



KEY MAP

Red square 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

MINIMUM BOUNDARY SETBACKS

- Front, Side and Rear Setbacks:
Refer to Planning (Exempt Development) - SDHDCD
- Garage / External Wall Setback
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	19
CLASSIFICATION	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
1:250 @A4

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION

Conservation Edge

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)

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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BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN