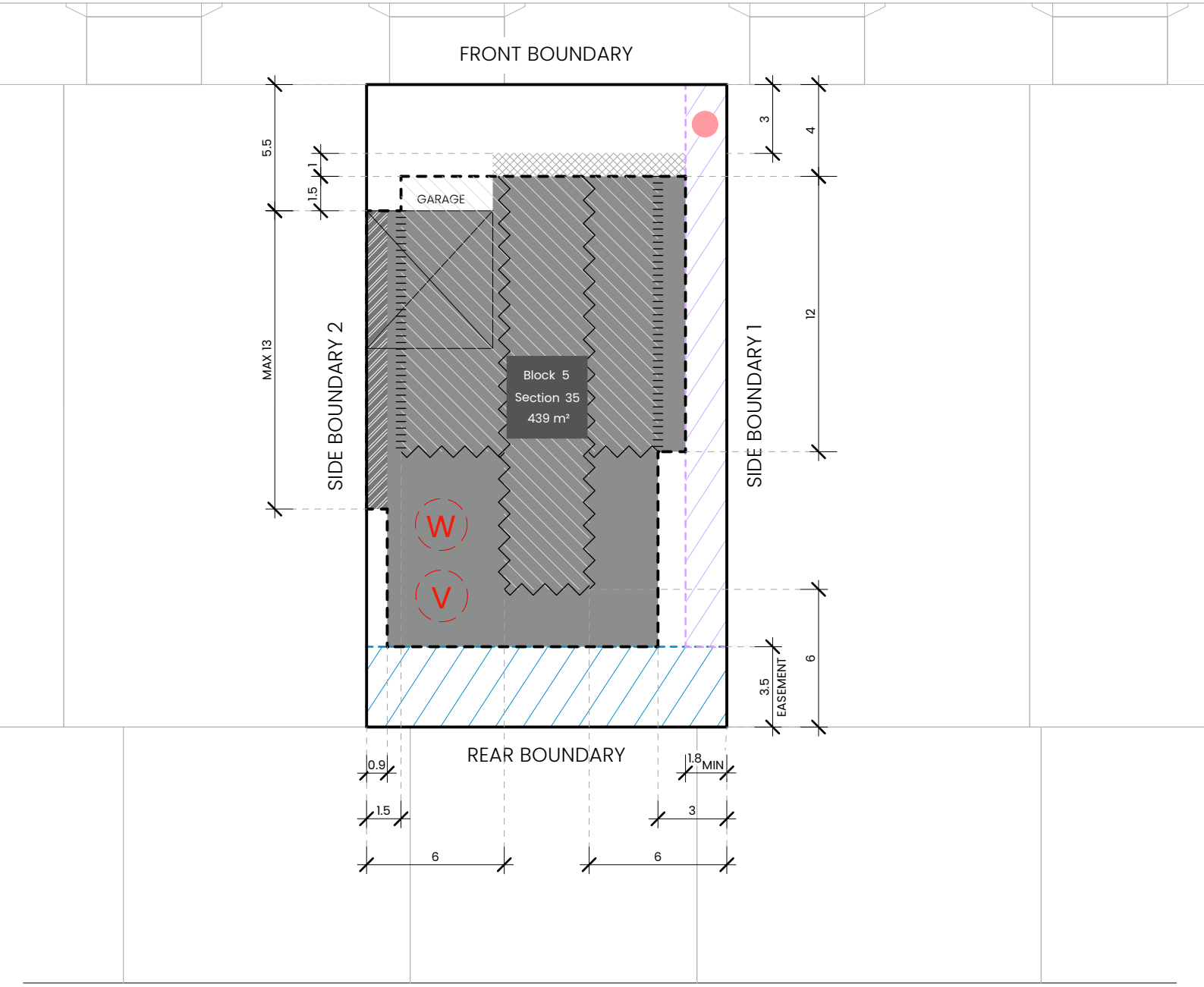
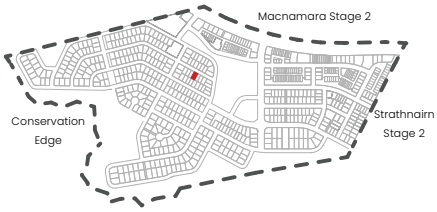
STREET



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

Garage Location

Boundary Type
As defined by Territory Plan Definitions

BOUNDARY

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

W

Ventilation Requirements
Refer to EDP Planning Controls Plans

V

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	35
BLOCK	5
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	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 UPLIFTS. 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.

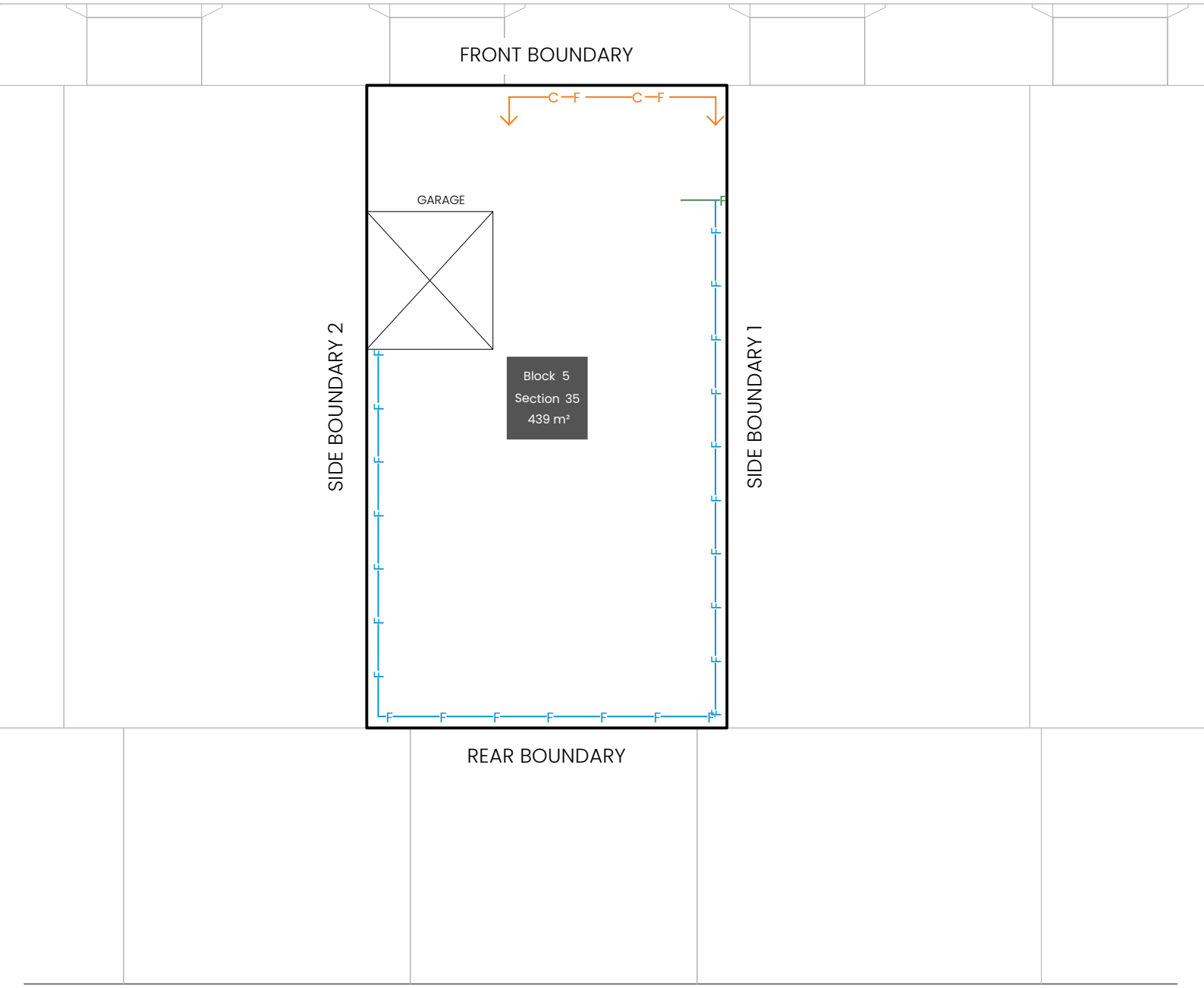
SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

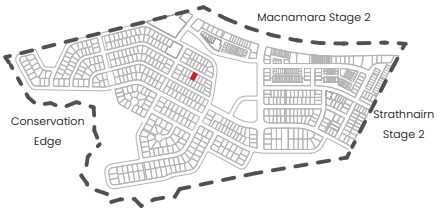
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

Garage Location

Boundary Type
As defined by Territory Plan Definitions

BOUNDARY

F F

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

Return Boundary Fencing to Building Line or Side Fence

F C

Fencing Type F4:
Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

F F

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)*

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	1F
ZONE	RZ3
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BLOCK	5
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0 1 2 3 4 5 10

Ginninderry
BLOCK PLANNING CONTROLS
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