

### 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	8,000
> 801	10,000



**Ventilation Requirements**

Refer to EDP Planning Controls Plans

### MINIMUM BOUNDARY SETBACKS



**Front, Side and Rear Setbacks:**

Refer to Planning (Exempt Development) - SDHDCD



**Garage / External Wall Setback**

Refer to Planning (Exempt Development) - SDHDCD



**Articulation Elements**

Refer to Planning (Exempt Development) - SDHDCD



**Easement**

Min 1.8-2.5m maintenance access route required. Refer to TCCS and ICON building requirements

### INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account site coverage or building envelopes)



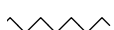
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

### BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	34
BLOCK	15
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	25/2/25
B	DC	JM	JM	26/2/25

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

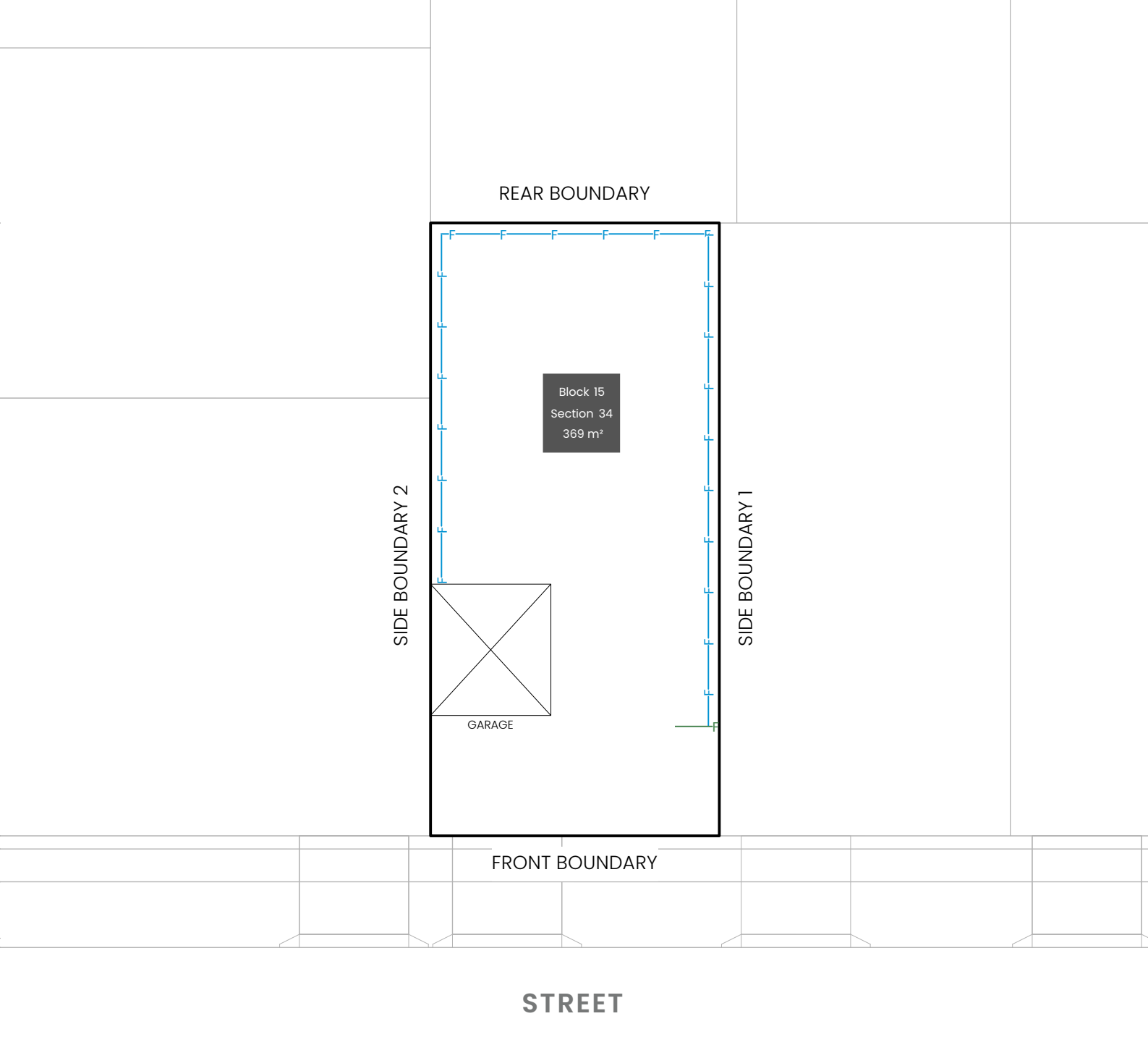
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS URBITS PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS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

SCALE  
1:250 @A4



**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



Street facing side gate/fence:

Minimum 1.0m behind the front building line  
Maximum height 1.8m  
**Construction and Finish:**  
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements (Macnamara)



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)

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

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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS

**FENCING CONTROLS PLAN**