

KEY MAP
 SITE LOCATION

LEGEND
 Block Boundary
 Garage Location
Boundary Type
As defined by Territory Plan Definitions
 Part of Integrated Development Parcel:
Refer to EDP Planning Controls Plans
 Ventilation Requirements
Refer to 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	25
BLOCK	1
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

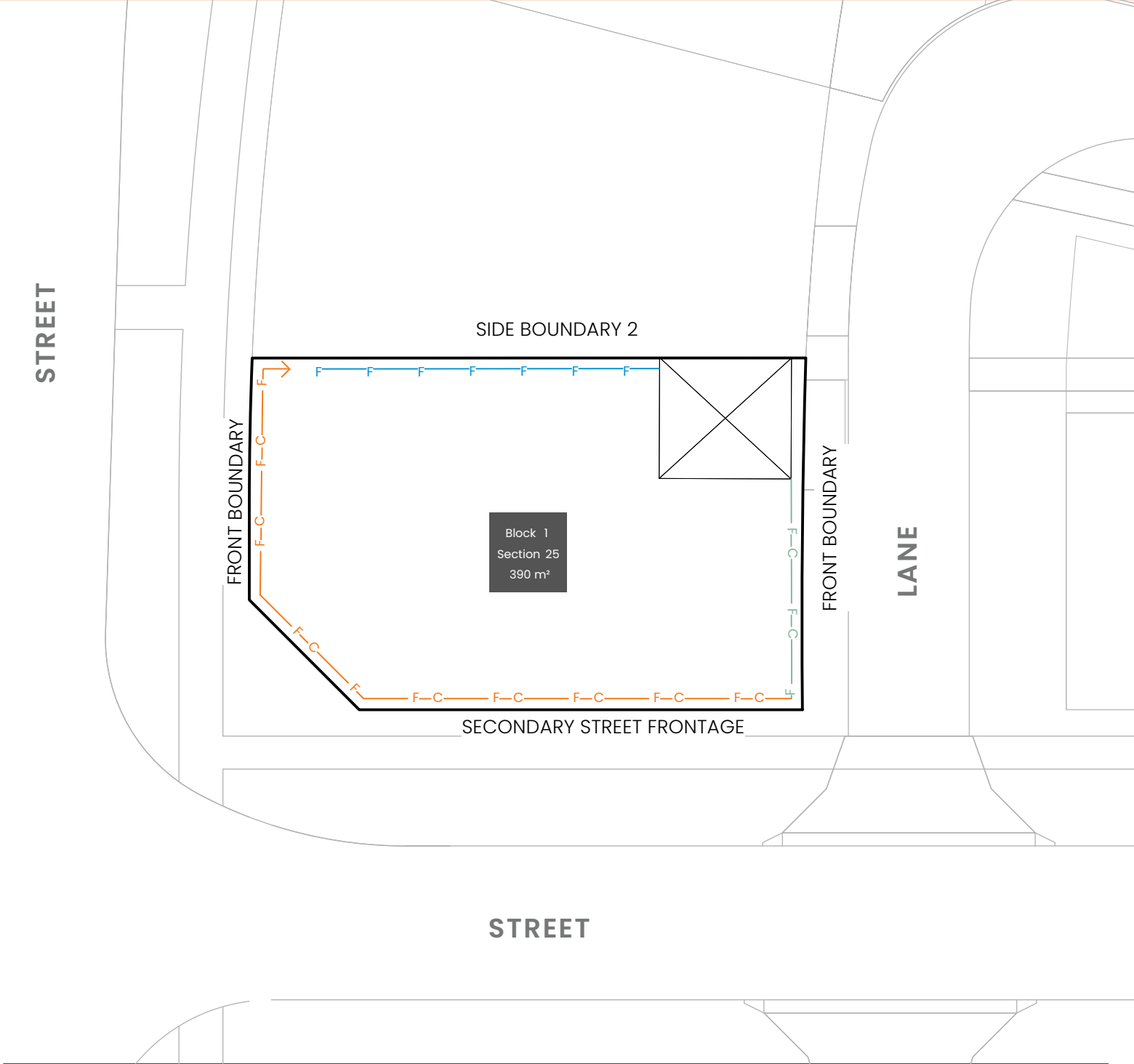
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A	DC	JM	JM	03/03/25

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 URBITS 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.

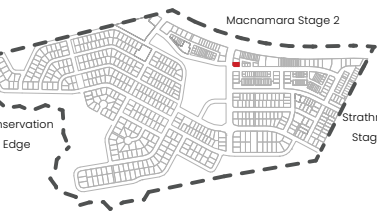
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL 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 1.0m 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)

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