

KEY MAP

LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

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

MINIMUM BOUNDARY SETBACKS

Front, Side and Rear Setbacks:
Refer to Planning (Exempt Development) - SDHDCD

Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)

Garage / External Wall Setback
Refer to Planning (Exempt Development) - SDHDCD

Articulation Elements (Articulation Zone)
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	1C
ZONE	RZ1
SECTION	36
BLOCK	10
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

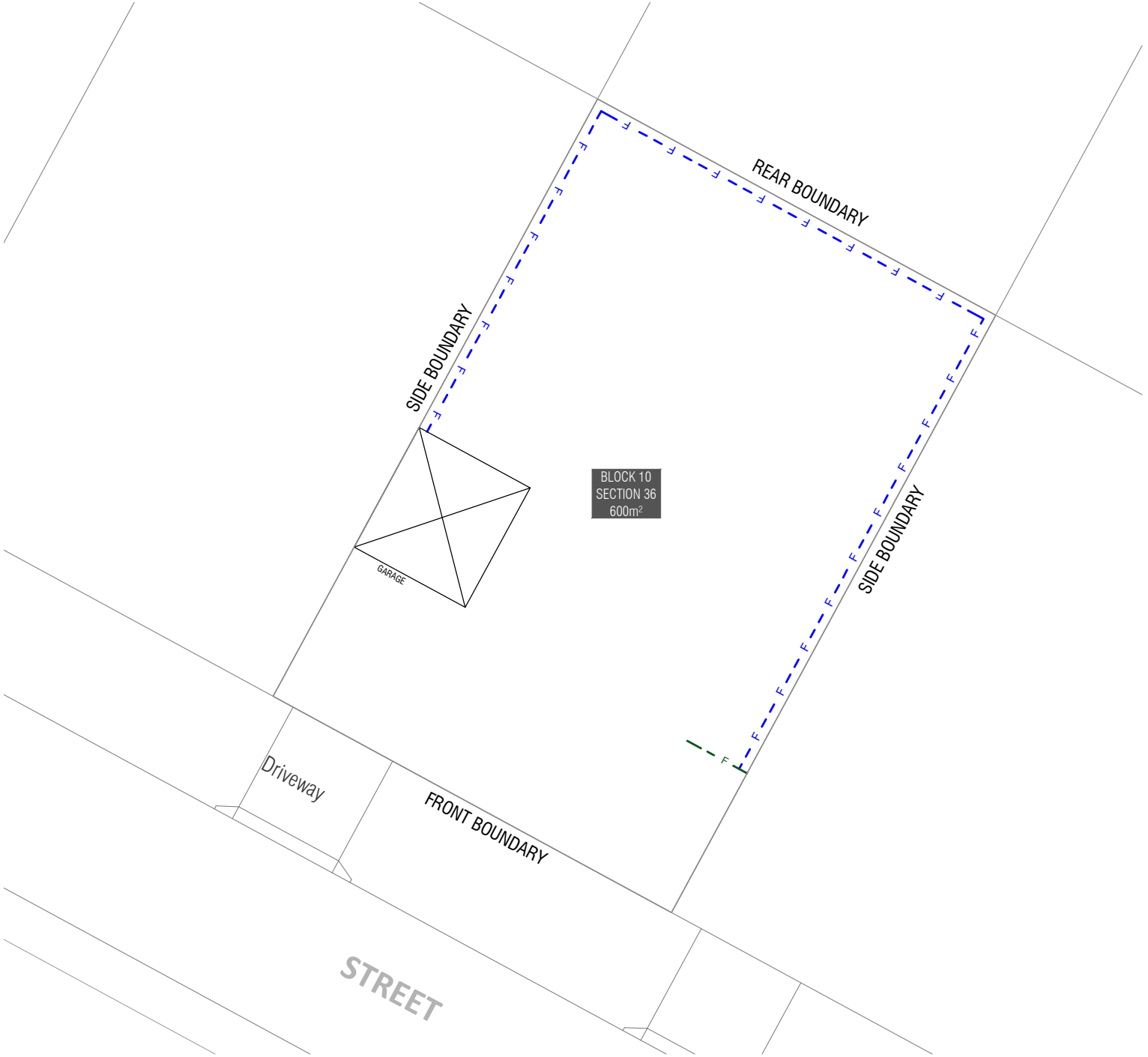
REV	DRAWN	CHECKED	APPROVED	DATE
D	EC	JM	JM	08/05/25

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 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

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)

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BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN