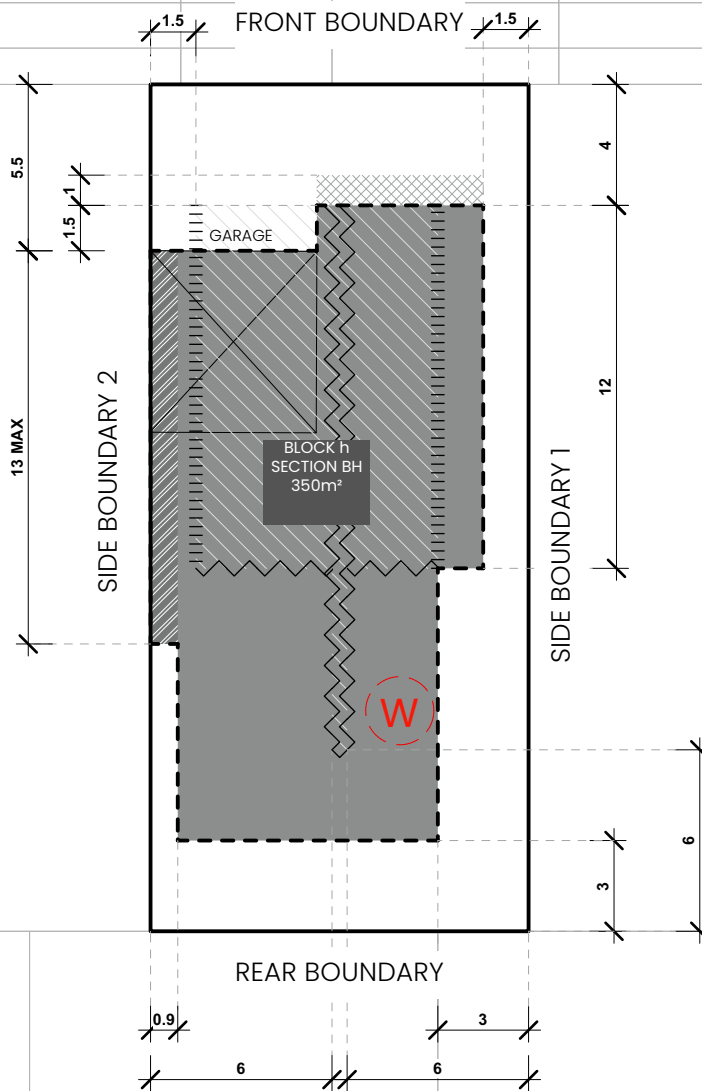
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SCALE
1:250 @A4



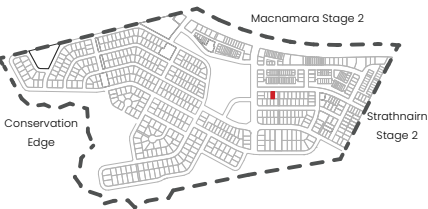
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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	BH
BLOCK	h
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

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SCALE
1:250 @A4



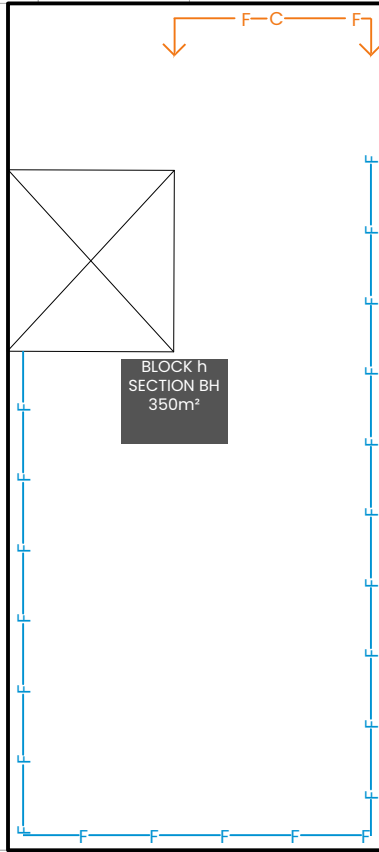
Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCCD

LEGEND



Block Boundary



Garage Location

BOUNDARY

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

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



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	BH
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

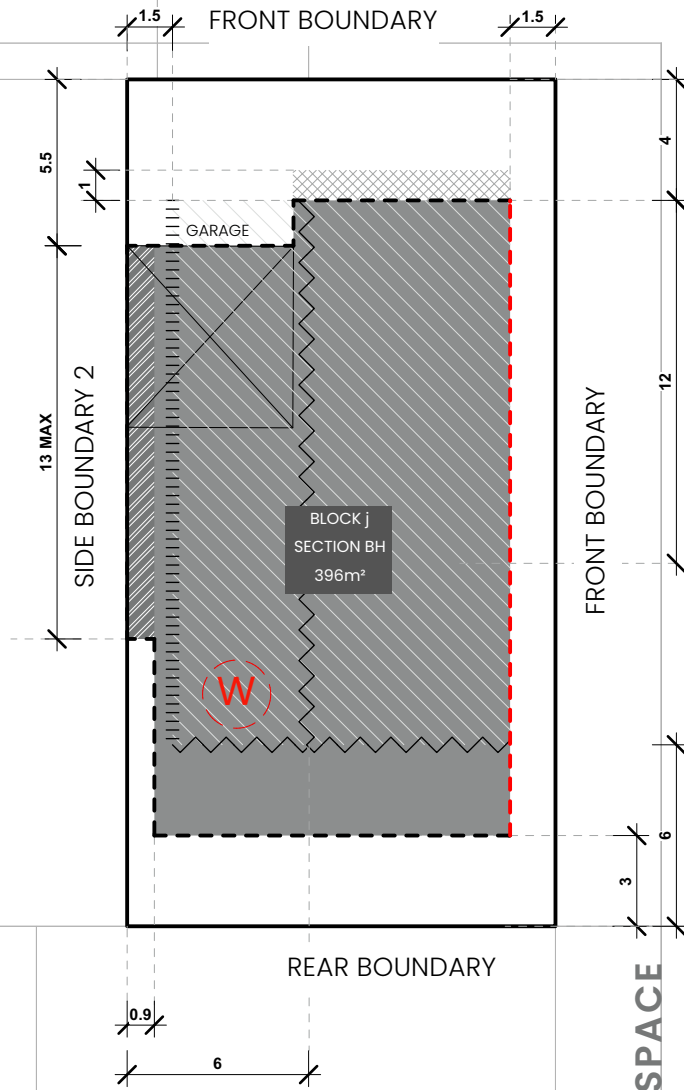
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SCALE
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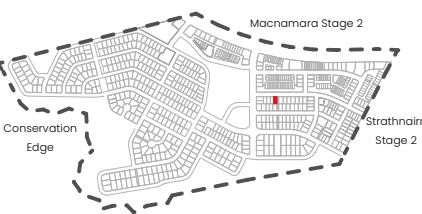


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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 Planning (Exempt Development) - SDHDCC



Alternate setbacks

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



Garage Setbacks

Refer to Planning (Exempt Development) - SDHDCC



Articulation Elements

Refer to Planning (Exempt Development) - SDHDCC

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	BH
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
C	DC,AM	JM	JM	26/09/24

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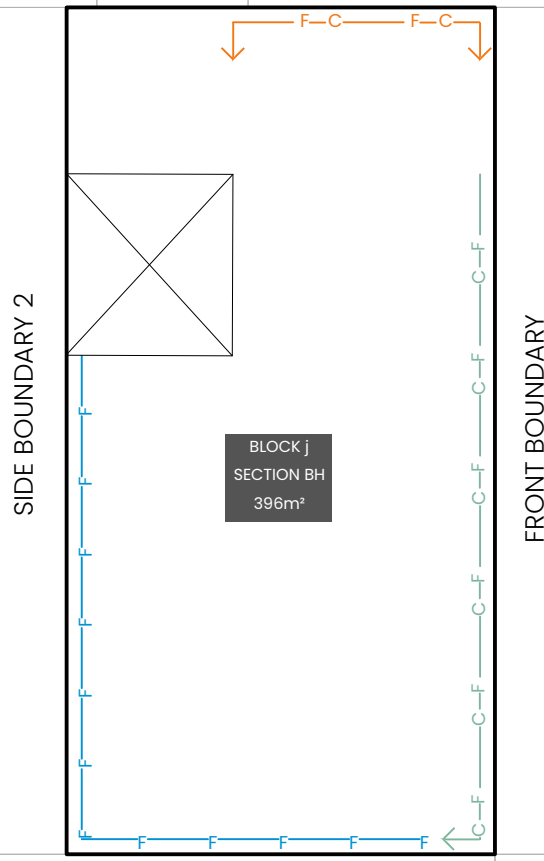
SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

OPEN SPACE

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGU 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)



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)

Return Boundary Fencing to Building Line or Side Fence



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

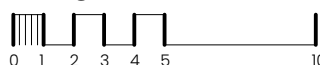
BLOCK INFORMATION

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

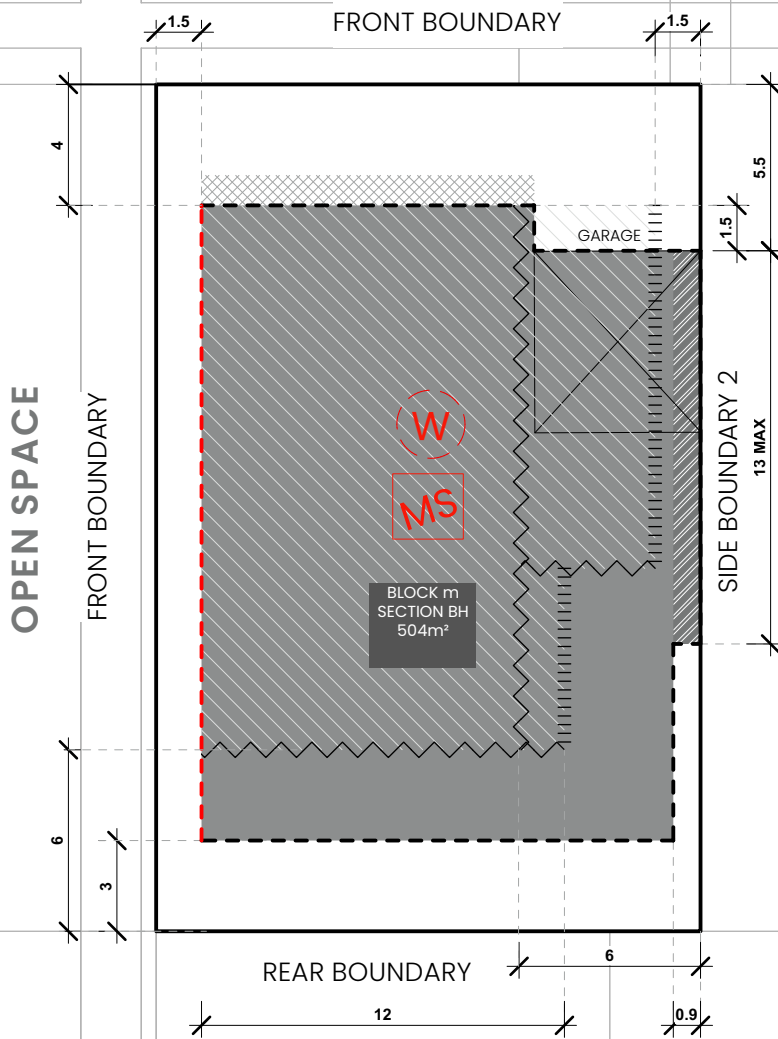
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24
B	DC,AM	JM	JM	26/09/24

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SCALE
1:250 @A4

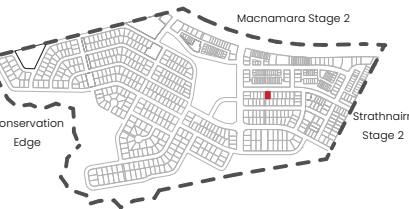


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Water tank requirements

BLOCK SIZE (m²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	6,000
> 801	10,000

Blocks 500sqm < 550sqm

subject to mid size block provisions by EDP Planning Controls Plan

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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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	BH
BLOCK	m
CLASSIFICATION	Mid-Sized / Large
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.

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SCALE
1:250 @A4



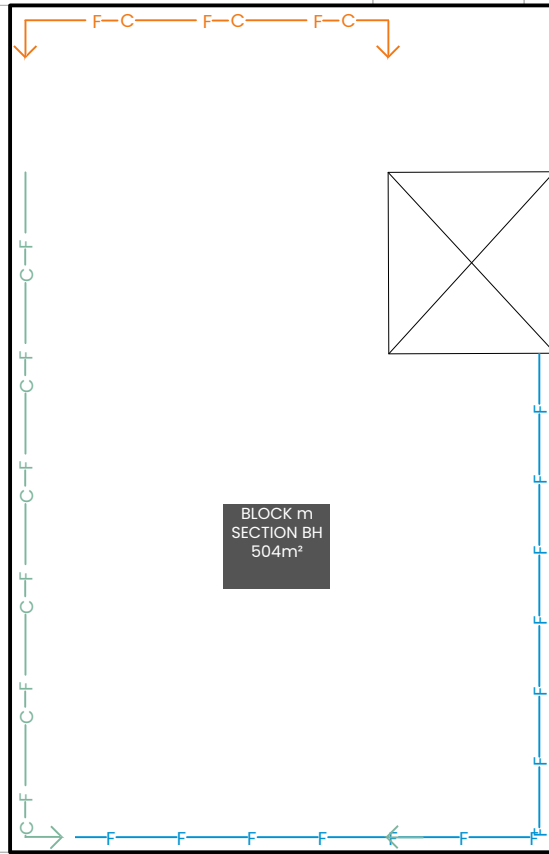
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

OPEN SPACE

FRONT BOUNDARY



SIDE BOUNDARY 2

BLOCK m
SECTION BH
504m²

REAR BOUNDARY

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Fencing Type F4:

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



Side, Rear and Boundaries Fronting Rear Lane

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)

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



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

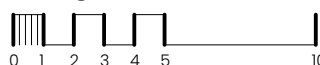
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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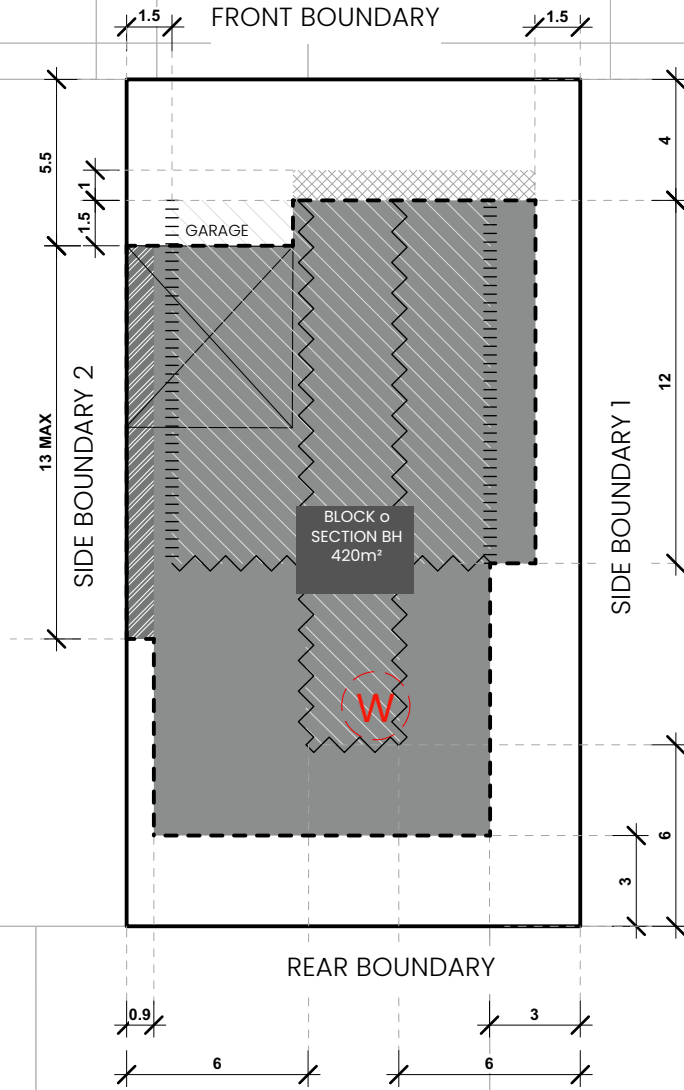
SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

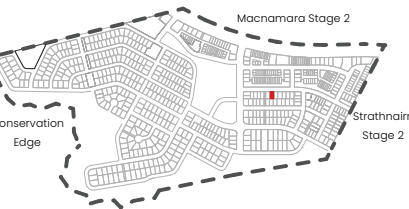
STREET

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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	BH
BLOCK	o
CLASSIFICATION	Mid-Sized / Large
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

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SCALE 1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN

STREET

STREET

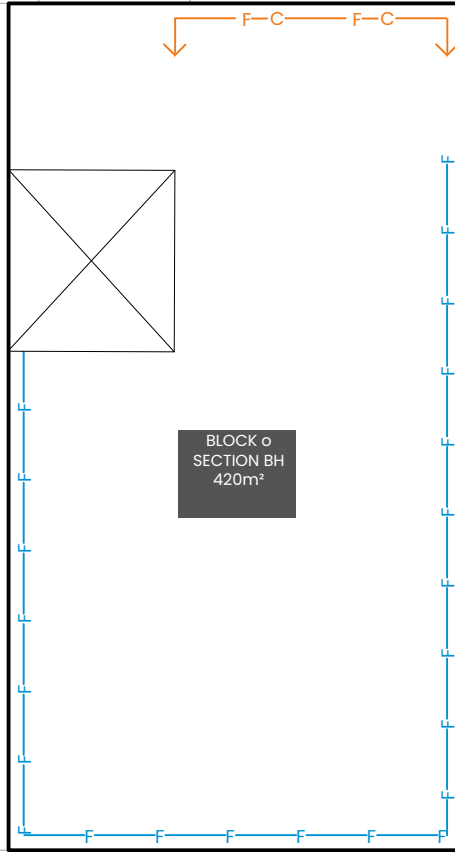
FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR BOUNDARY

BLOCK o
SECTION BH
420m²



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%) 1 Min 1m behind the front building line



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

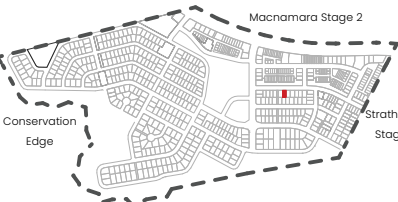
Refer to Planning (Exempt Development) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD



Return Boundary Fencing to Building Line or Side Fence



BLOCK INFORMATION

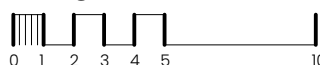
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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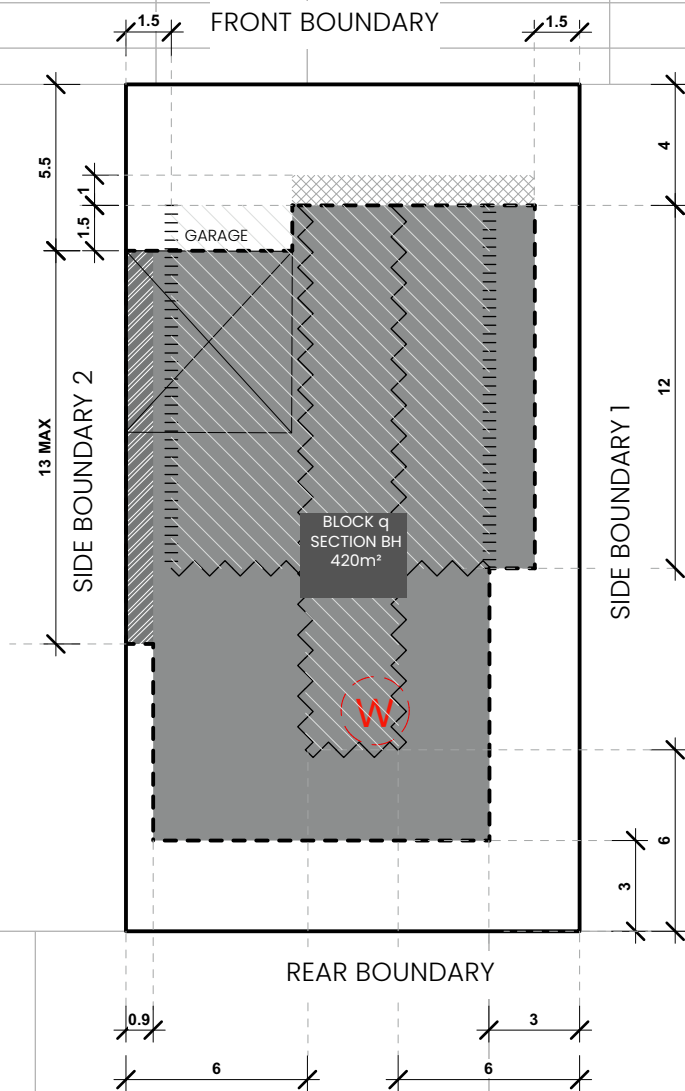
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SCALE 1:250 @A4



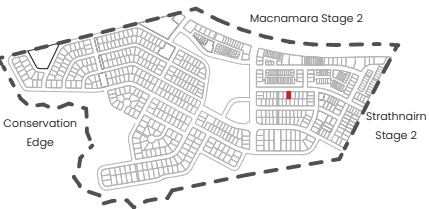
Ginninderry BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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

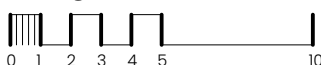
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



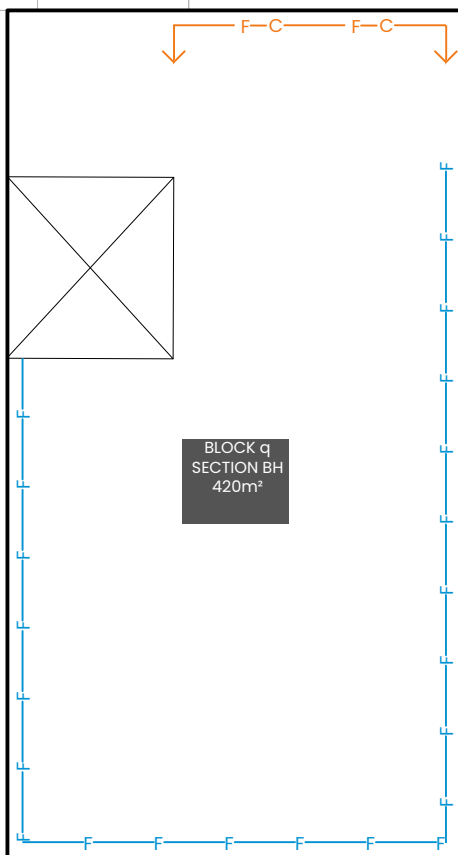
Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

BLOCK q
SECTION BH
420m²

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Fencing Type F4:

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



Side, Rear and Boundaries Fronting Rear Lane

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

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



BLOCK INFORMATION

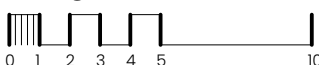
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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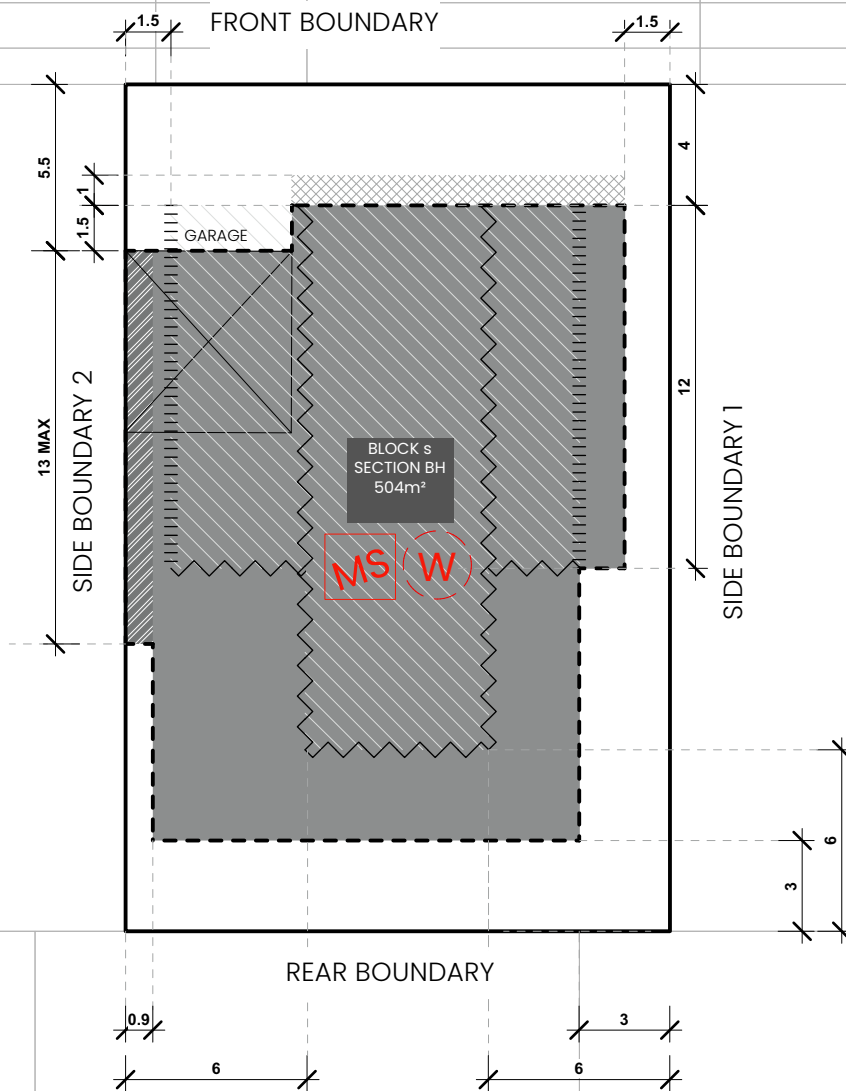
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SCALE
1:250 @A4



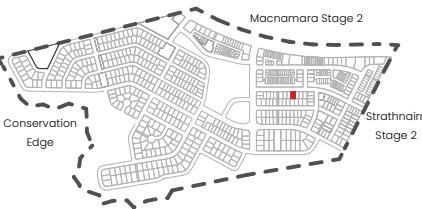
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



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) - SDHDCC



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



Articulation Elements

Refer to Planning (Exempt Development) - SDHDCC

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	BH
BLOCK	s
CLASSIFICATION	Mid-Sized / Large
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

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SCALE
1:250 @A4



Ginninderry

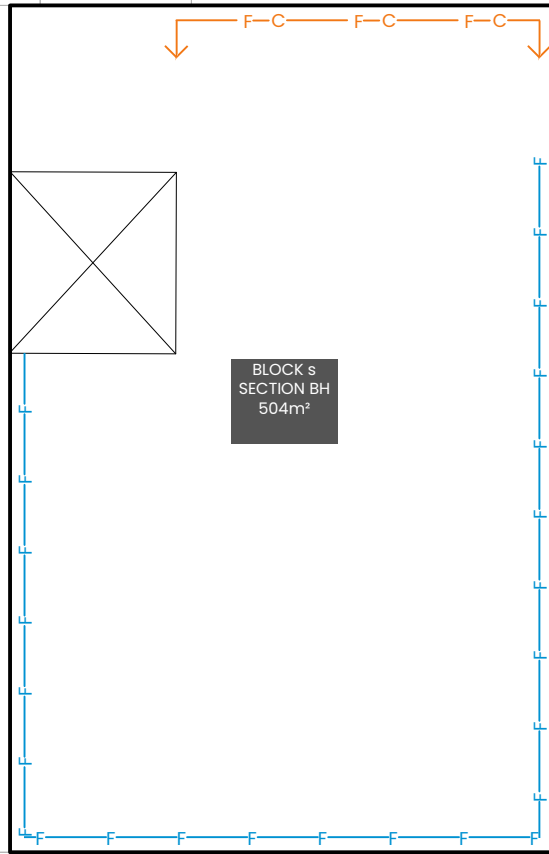
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1



BLOCK s
SECTION BH
504m²

REAR BOUNDARY

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 Type

As defined by Territory Plan Definitions



Side, Rear and Boundaries Fronting Rear Lane

Maximum height 1.8m from NGJ Minimum setback 0m (100%) 1 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



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

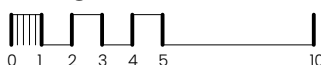
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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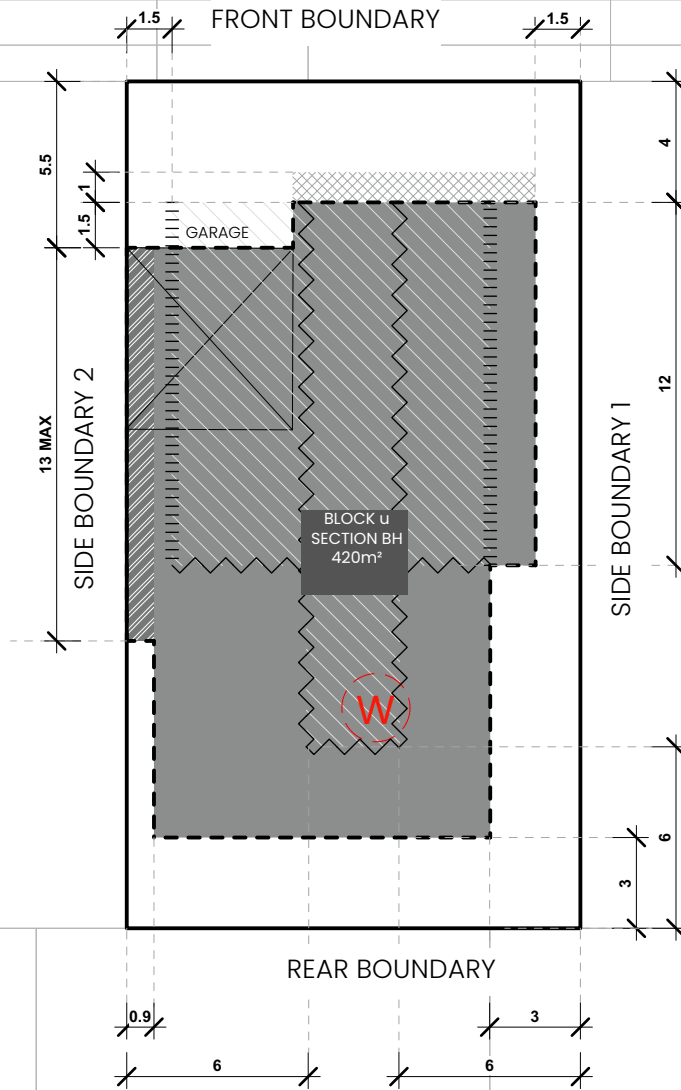
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SCALE
1:250 @A4



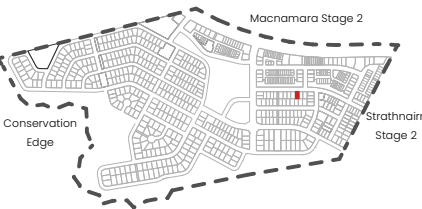
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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	BH
BLOCK	u
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

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SCALE
1:250 @A4



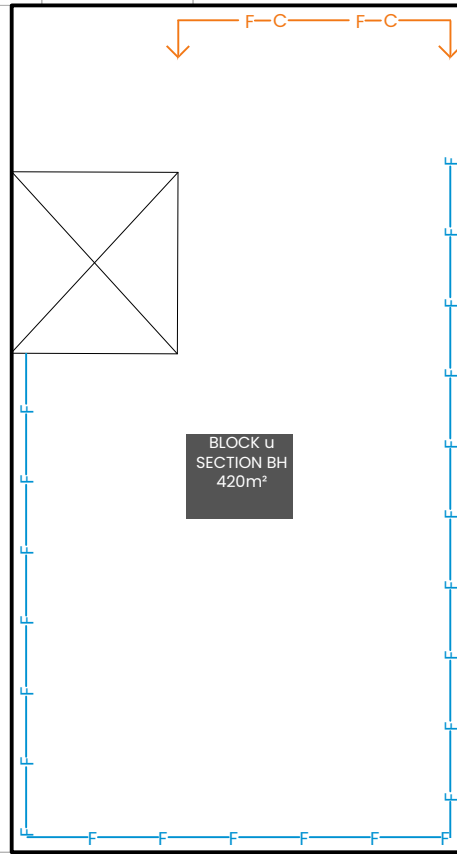
Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

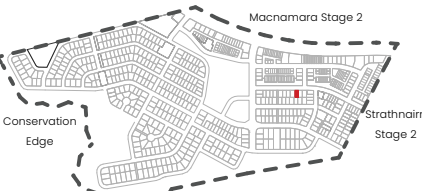


BLOCK u
SECTION BH
420m²

REAR BOUNDARY

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 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

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



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

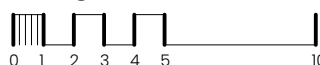
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	u
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

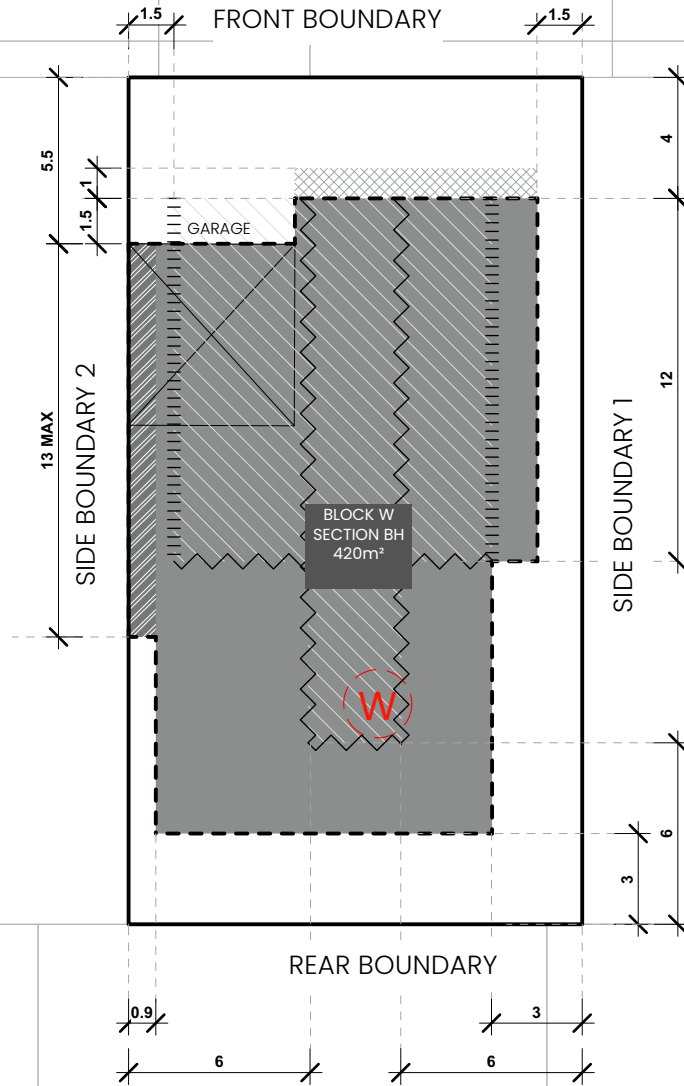
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SCALE
1:250 @A4

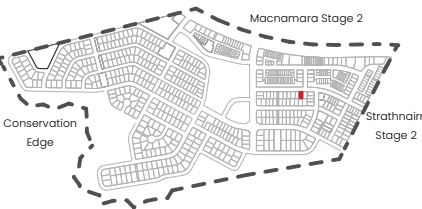


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Type

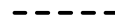
As defined by Territory Plan Definitions



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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	BH
BLOCK	w
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
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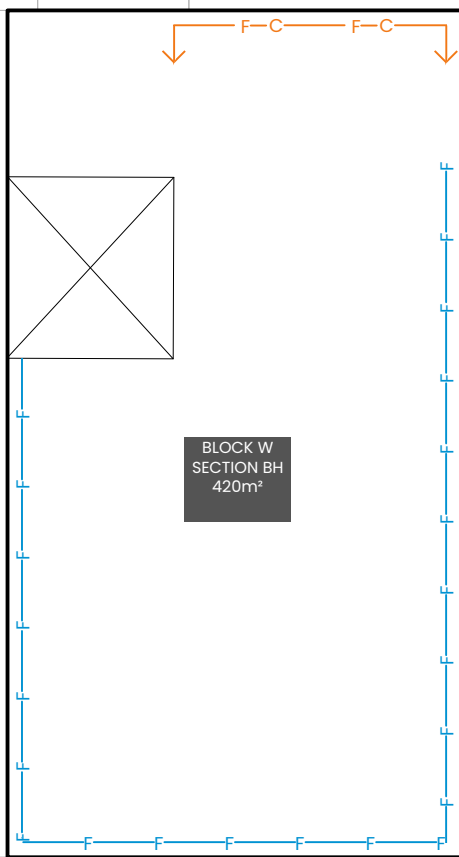


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



BLOCK W
SECTION BH
420m²

REAR BOUNDARY

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



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)

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

SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCCD

BLOCK INFORMATION

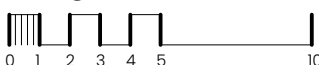
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	w
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

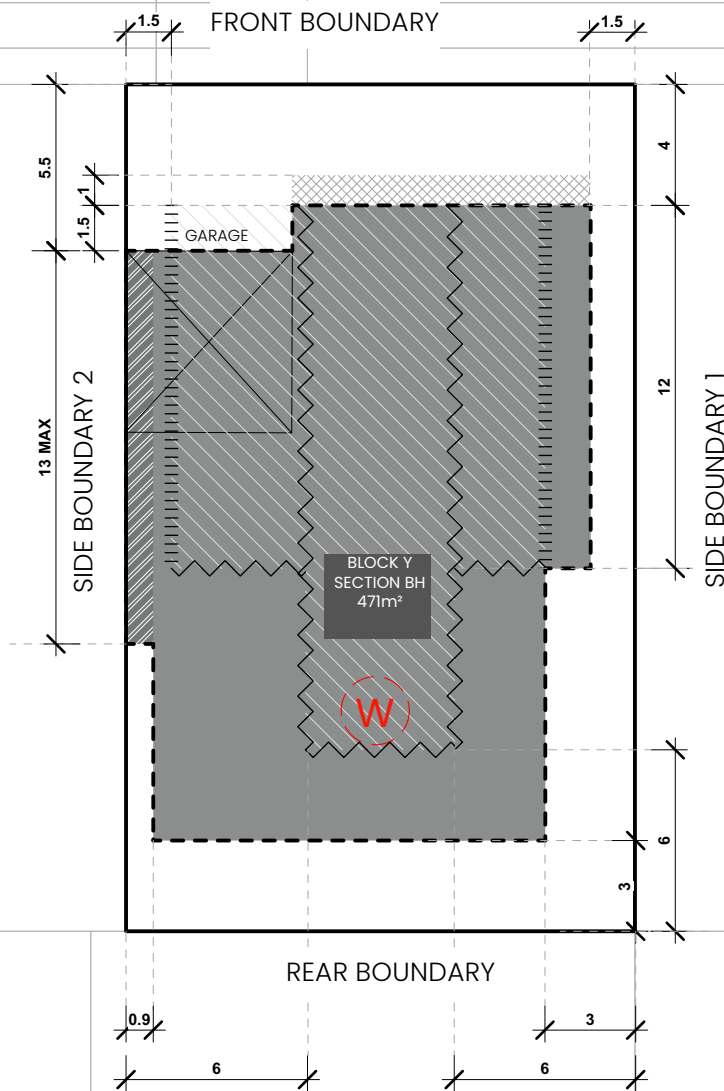
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SCALE
1:250 @A4



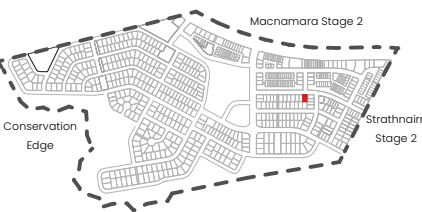
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



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



Garage Setbacks

Refer to Residential Technical Specifications Schedule 2



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)



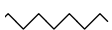
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

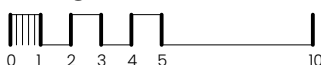
STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	y
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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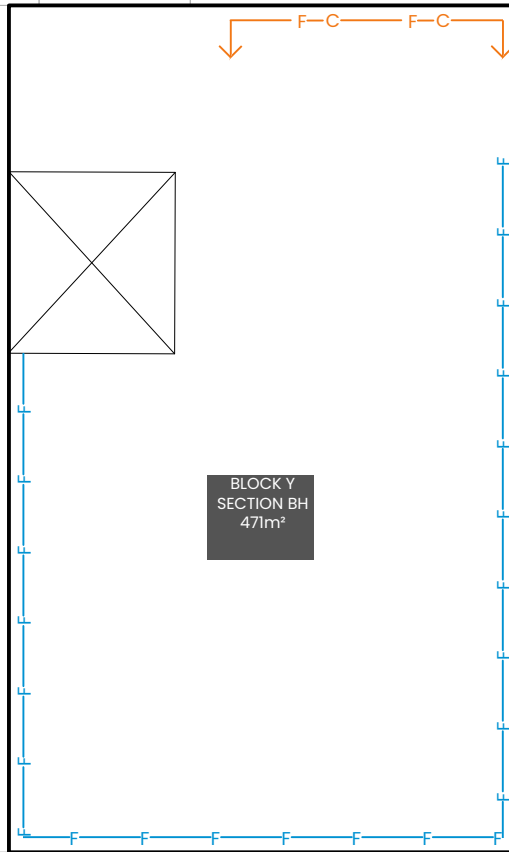


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



BLOCK Y
SECTION BH
471m²

REAR BOUNDARY

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



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) - SDHDCD

PRINCIPLE PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCK	y
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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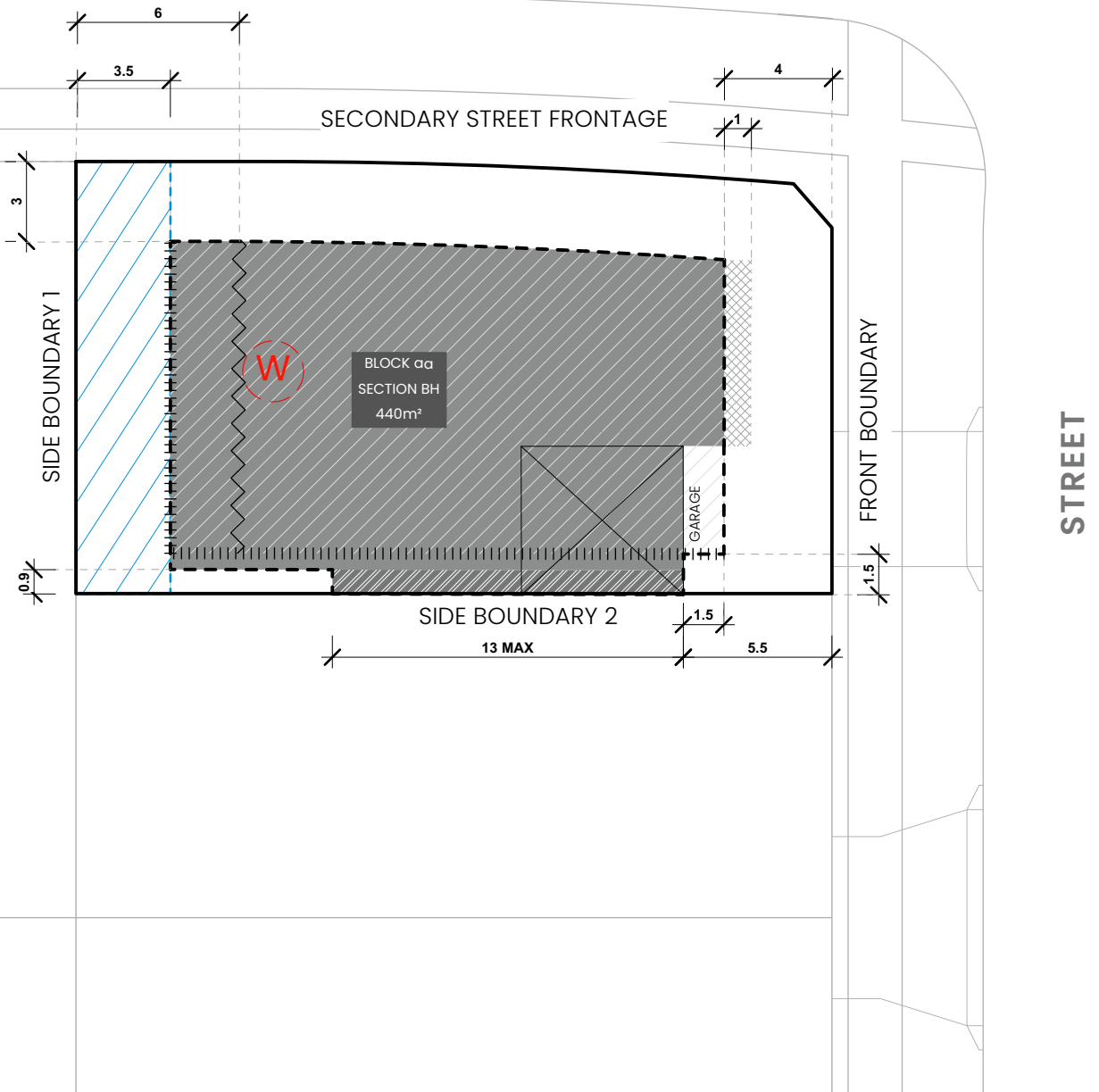
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SCALE
1:250 @A4



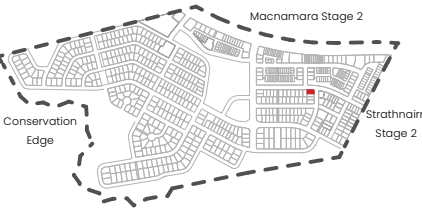
Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

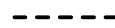
As defined by Territory Plan Definitions



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 Planning (Exempt Development) - SDHDCD



Garage Setbacks
Refer to Planning (Exempt Development) - SDHDCD



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	BH
BLOCK	aa
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
C	DC,AM	JM	JM	26/09/24

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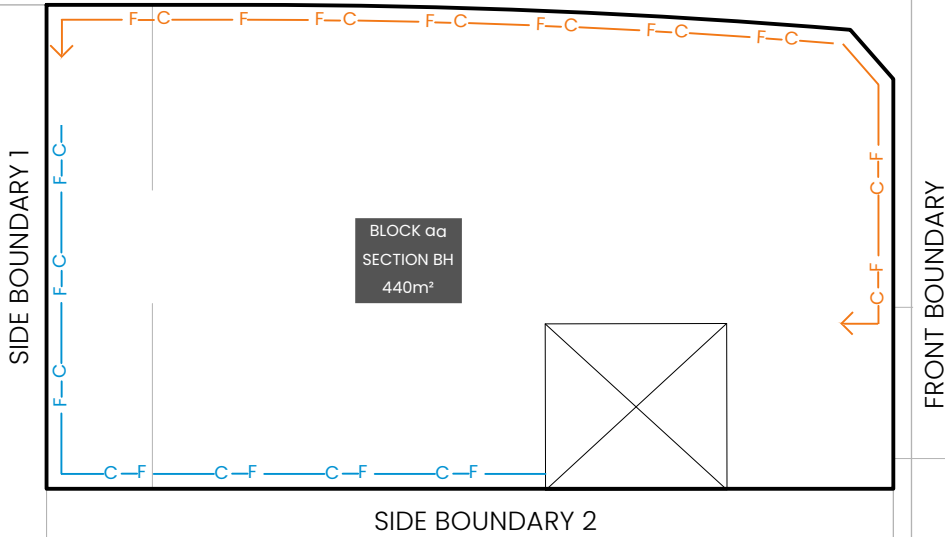


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



STREET

KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Inter-Allotment Fencing: side and rear boundaries

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 Neetoscreen or Miniscreen and colour "Jasper". Refer to Ginninderry Design Requirements (Macnamara)



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

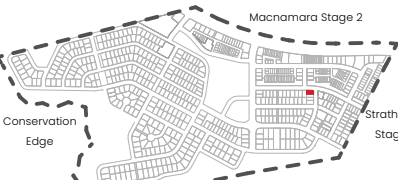
Refer to Planning (Exempt Development) - SDHDCCD

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	BH
BLOCK	aa
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC,AM	JM	JM	25/09/24
B	DC,AM	JM	JM	26/09/24

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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN