

Block Planning Control Plans

Macnamara Land Release



Suburban Land
Agency



RIVERVIEW
GROUP

Macnamara Land Ready Price List

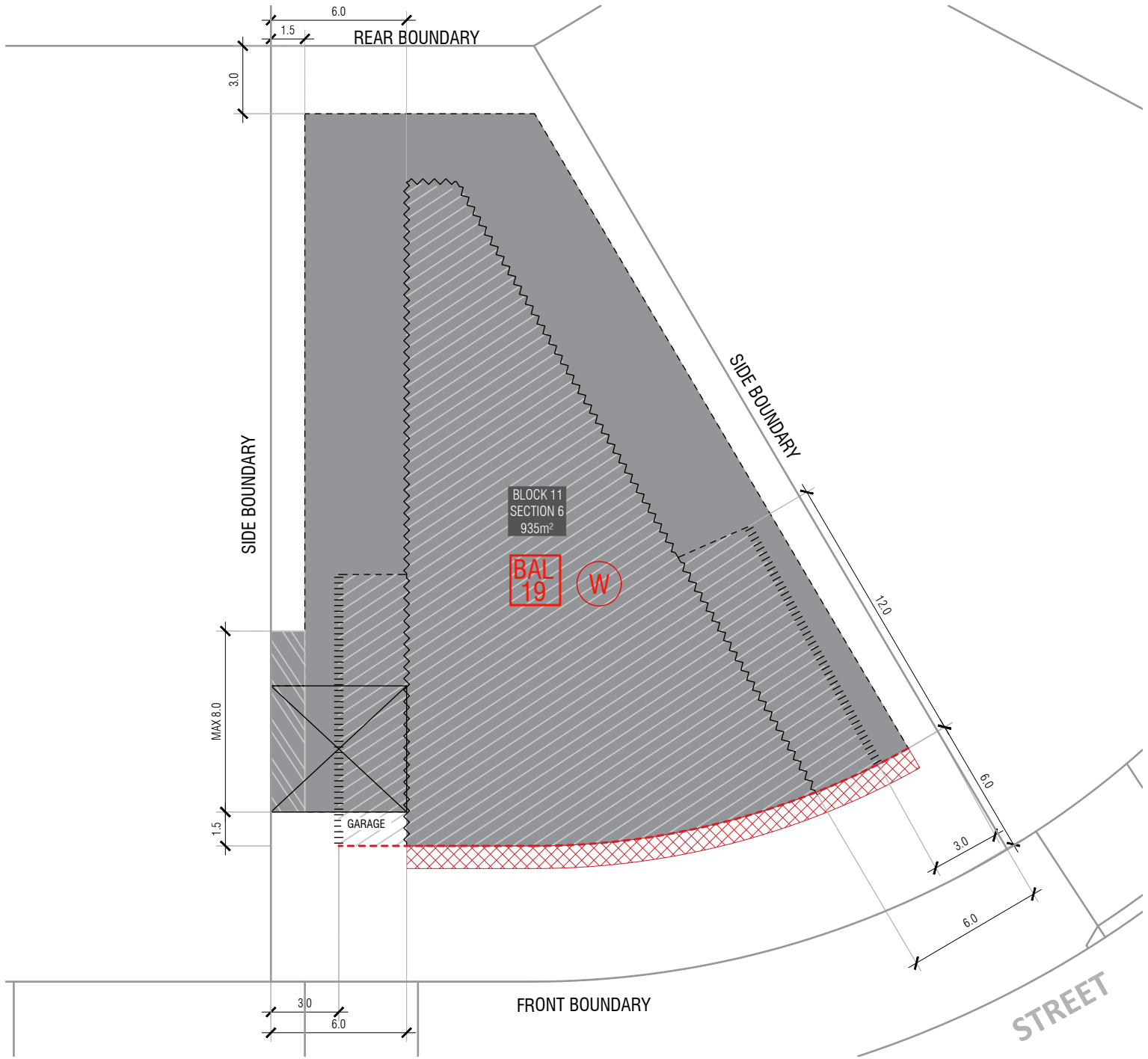
Numeric Section	Numeric Block	Size m ²	Price	Typology	Zoning	Address
6	11	935	\$804,000	Edge	RZ1	6 llama Stone Way
7	1	558	\$580,000	Classic	RZ3	25 Bolza Street
*7	3	378	\$440,000	<i>Villa</i>	<i>RZ3</i>	<i>21 Bolza Street</i>
*8	14	547	\$585,000	<i>Classic</i>	<i>RZ3</i>	<i>26 Bolza Street</i>
12	1	519	\$584,250	Edge	RZ3	18 Jack Cusack View
12	22	450	\$563,750	Edge	RZ3	16 Jack Cusack View
13	2	492	\$558,625	Courtyard	RZ3	59 Sherrard Crescent
13	14	504	\$563,750	Classic	RZ3	31 Sherrard Crescent
13	39	560	\$615,000	Classic	RZ3	24 Eric Willmot Way
13	43	505	\$563,750	Classic	RZ3	32 Eric Willmot Way
13	44	649	\$640,625	Signature	RZ3	34 Eric Willmot Way
14	1	527	\$574,000	Classic	RZ3	38 Sherrard Crescent
14	9	560	\$615,000	Classic	RZ3	24 Bornemissza Crescent
18	7	591	\$635,500	Classic	RZ3	100 Eric Willmot Way

*Denotes under offer

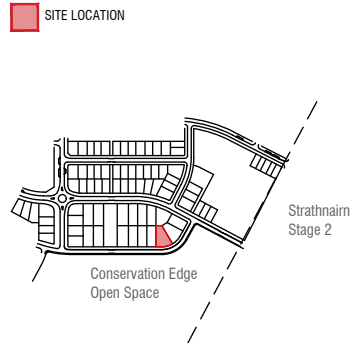
Conditions:

Before purchasing a Block, you or your Agent must provide the Ginninderry representative with:

1. photo identification (e.g. driver's license or passport);
2. proof of your current address (e.g. driver's license, current bank statement, public utility record or other proof of address acceptable to Ginninderry); and
3. Financial Evidence, meaning:
 - a. a letter from a broker indicating that you have loan pre-approval of a sufficient amount to purchase the Block;
 - b. a letter from a bank or financial institution indicating that you have loan pre-approval of a sufficient amount to purchase the Block; or
 - c. a statutory declaration by you in the form provided [here](#).



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
- Boundary Defined by SDHC
- Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

- BAL 19 Building Standard
refer to Belconnen District Declaration

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

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHC)
front setbacks: refer to Control 9:
Table 3 for large blocks
side and rear setbacks: refer to Control 10:
Table 4 for large blocks
- Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)
refer to Belconnen District Declaration
- Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHC Control 10, Table 4
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

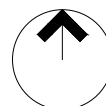
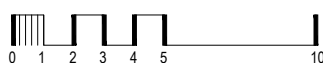
BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

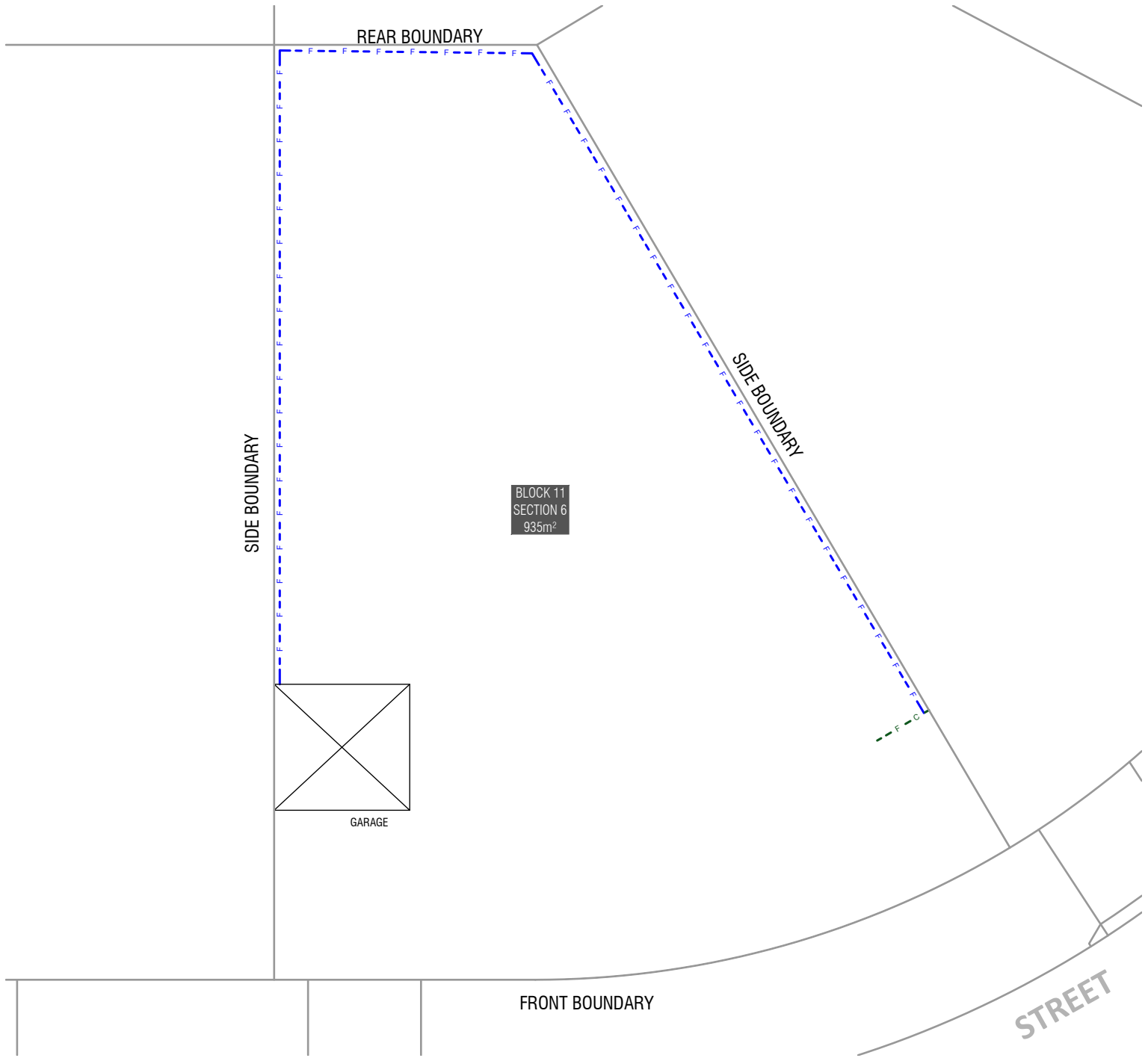
REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

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 DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION

Strathnairn Stage 2

Conservation Edge Open Space

LEGEND

Block Boundary

Garage Location

BOUNDARY

Boundary Defined by SDHDC

BOUNDARY FENCING

- - - F - - - **Side, Rear Fencing**
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)

- - - F - - - **Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

BLOCK INFORMATION

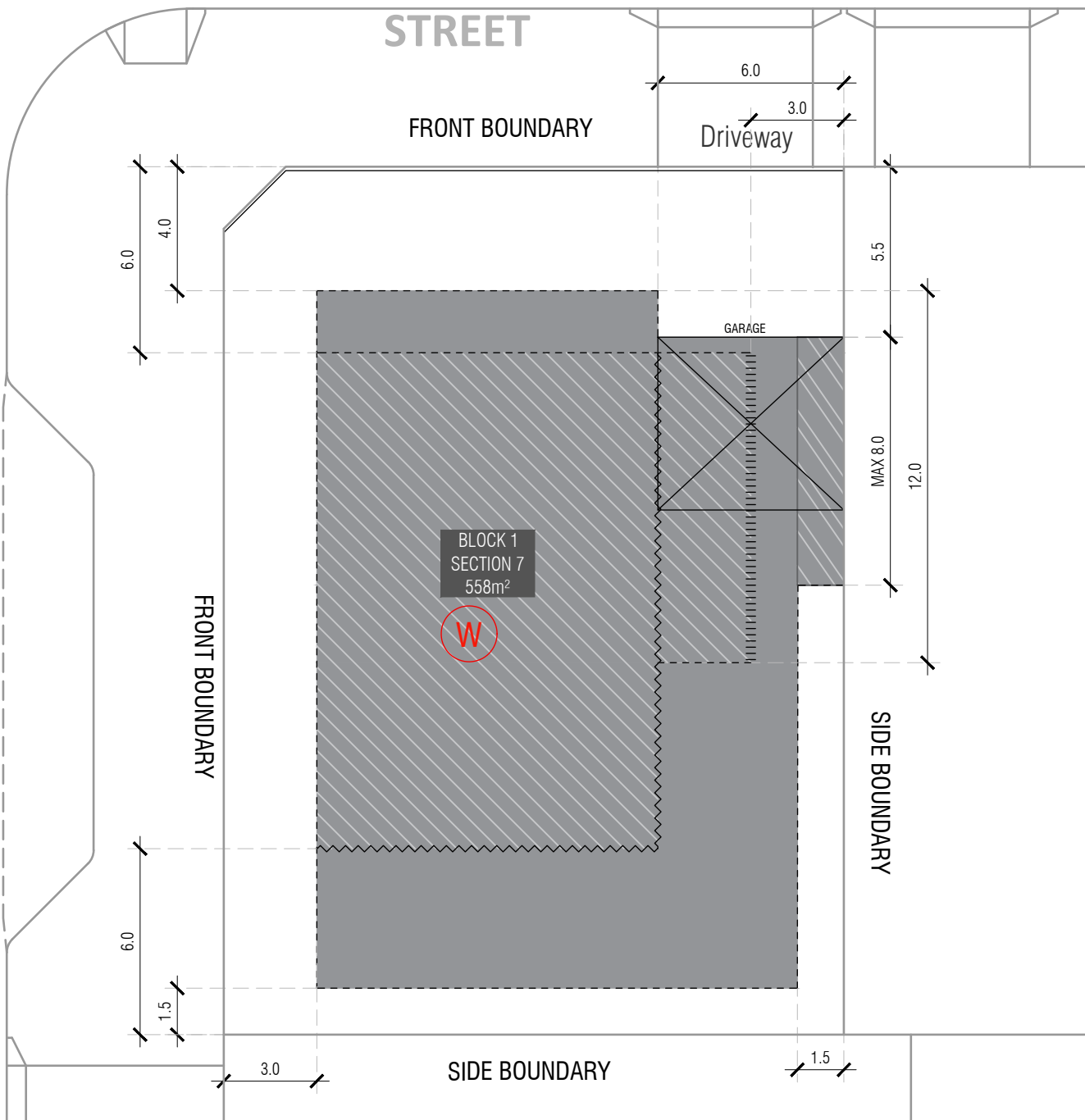
STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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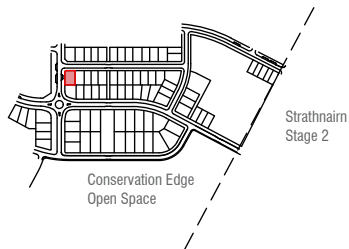
SCALE
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY
- Boundary Defined by SDHDC



Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Controls (SDHDC)
*front setbacks: refer to Control 9:
 Table 3 for large blocks
 side and rear setbacks: refer to Control 10:
 Table 4 for large blocks*

Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Control 10, Table 4

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

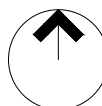
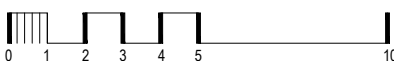
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 7               |
| BLOCK          | 1               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | CS      | CS       | 20/12/23 |

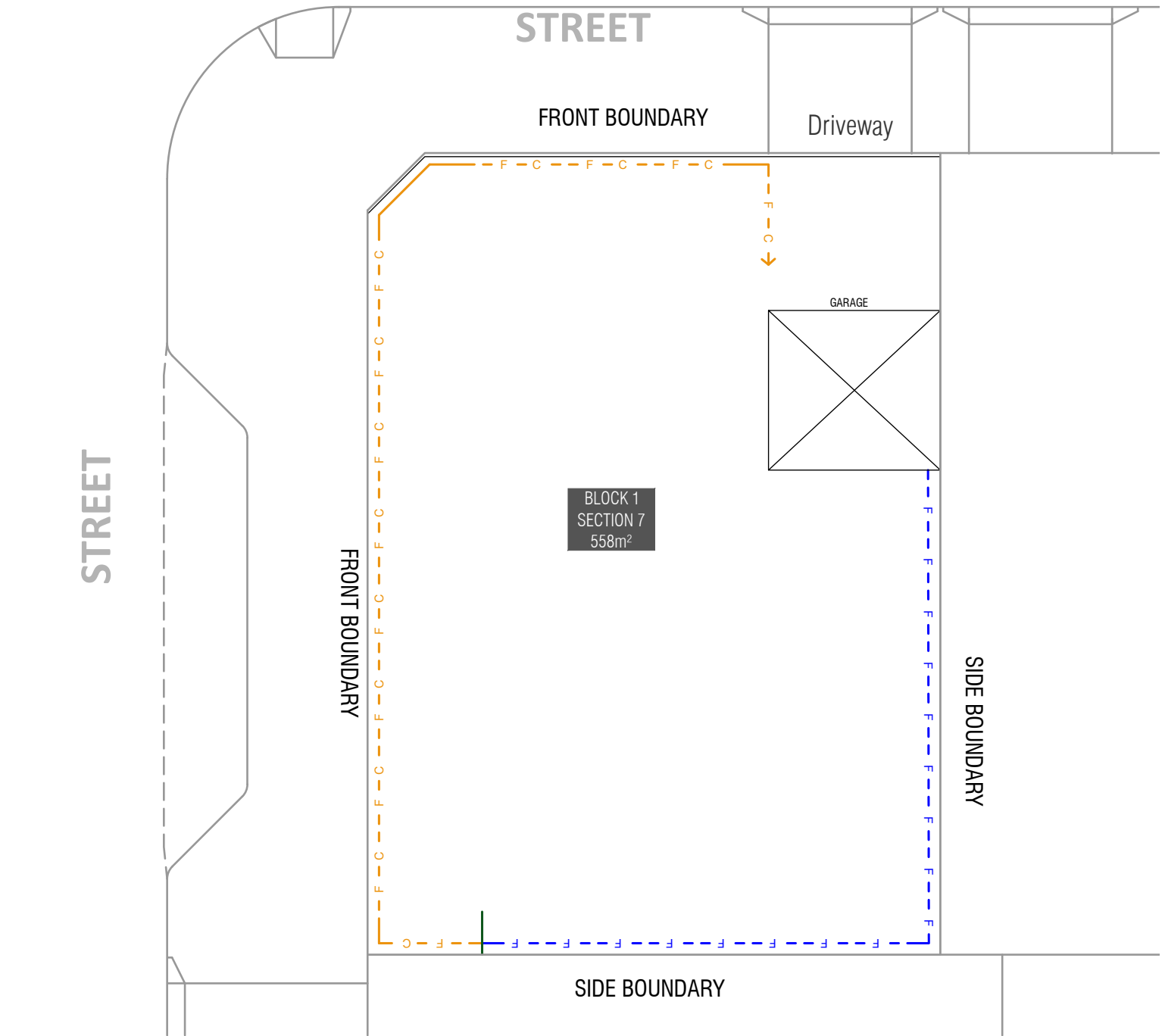
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 CONTROLS NEED TO BE CHECKED AGAINST DISTRICT  
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 CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
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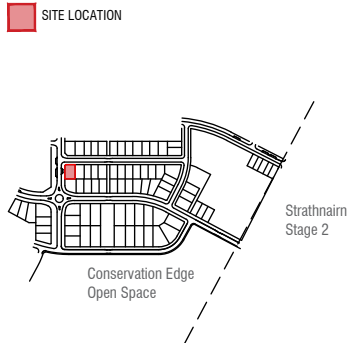


**Ginninderry**

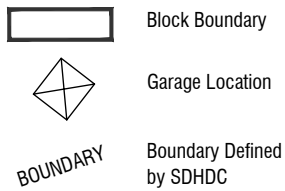
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



### KEY MAP



### LEGEND



### BOUNDARY FENCING

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
  - Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
  - F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs.

↑ Return Boundary Fencing to Building Line or Side Fence

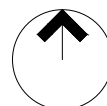
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 7               |
| BLOCK          | 1               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | CS      | CS       | 20/12/23 |

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SCALE  
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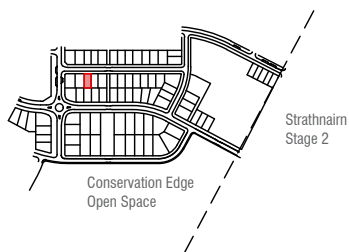


**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**

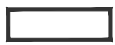




### KEY MAP

■ SITE LOCATION



### LEGEND


-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC


**Water tank requirements**

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |

### MINIMUM BOUNDARY SETBACKS




--- Single Dwelling Housing Development Controls (SDHDC)  
*front setbacks: refer to Control 9;*  
*Table 3 for mid blocks*  
*side and rear setbacks: refer to Control 10;*  
*Table 6 for mid blocks*

 1.5m or nil setback for garage for mid size blocks  
*refer to SDHDC Control 10, Table 6*

 Articulation Elements (Articulation Zone)  
*refer to SDHDC Control 9;*  
*Table 3 for mid blocks*

### 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 - Side and Rear Boundary - Screened
-  Upper Floor Level - Side and Rear Boundary - Unscreened

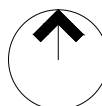
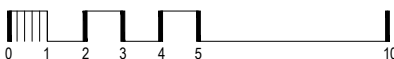
### BLOCK INFORMATION

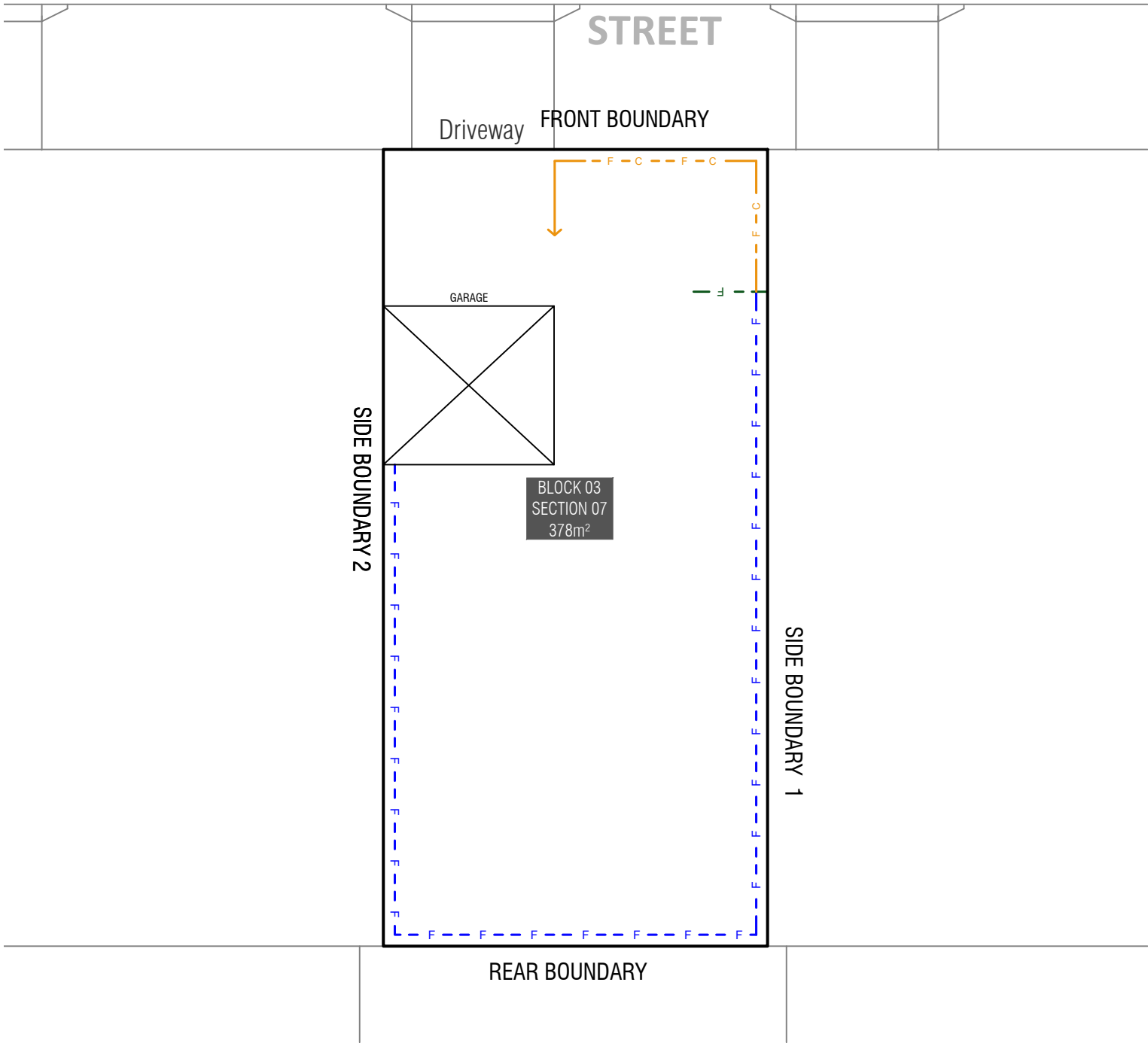
|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 07              |
| BLOCK          | 03              |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | DZ    | DZ      | CS       | 21/12/23 |

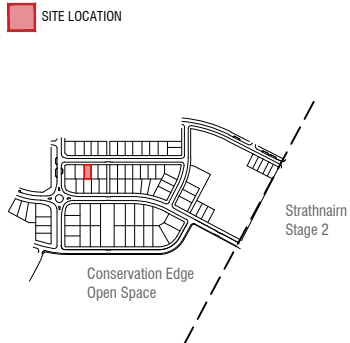
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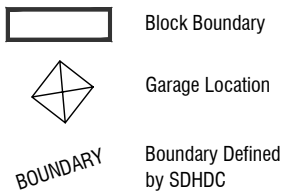




### KEY MAP



### LEGEND



### BOUNDARY FENCING

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
- Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
- F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs

Return Boundary Fencing to Building Line or Side Fence

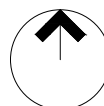
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 07              |
| BLOCK          | 03              |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | DZ    | DZ      | CS       | 21/12/23 |

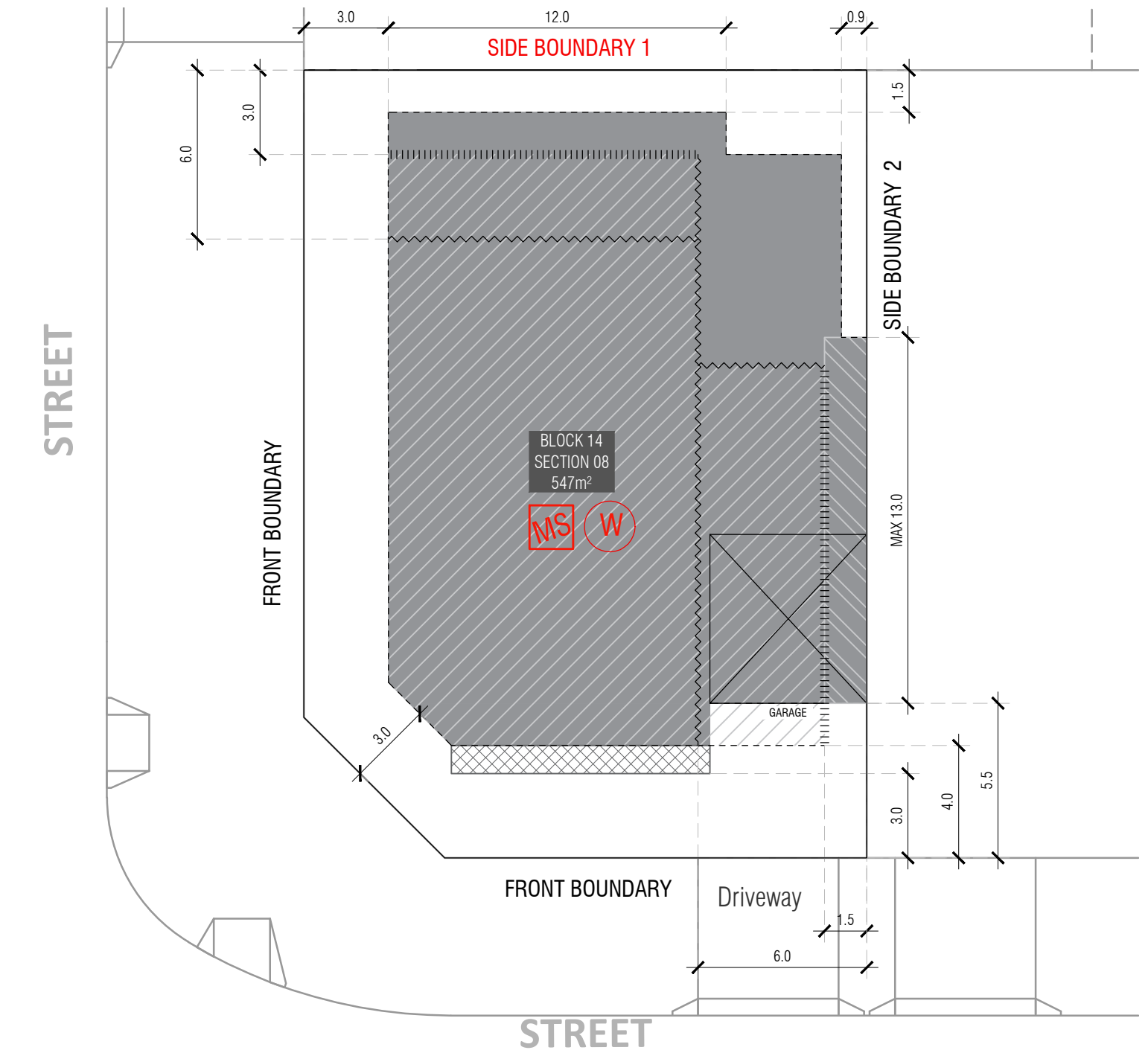
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SCALE  
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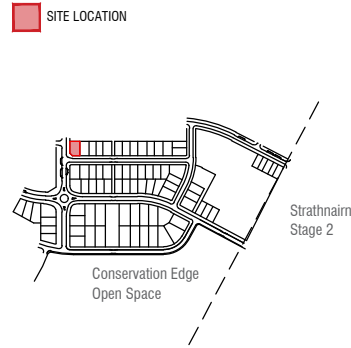


**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**





**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary for the Purposes of the SDHDC refer to Belconnen District Declaration
- Water tank requirements**  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Controls (SDHDC) front setbacks: refer to Control 9; Table 3 for mid blocks side and rear setbacks: refer to Control 10; Table 6 for mid blocks
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone) refer to SDHDC Control 9; Table 3 for mid blocks

**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

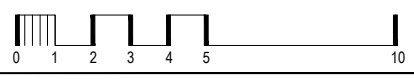
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 08              |
| BLOCK          | 14              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

REV D DZ DZ CS DATE 20/12/23

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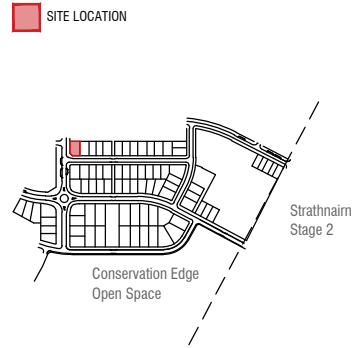
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**BLOCK PLANNING CONTROLS**  
**BUILDING & SITING CONTROLS PLAN**



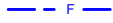


**KEY MAP**



**LEGEND**

-  Block Boundary
-  Garage Location
-  **BOUNDARY**  
Boundary Defined by SDHDC
-  **BOUNDARY**  
Nominated Boundary for the Purposes of the SDHDC refer to Belconnen District Declaration

**BOUNDARY FENCING**

-  **Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs

 Return Boundary Fencing to Building Line or Side Fence

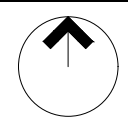
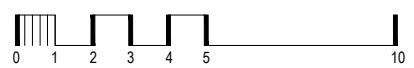
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1A              |
| ZONE           | RZ3             |
| SECTION        | 08              |
| BLOCK          | 14              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| D   | DZ    | DZ      | CS       | 20/12/23 |

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SCALE  
1:200 @A4



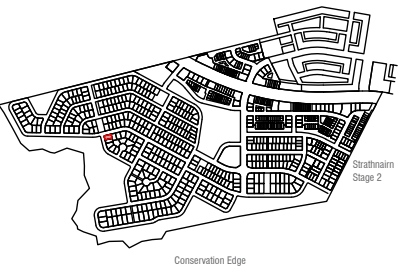
**Ginninderry** 

**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**









### KEY MAP

■ SITE LOCATION

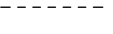





### LEGEND

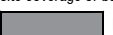
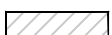


-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC
-  Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
-  BAL Building Standard  
refer to Belconnen District Declaration
-  Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

### MINIMUM BOUNDARY SETBACKS

-  Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9;  
Table 3 for mid blocks  
side and rear setbacks: refer to Control 10;  
Table 6 for mid blocks
-  Macnamara Stage 1 EDP  
refer to Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)
-  1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Control 10, Table 6
-  Articulation Elements (Articulation Zone)  
refer to Belconnen District Declaration

### 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

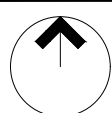
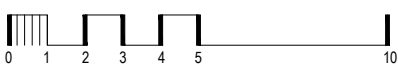
### BLOCK INFORMATION

|                |                      |
|----------------|----------------------|
| STAGE          | 10                   |
| ZONE           | RZ3                  |
| SECTION        | 12                   |
| BLOCK          | 1                    |
| CLASSIFICATION | MID-SIZE/LARGE BLOCK |
| HOUSING TYPE   | SINGLE DWELLING      |

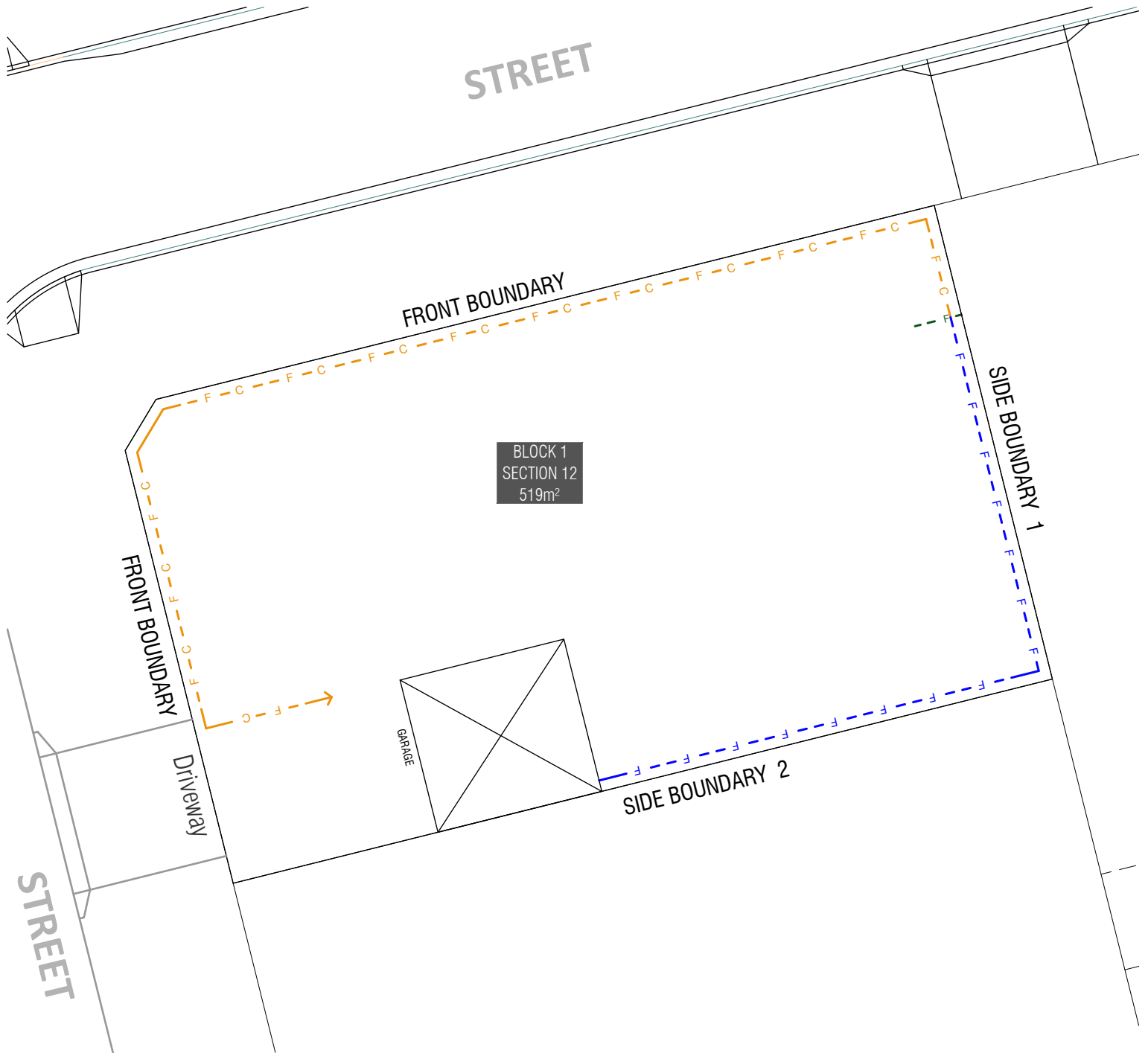
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|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

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 DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:200 @A4

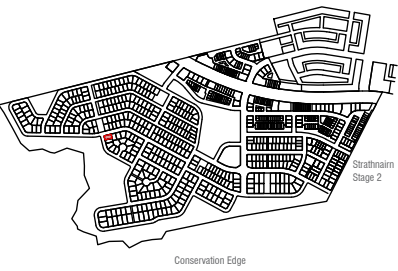



**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN






### KEY MAP




■ SITE LOCATION



### LEGEND

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

### BOUNDARY FENCING

-  **Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
  -  **Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
  -  **F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs**

 Return Boundary Fencing to Building Line or Side Fence

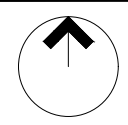
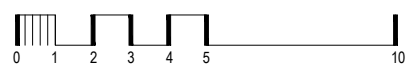
### BLOCK INFORMATION

|                |                      |
|----------------|----------------------|
| STAGE          | 10                   |
| ZONE           | RZ3                  |
| SECTION        | 12                   |
| BLOCK          | 1                    |
| CLASSIFICATION | MID-SIZE/LARGE BLOCK |
| HOUSING TYPE   | SINGLE DWELLING      |

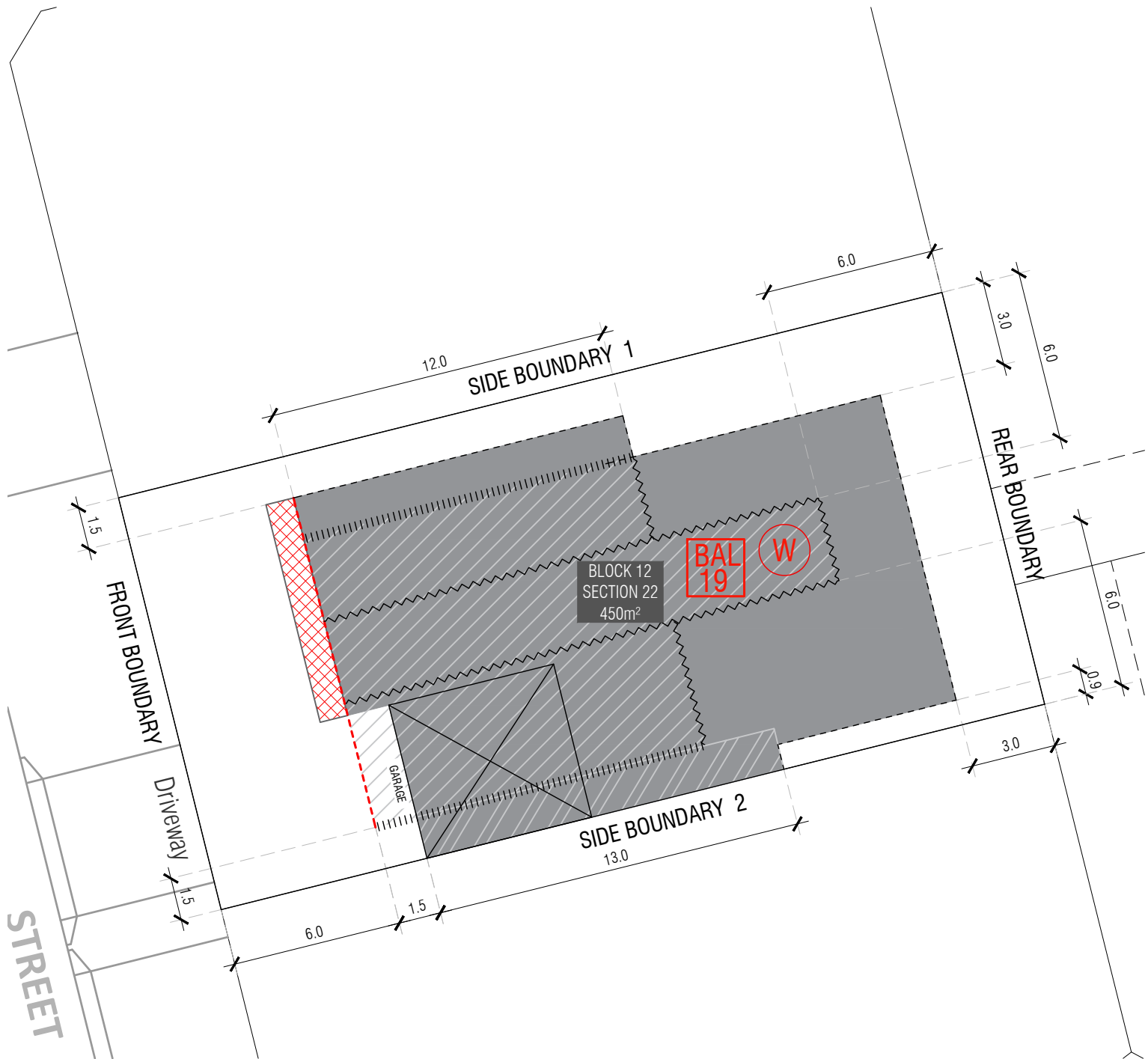
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|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

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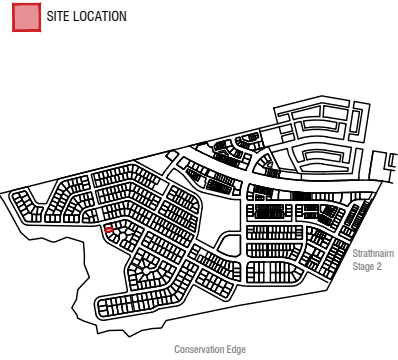
SCALE  
1:200 @A4




**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**



**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY  
Boundary Defined by SDHDC
- Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- BAL 19 Building Standard  
refer to Belconnen District Declaration

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks
- Macnamara Stage 1 EDP  
refer to the Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)  
refer to Belconnen District Declaration
- Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Control 10, Table 4

**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

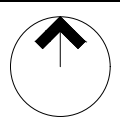
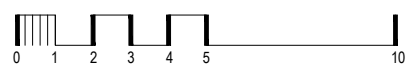
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 12              |
| BLOCK          | 22              |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

REV DRAWN CHECKED APPROVED DATE  
C DZ DZ CS 19/12/23

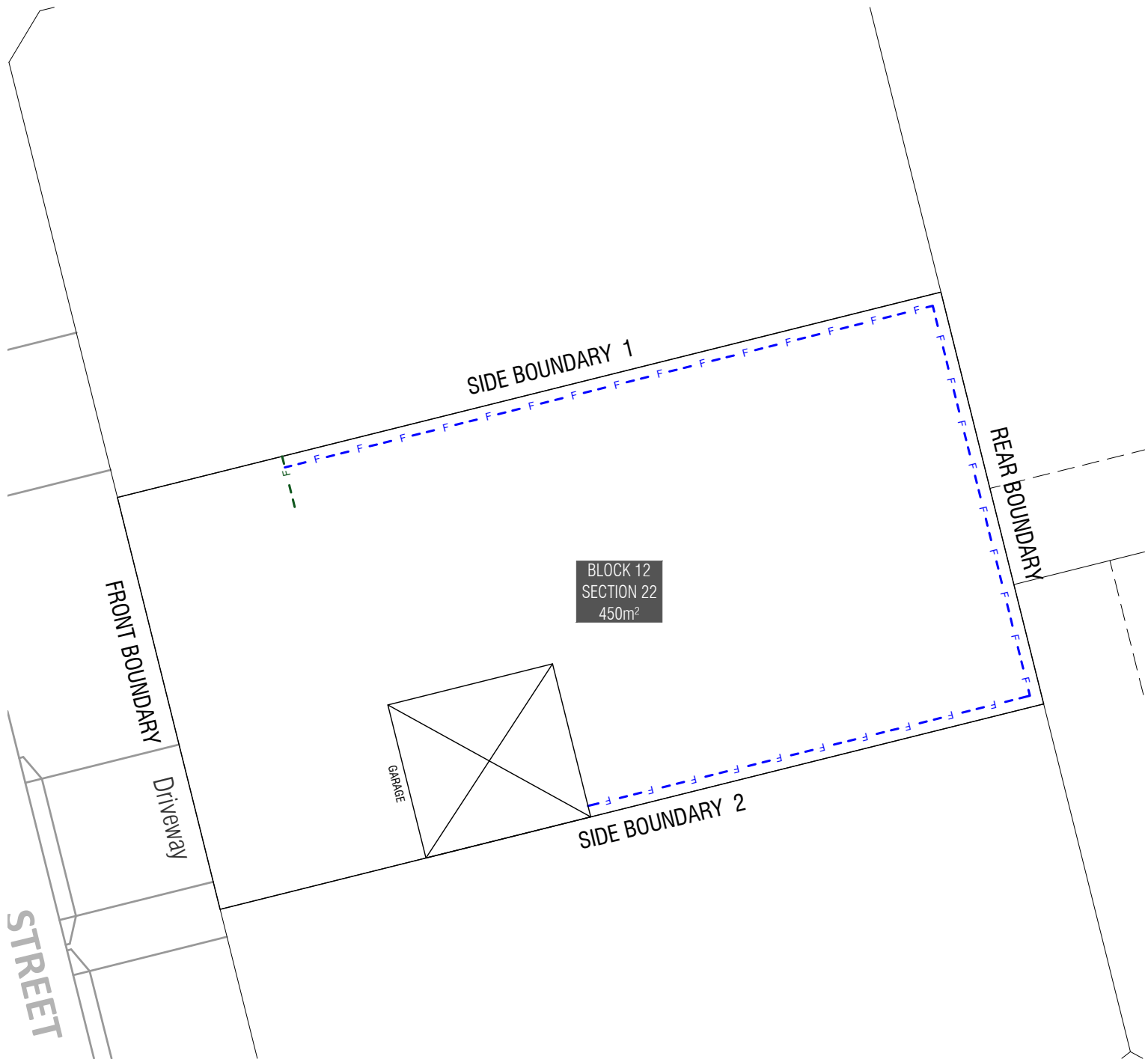
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SCALE  
1:200 @A4

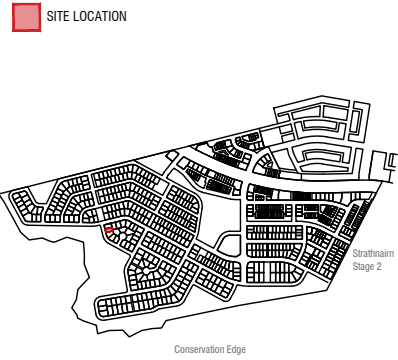


**Ginninderry**

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



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

**BOUNDARY FENCING**

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
- Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

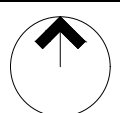
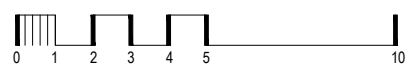
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 12              |
| BLOCK          | 22              |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| B   | DZ    | DZ      | CS       | 19/12/23 |

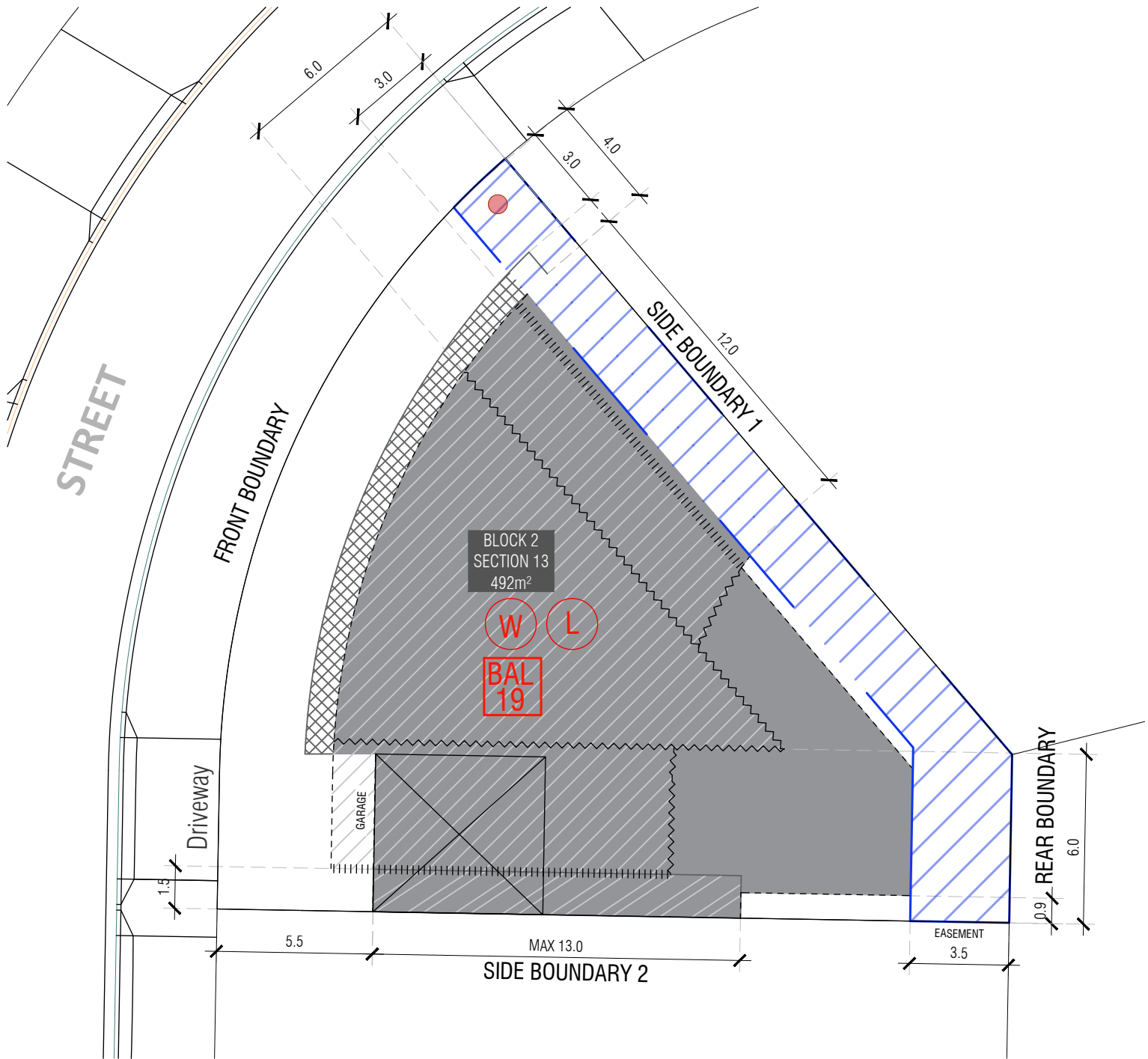
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SCALE  
1:200 @A4

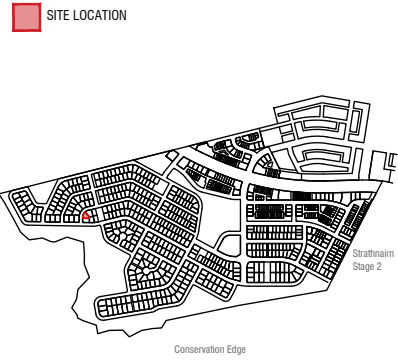


**Ginninderry**

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



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*
- Water tank requirements**
- | BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- Limited Development Potential  
*Refer to Belconnen District Declaration*
- BAL 19 Building Standard  
*refer to Belconnen District Declaration*

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Control (SDHDC) front setbacks: refer to Control 9; Table 3 for mid blocks
- side and rear setbacks: refer to Control 10; Table 6 for mid blocks
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone) refer to SDHDC Control 9; Table 3 for mid blocks

**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

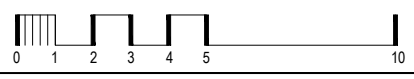
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 2               |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

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C SG DZ CS 13/12/23

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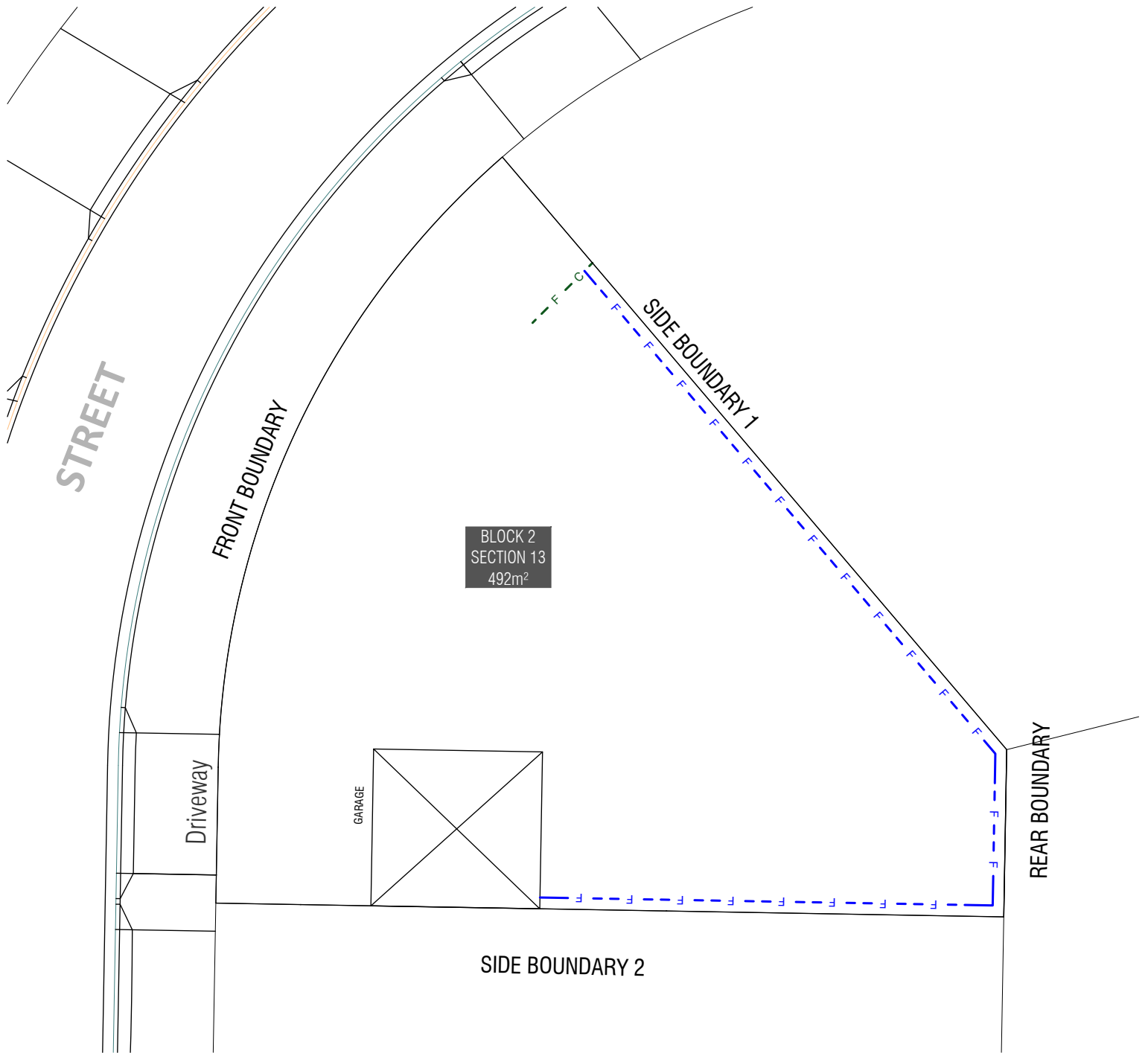
SCALE  
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**Ginninderry**

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

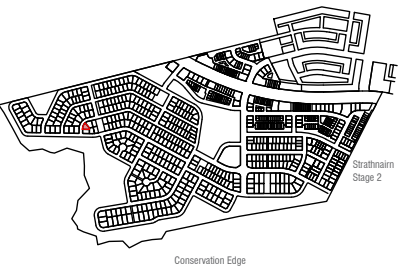




**BLOCK 2**  
SECTION 13  
492m<sup>2</sup>

### KEY MAP

SITE LOCATION



### BOUNDARY FENCING

- Side, Rear Fencing**  
 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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
- Street facing side gate/fence**  
 Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
 To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

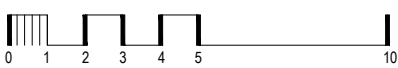
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 2               |
| CLASSIFICATION | MID-SIZE        |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 13/12/23 |

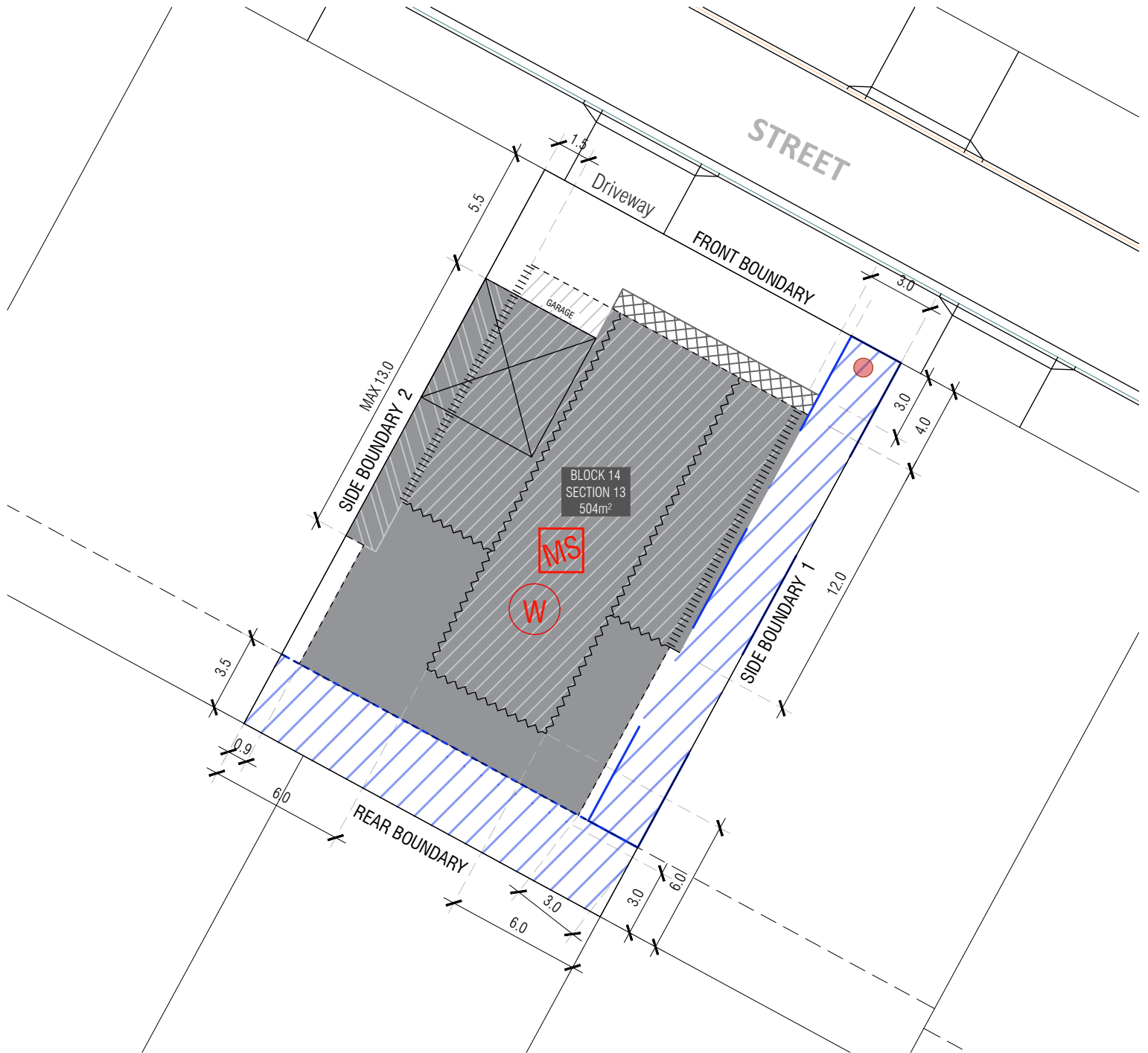
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SCALE  
1:200 @A4



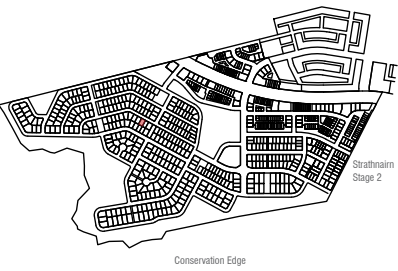
**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**





### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

### MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9;  
Table 3 for mid blocks  
side and rear setbacks: refer to Control 10;  
Table 6 for mid blocks
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone) refer to SDHDC Control 9; Table 3 for mid blocks

### 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

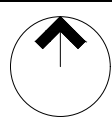
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 14              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

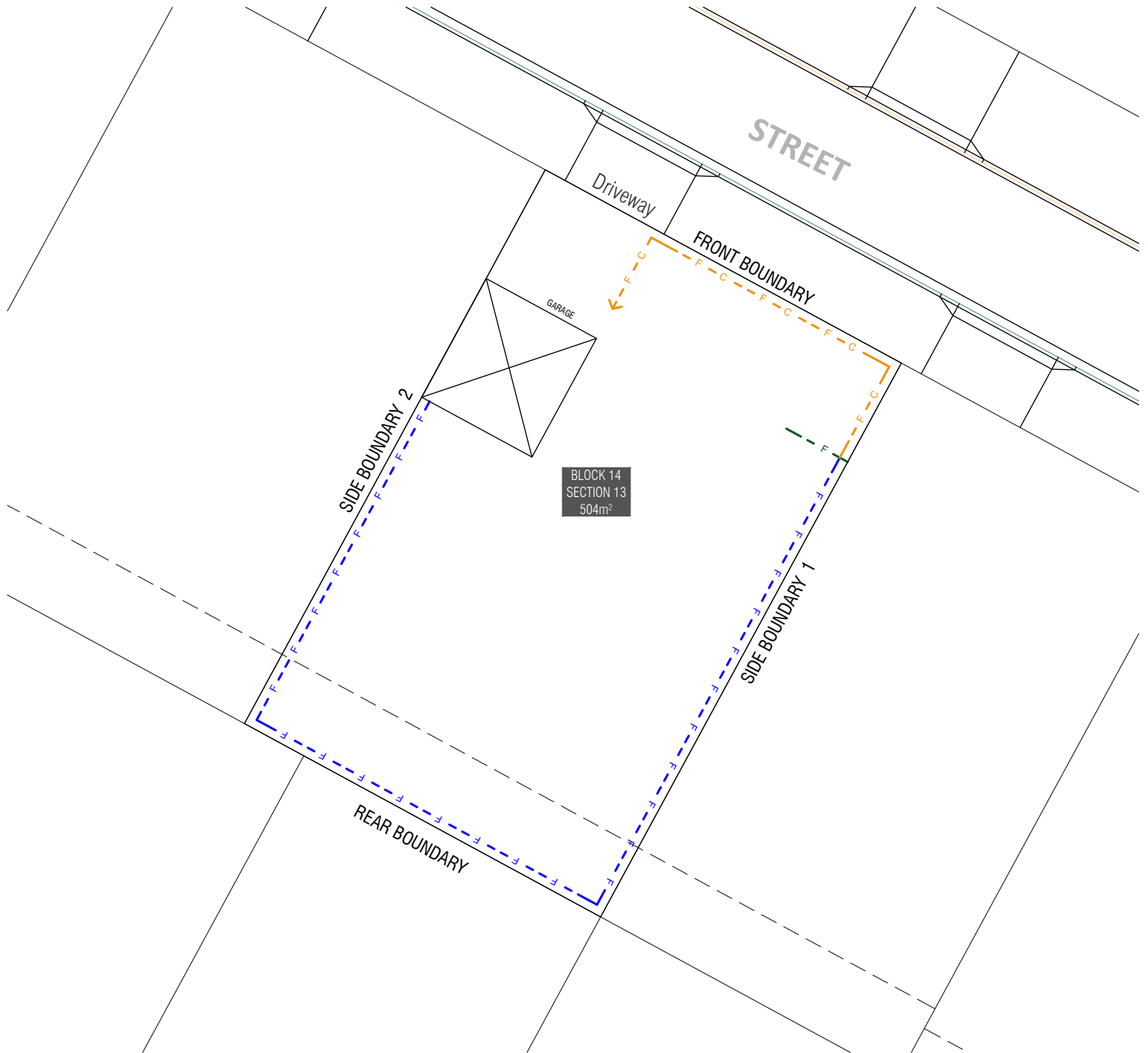
REV DRAWN CHECKED APPROVED DATE  
C SG DZ CS 18/12/23

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SCALE  
1:250 @A4

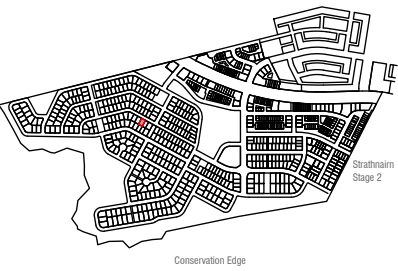


**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN



### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

### BOUNDARY FENCING

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
  - Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
  - F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs.**

Return Boundary Fencing to Building Line or Side Fence

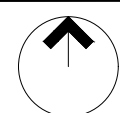
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 14              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

REV DRAWN CHECKED APPROVED DATE  
C SG DZ CS 18/12/23

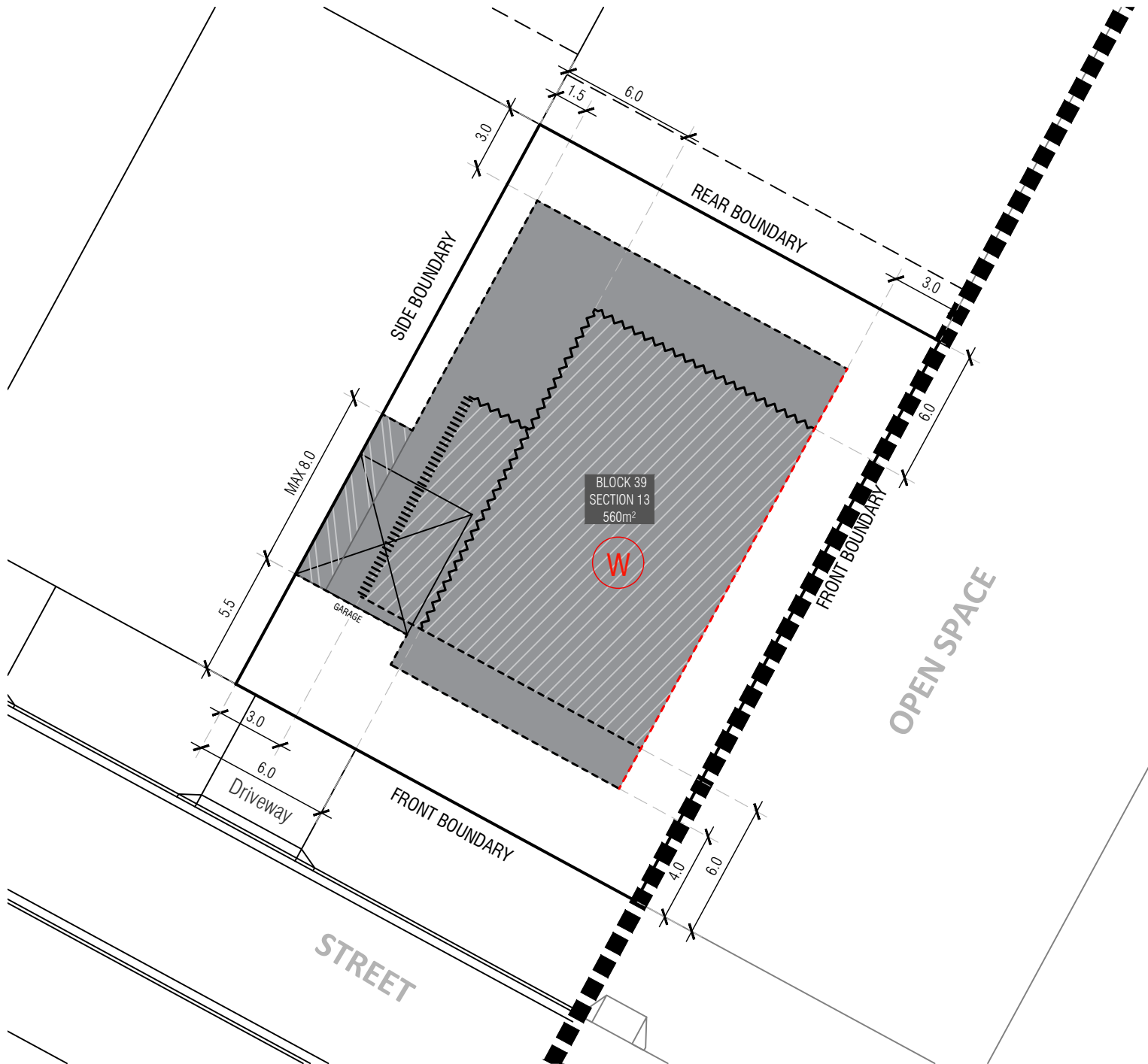
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SCALE  
1:250 @A4



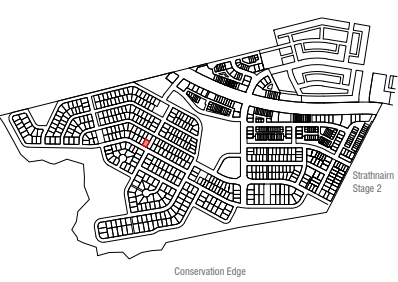
**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**



**KEY MAP**

■ SITE LOCATION



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- Water tank requirements**  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks
- Macnamara Stage 1 EDP  
refer to the Belconnen District Declaration  
All floor levels - external wall or unscreened element  
(Excluding Garages/Carports)
- Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Control 10, Table 4

**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

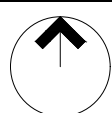
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 39              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

REV DRAWN CHECKED APPROVED DATE  
C DZ DZ CS 18/12/23

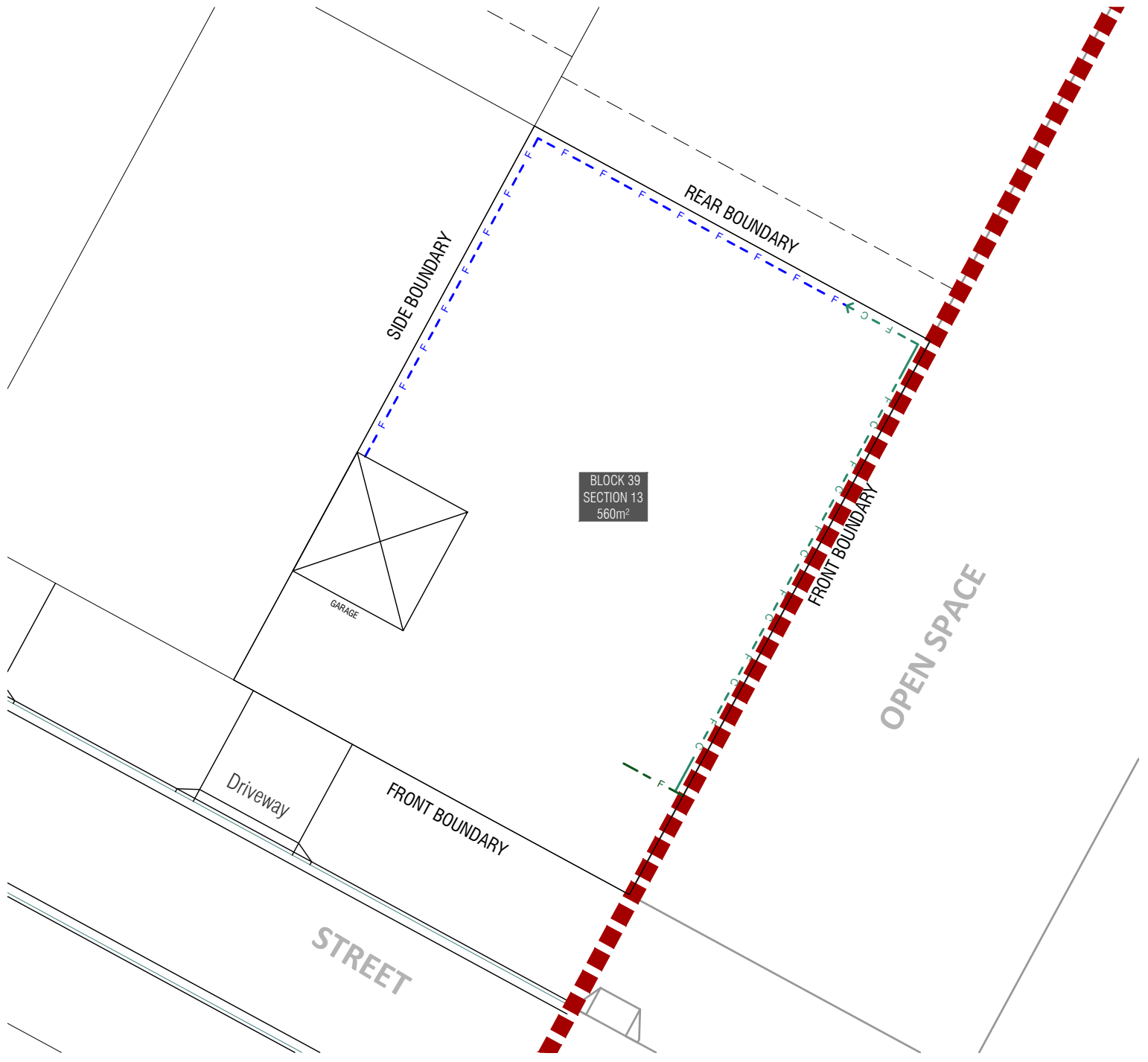
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:250 @A4



**Ginninderry**

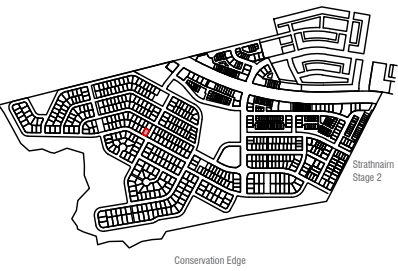
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



BLOCK 39  
SECTION 13  
560m<sup>2</sup>

**KEY MAP**

SITE LOCATION



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

**BOUNDARY FENCING**

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
  - Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
  - Mandatory F2, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.8m  
Minimum Boundary Length: 100% (full length of boundary)  
Minimum setback from boundary: Nil
  - F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs**
- Return Boundary Fencing to Building Line or Side Fence**

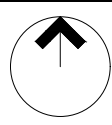
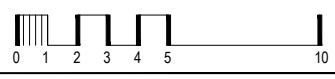
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 39              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | DZ    | DZ      | CS       | 18/12/23 |

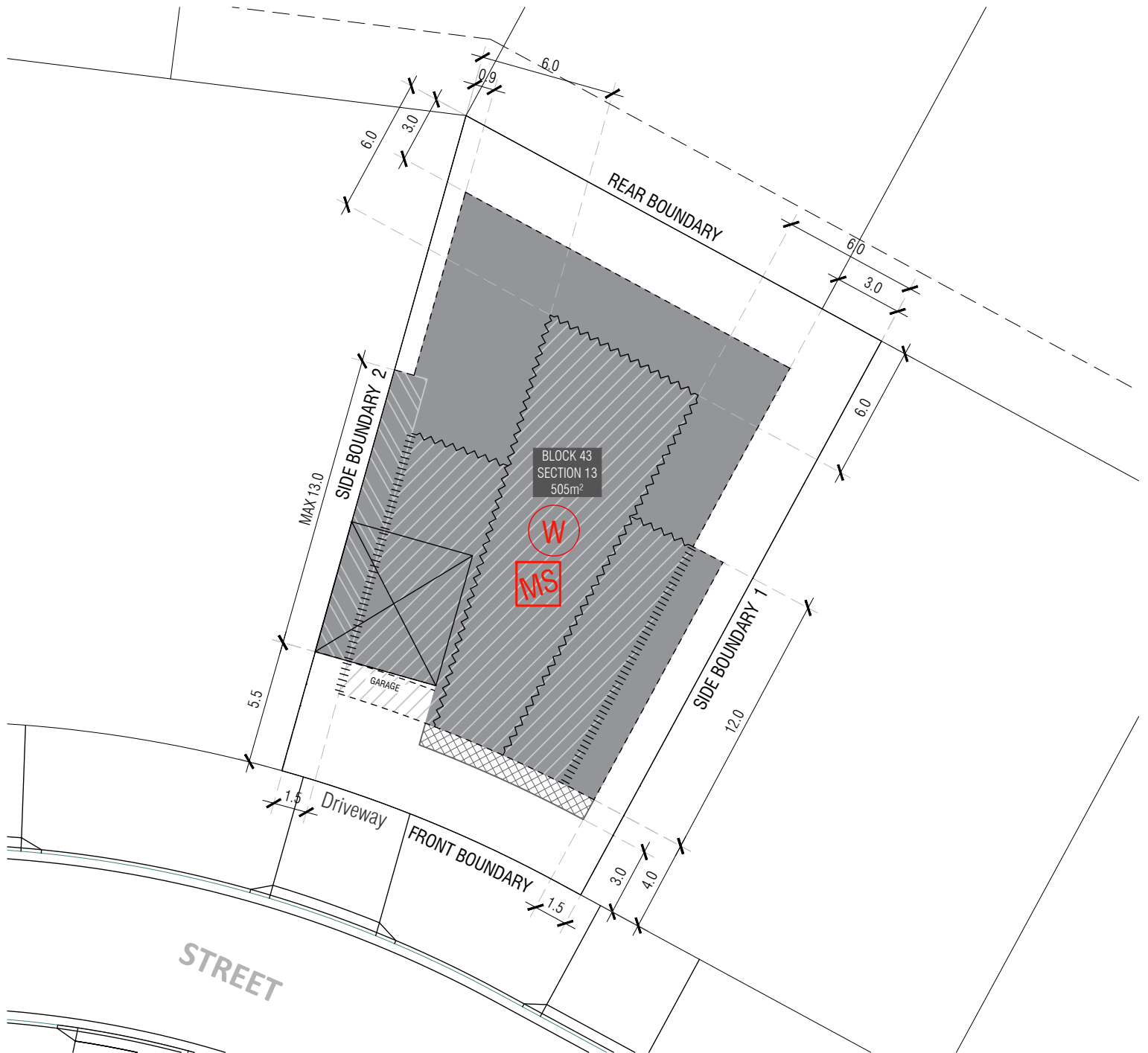
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SCALE  
1:250 @A4



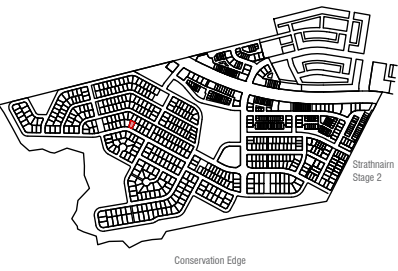
**Ginninderry**

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



### KEY MAP

■ SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- Blocks 500sqm < 550sqm subject to mid size block provisions by *Belconnen District Declaration*

### MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHDC)  
*front setbacks: refer to Control 9;*  
*Table 3 for mid blocks*  
*side and rear setbacks: refer to Control 10;*  
*Table 6 for mid blocks*
- 1.5m or nil setback for garage for mid size blocks  
*refer to SDHDC Control 10, Table 6*
- Articulation Elements (Articulation Zone)  
*refer to SDHDC Control 9;*  
*Table 3 for mid blocks*
- 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

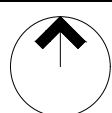
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 43              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

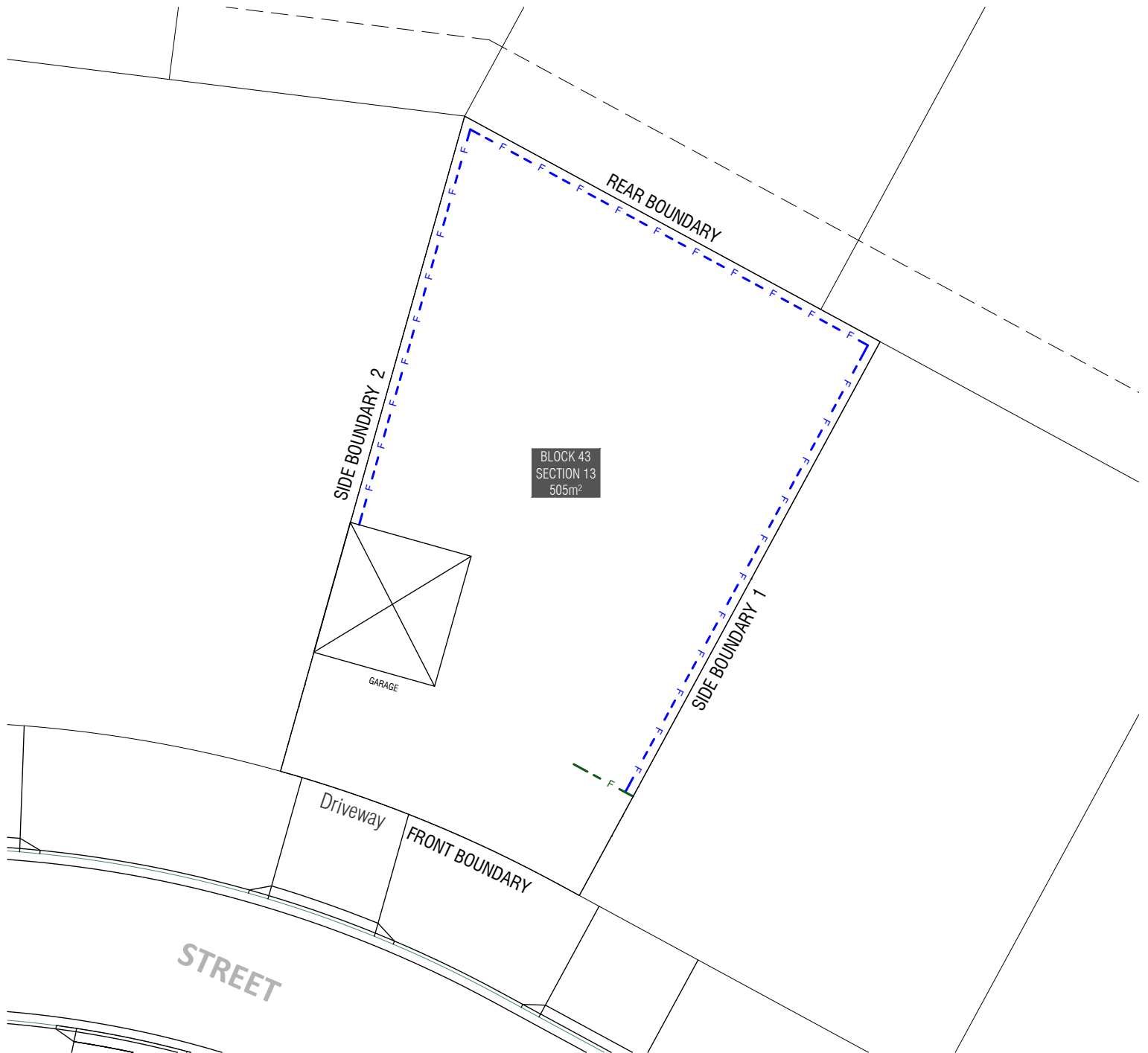
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|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

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SCALE  
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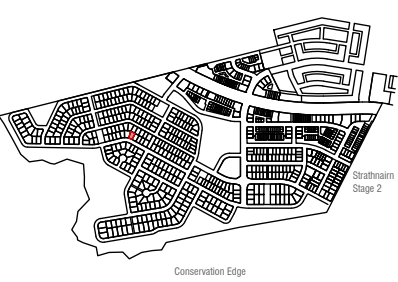


**Ginninderry**  
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



### KEY MAP

■ SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Defined by SDHDC

### BOUNDARY FENCING

- Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
- Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

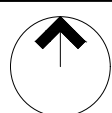
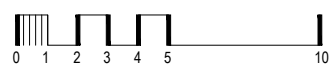
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 43              |
| CLASSIFICATION | MID-SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

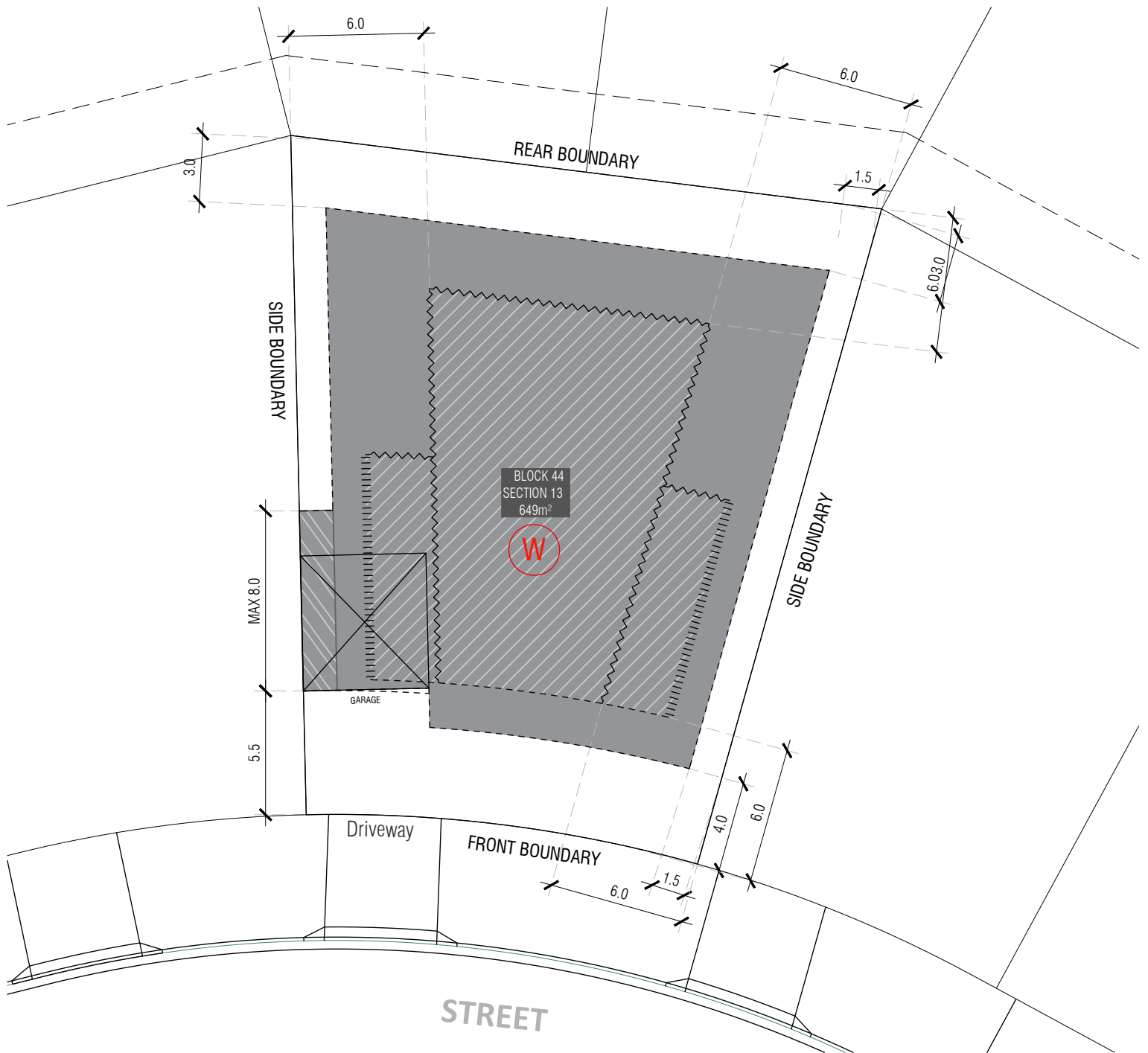
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SCALE  
1:250 @A4



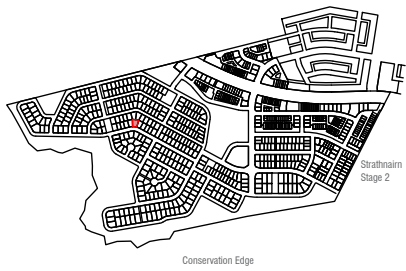
**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**





### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY  
Boundary Defined by SDHDC
- Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |

### MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks
- Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Control 10, Table 4

### 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

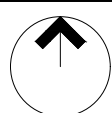
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 44              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

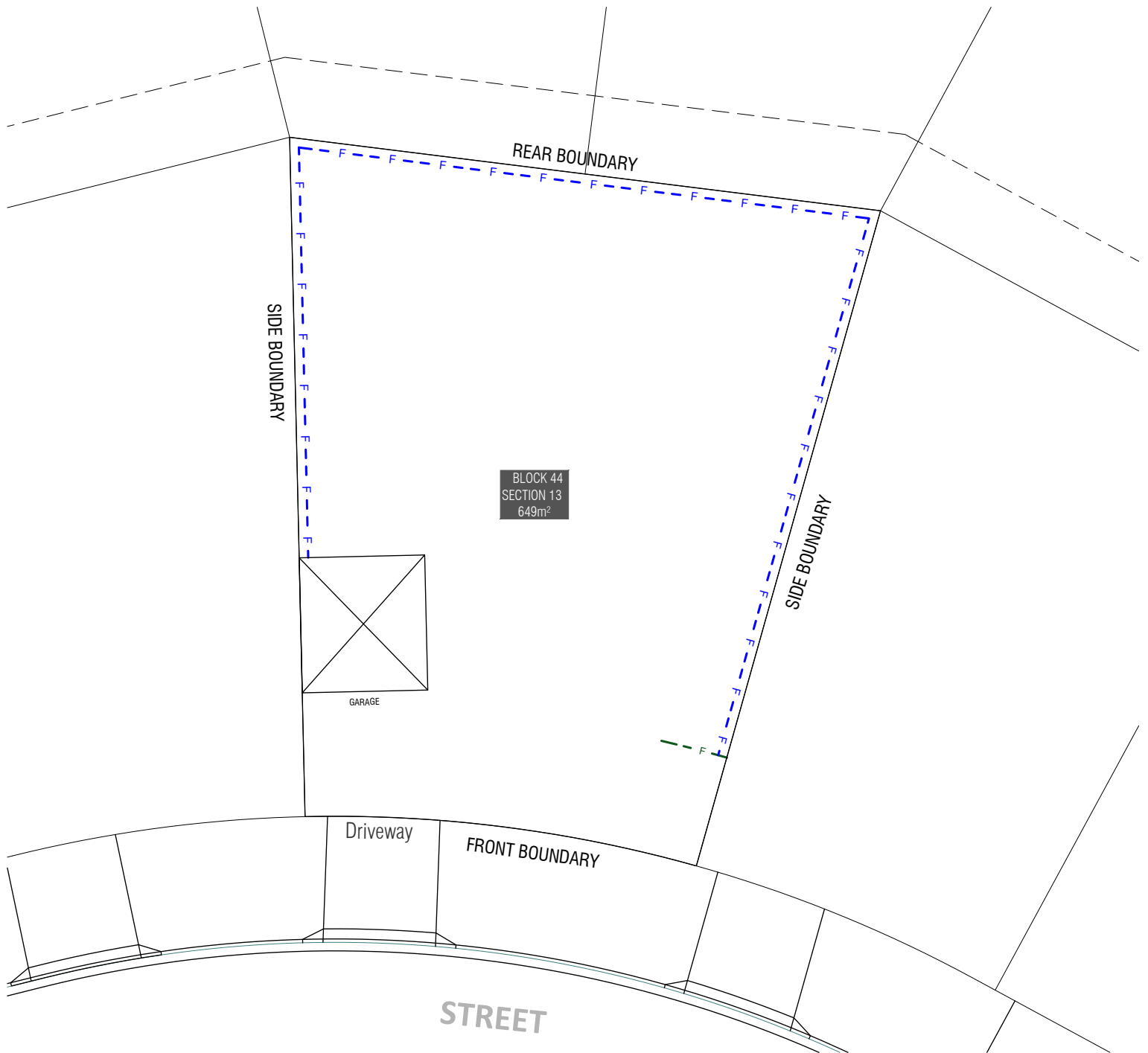
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SCALE  
1:250 @A4



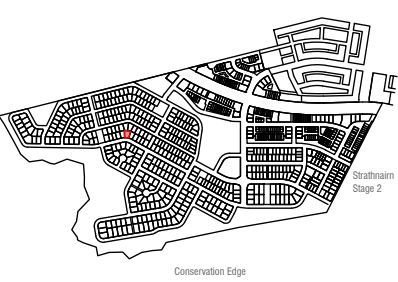
**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN






### KEY MAP



■ SITE LOCATION



### LEGEND

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

### BOUNDARY FENCING

-  **Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

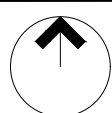
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 13              |
| BLOCK          | 44              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

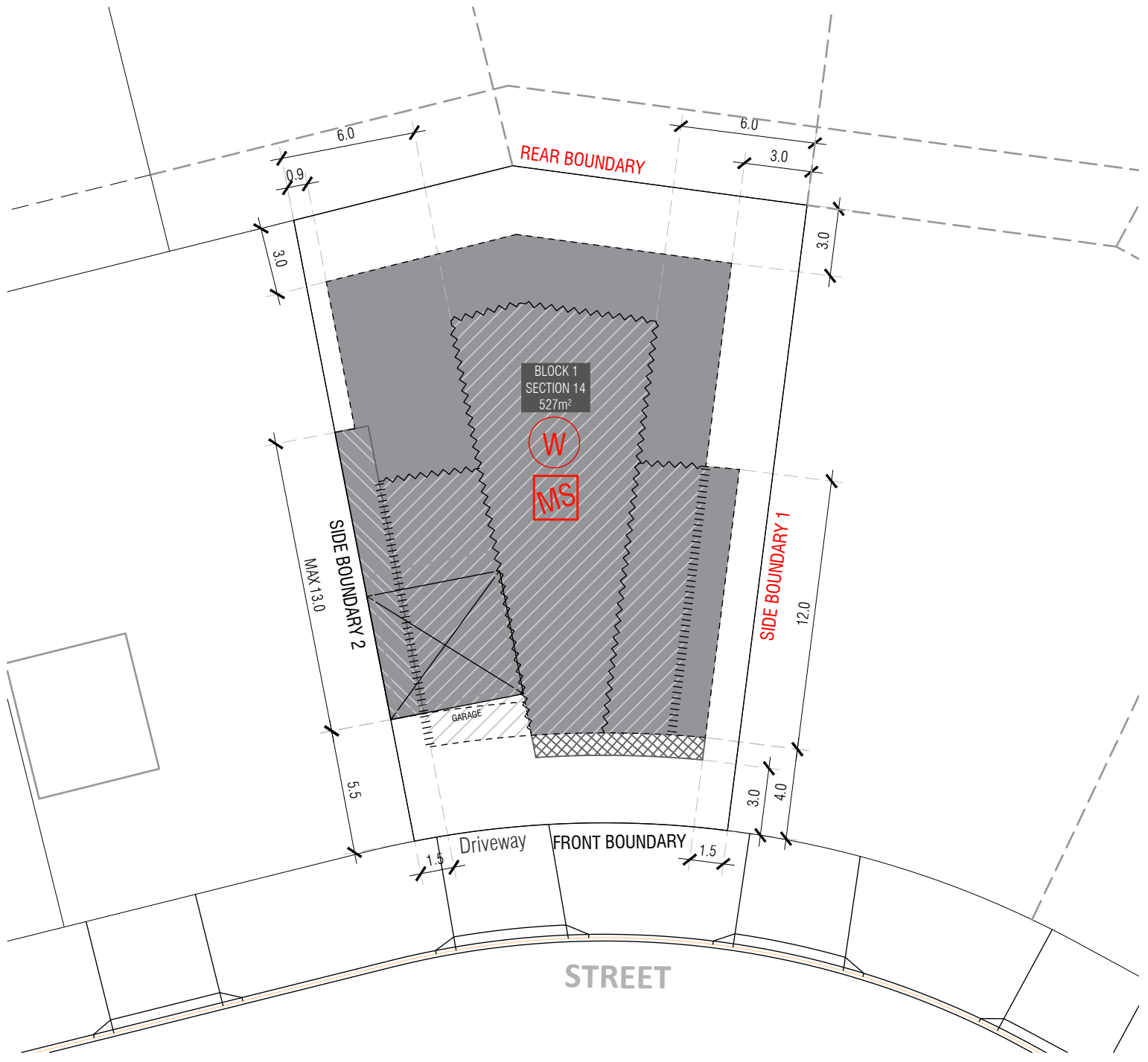
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SCALE  
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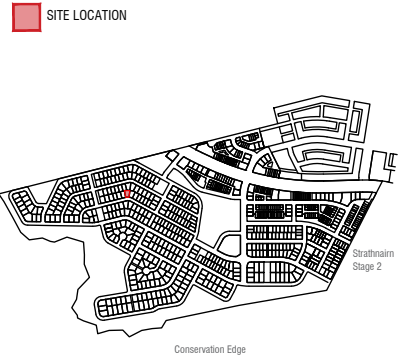



**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**





**KEY MAP**



**LEGEND**

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY
- BOUNDARY
- Water tank requirements
- Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

**Block Boundary**

**Garage Location**

**Boundary Defined by SDHDC**

**Nominated Boundary for the Purposes of the SDHDC**  
refer to Belconnen District Declaration

**Water tank requirements**

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |

**Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration**

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)  
front setbacks: refer to Control 9;  
Table 3 for mid blocks  
side and rear setbacks: refer to Control 10;  
Table 6 for mid blocks
- 1.5m or nil setback for garage for mid size blocks  
refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone)  
refer to SDHDC Control 9;  
Table 3 for mid blocks

**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          | 10              |
| ZONE           | RZ3             |
| SECTION        | 14              |
| BLOCK          | 1               |
| CLASSIFICATION | MID SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

**REV DRAWN CHECKED APPROVED DATE**  
C SG DZ CS 18/12/23

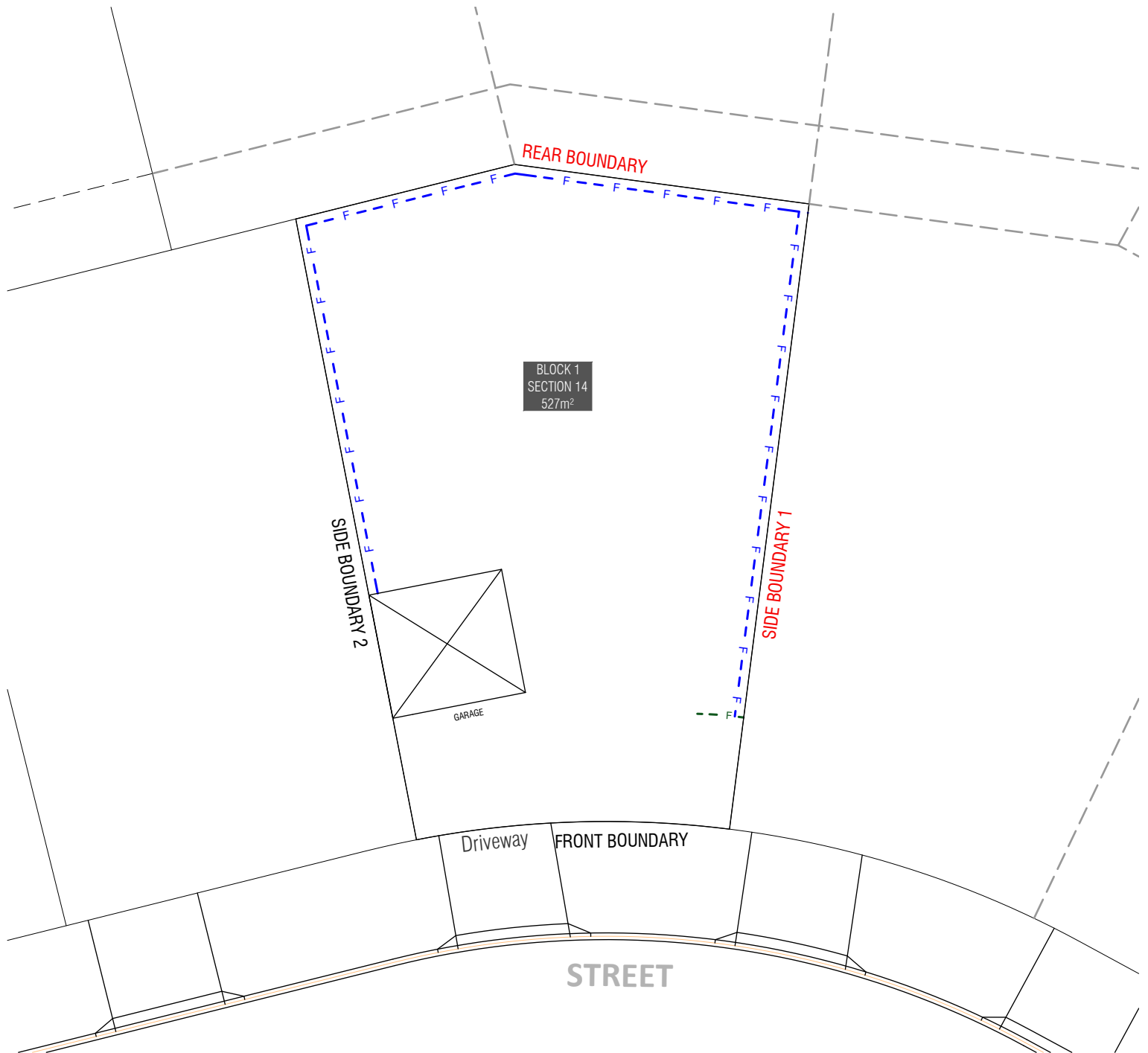
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**SCALE**  
1:250 @A4



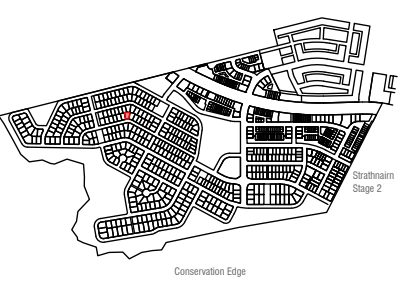
**Ginninderry**

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






**KEY MAP**



■ SITE LOCATION



**LEGEND**

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

**BOUNDARY FENCING**

-  **Side, Rear Fencing**  
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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Street facing side gate/fence**  
Maximum height 1.8m | **Min 1m behind the front building line**  
**Construction and Finish**  
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

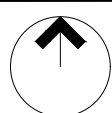
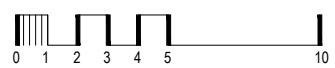
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 10              |
| ZONE           | RZ3             |
| SECTION        | 14              |
| BLOCK          | 1               |
| CLASSIFICATION | MID SIZE/LARGE  |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 18/12/23 |

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SCALE  
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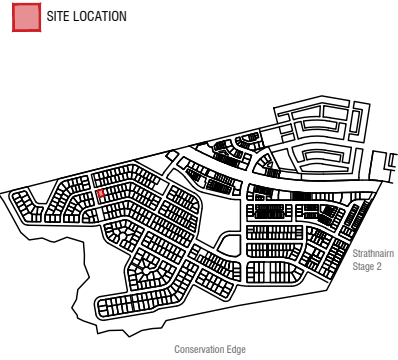


**Ginninderry** 

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



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required Refer Block Details Plan and ICON building requirements
- Water tank requirements**  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Controls (SDHDC) front setbacks: refer to Control 9: Table 3 for large blocks side and rear setbacks: refer to Control 10: Table 4 for large blocks
- Macnamara Stage 1 EDP refer to the Belconnen District Declaration All floor levels - external wall or unscreened element (Excluding Garages/Carports)
- Nil or 900mm garage setback for walls maximum 8m in length refer to SDHDC Control 10, Table 4

**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

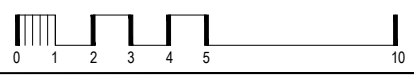
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 14              |
| BLOCK          | 09              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

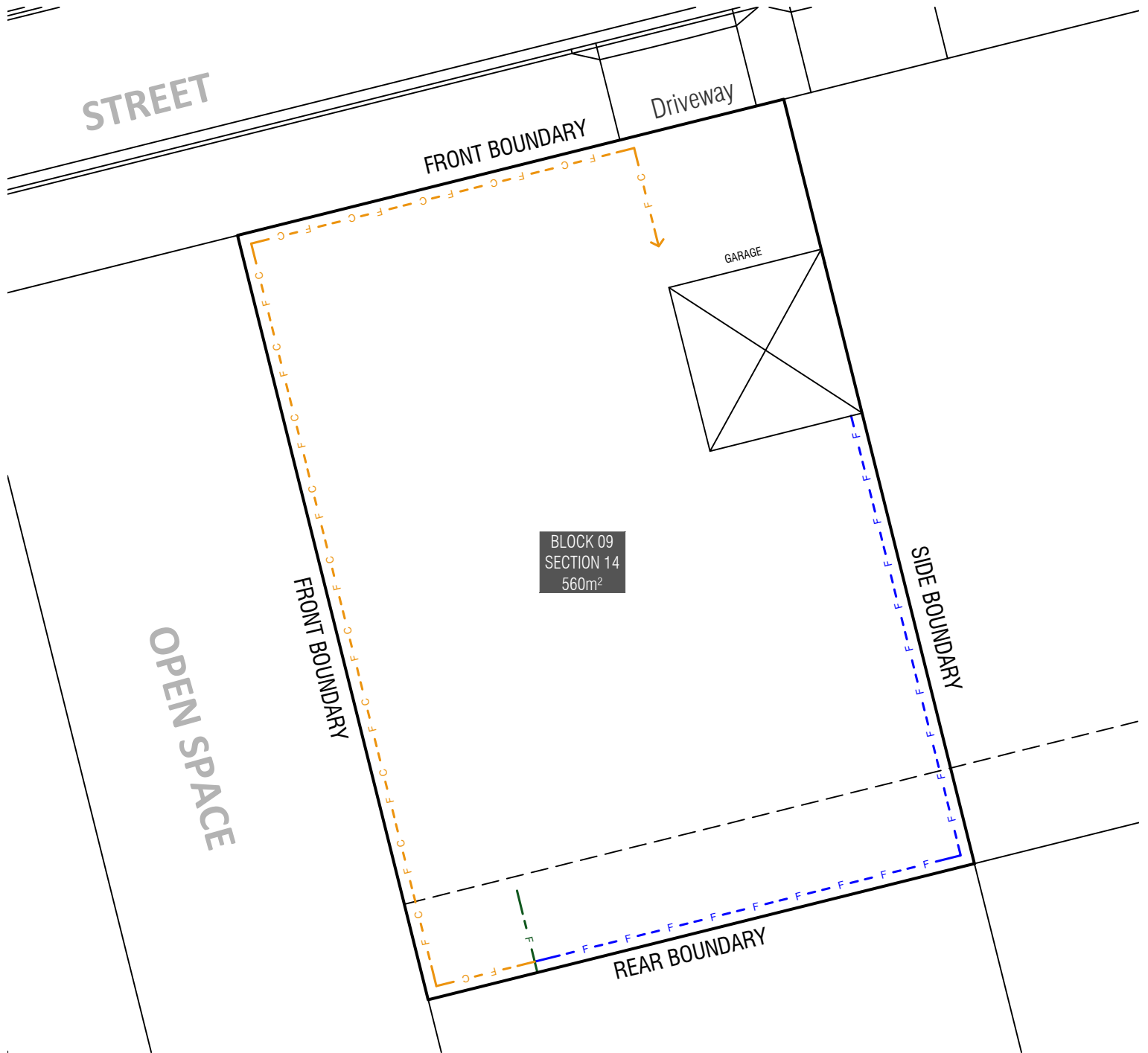
| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| D   | DZ    | DZ      | CS       | 18/12/23 |

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SCALE  
1:200 @A4

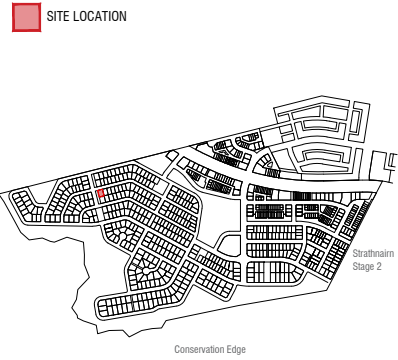


**Ginninderry**  
 BLOCK PLANNING CONTROLS  
 BUILDING & SITING CONTROLS PLAN






**BLOCK 09**  
**SECTION 14**  
 560m<sup>2</sup>




**KEY MAP**



**LEGEND**

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

**BOUNDARY FENCING**

-  **Side, Rear Fencing**  
 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 Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Housing Design Requirements (Macnamara)
-  **Street facing side gate/fence**  
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-  **F5, Courtyard Wall** Refer to EDP Fencing Controls Plan  
 Mandatory height: 1.5m  
 Minimum Boundary Length: 50%  
 Minimum setback from boundary: Nil

**No fences are permitted forward of the building line.** Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs

 Return Boundary Fencing to Building Line or Side Fence

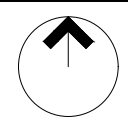
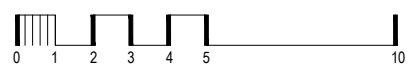
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 14              |
| BLOCK          | 09              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

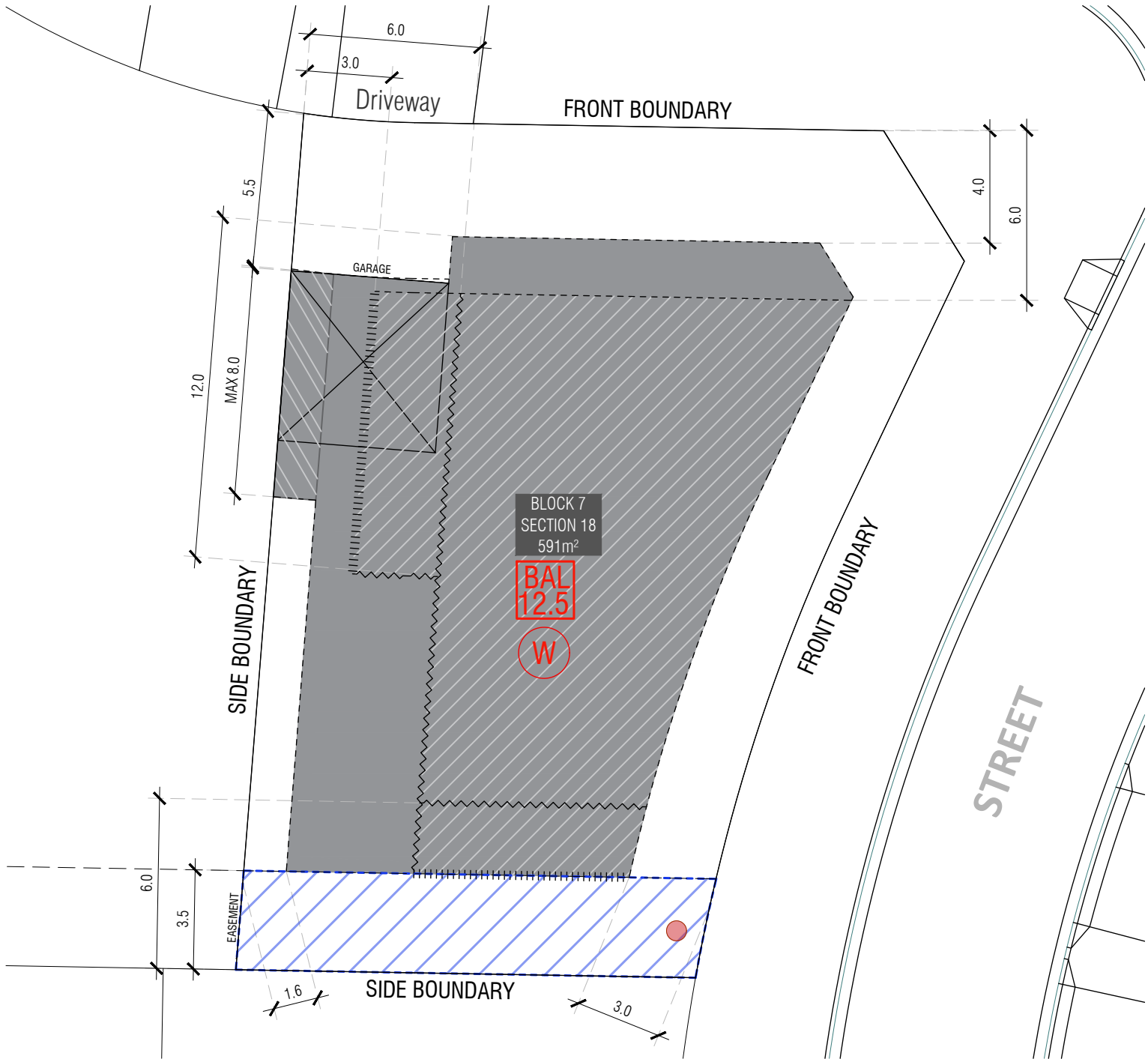
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|-----|-------|---------|----------|----------|
| C   | DZ    | DZ      | CS       | 18/12/23 |

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SCALE  
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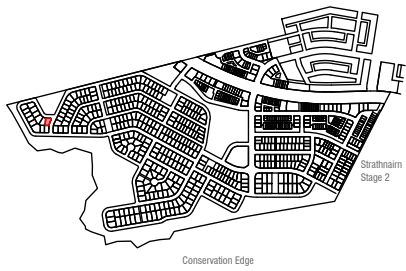



**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**



### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY  
Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route  
Required Refer Block Details Plan and ICON building requirements
- Water tank requirements  

| BLOCK SIZE (M <sup>2</sup> ) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350                    | 2,000                           |
| 351 ≤ 599                    | 4,000                           |
| 600 ≤ 800                    | 8,000                           |
| > 801                        | 10,000                          |
- BAL 12.5 Building Standard  
refer to Belconnen Distict Declaration

### MINIMUM BOUNDARY SETBACKS

----- Single Dwelling Housing Development Controls (SDHDC)  
front setbacks: refer to Control 9:  
Table 3 for large blocks  
side and rear setbacks: refer to Control 10:  
Table 4 for large blocks

Nil or 900mm garage setback for walls maximum 8m in length  
refer to SDHDC Control 10, Table 4

### 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

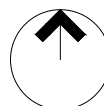
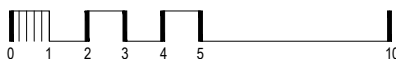
### BLOCK INFORMATION

|                |                 |
|----------------|-----------------|
| STAGE          | 1D              |
| ZONE           | RZ3             |
| SECTION        | 18              |
| BLOCK          | 7               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| C   | SG    | DZ      | CS       | 08/01/24 |

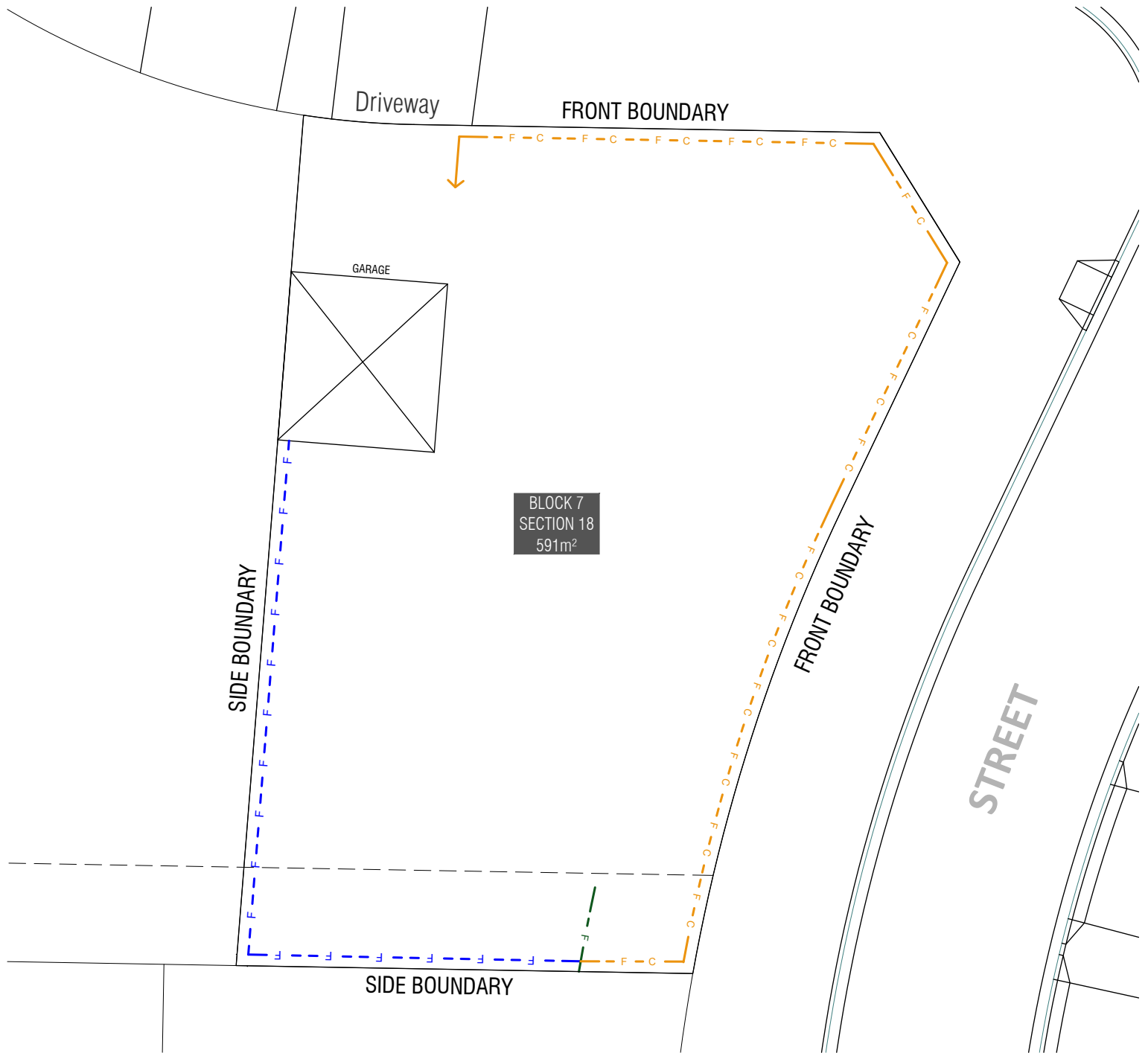
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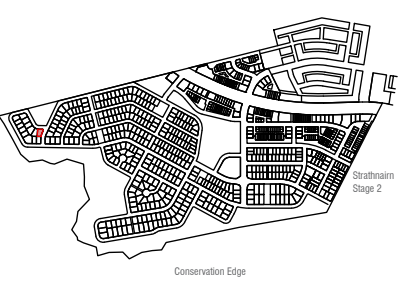
**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN






**KEY MAP**




■ SITE LOCATION



**LEGEND**

-  Block Boundary
-  Garage Location
-  Boundary Defined by SDHDC

**BOUNDARY FENCING**

-  **Side, Rear Fencing**  
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**  
**Construction and Finish**  
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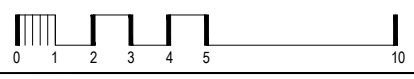
**BLOCK INFORMATION**

|                |                 |
|----------------|-----------------|
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| ZONE           | RZ3             |
| SECTION        | 18              |
| BLOCK          | 7               |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| C   | SG    | DZ      | CS       | 08/01/24 |

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SCALE  
1:200 @A4




**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**