



### KEY MAP

SITE LOCATION

### LEGEND

Block Boundary

Garage Location

**BOUNDARY**  
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**  
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        | 38              |
| BLOCK          | 12              |
| CLASSIFICATION | LARGE BLOCK     |
| HOUSING TYPE   | SINGLE DWELLING |

|     |       |         |          |          |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE     |
| D   | EC    | JM      | JM       | 28/04/25 |

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

### 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)
- 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

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| REV                                                                                                                                                                                                                                                                                                                                                                                             | DRAWN | CHECKED | APPROVED | DATE     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|----------|----------|
| D                                                                                                                                                                                                                                                                                                                                                                                               | EC    | JM      | JM       | 28/04/25 |
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