

### KEY MAP

Red box icon: SITE LOCATION

### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- BAL 12.5 Building Standard  
refer to Belconnen District Declaration
- 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
- Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

### 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 (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	38
BLOCK	11
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
D	EC	JM	JM	06/05/25

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  
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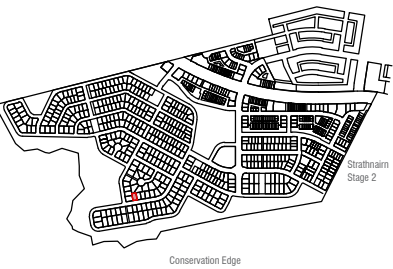
### BLOCK PLANNING CONTROLS

### 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)

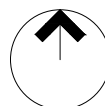
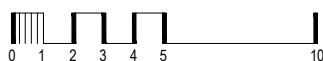
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**Ginninderry**   
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**