Dimensions (top): 6.0 1.5 3.0 6.0

REAR BOUNDARY

SIDE BOUNDARY

BLOCK 25
SECTION 38
654m²

W

BAL
12.5

1.5

3.0

6.0

MAX 8.0

12.0

5.5

GARAGE

FRONT BOUNDARY

OPEN SPACE

Driveway

FRONT BOUNDARY

3.0

STREET

6.0 4.0 1.5

KEY MAP

LEGEND

| | Block Boundary |

Garage Location

BOUNDARY — Boundary Defined by SDHDC

W Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	6,000
> 801	10,000

BAL 12.5 BAL 12.5 Building Standard
refer to EDP Planning Controls Plan

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

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account
plot ratio or building envelopes)

| | Lower Floor Level | | Upper Floor Level |

|||||| Upper Floor Level - Side and Rear Boundary - Screened
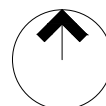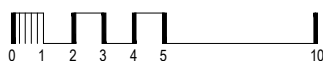
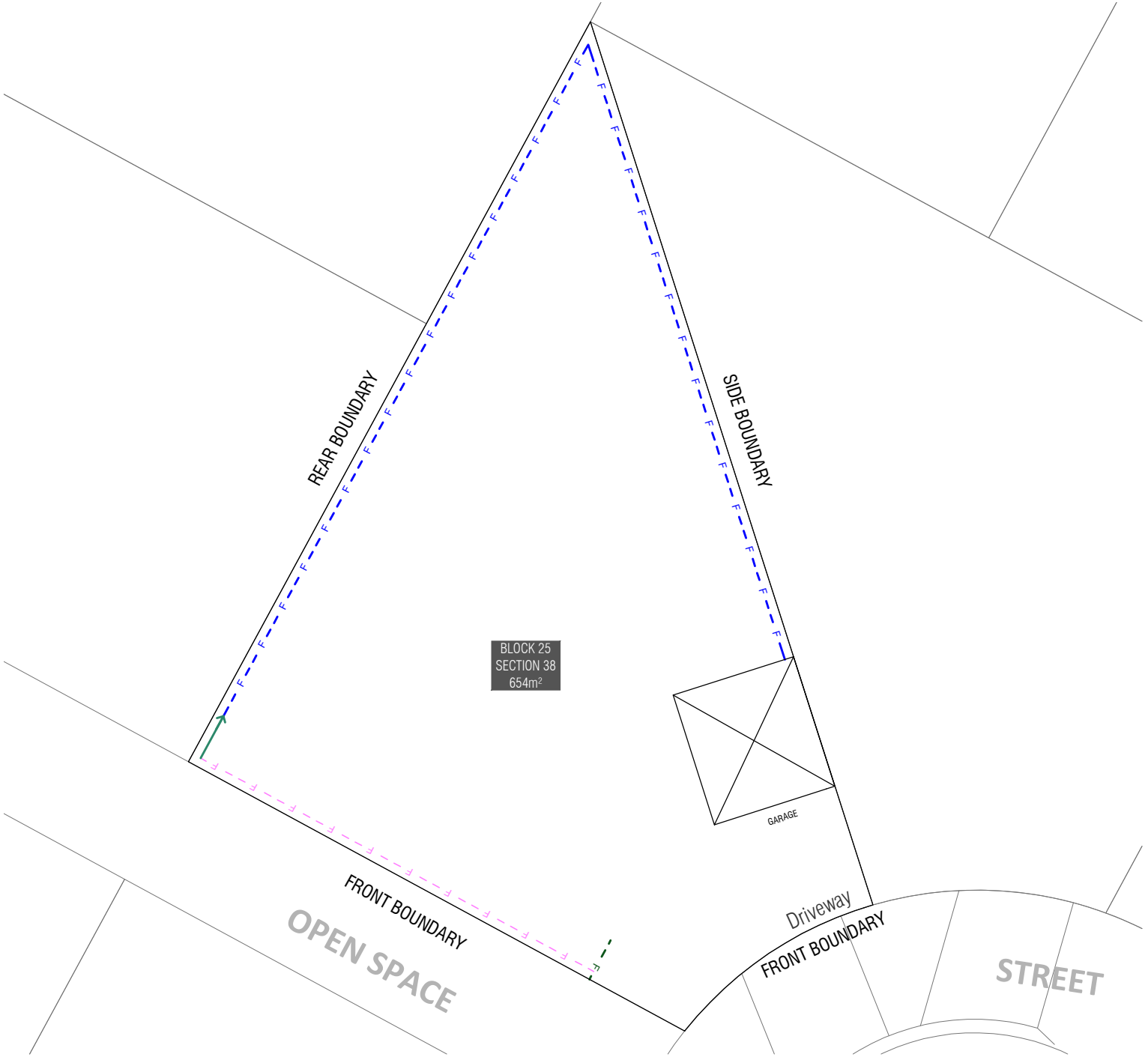〰〰〰 Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	38
BLOCK	25
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	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 PRECINCT CODE
UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE
TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS
AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM
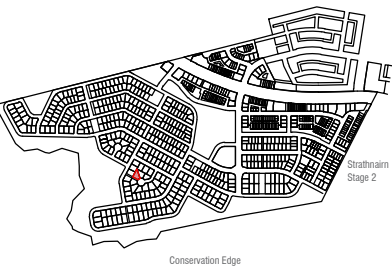ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

BLOCK 25
SECTION 38
654m²

REAR BOUNDARY

SIDE BOUNDARY

FRONT BOUNDARY

OPEN SPACE

GARAGE

Driveway
FRONT BOUNDARY

STREET

KEY MAP

■ SITE LOCATION

Strathnairn
Stage 2

Conservation Edge

LEGEND

▭ Block Boundary

◇ Garage Location

BOUNDARY — Boundary Defined by SDHDC

BOUNDARY FENCING

– – F — **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)*

– – F — **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)*

— F — **Mandatory Fencing** *Refer to Planning (Exempt Development) - SDHDCD - Belconnen District Declaration*
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
Construction and Finish
Powder coated aluminum slats (openings to be minimum 10mm).

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs
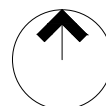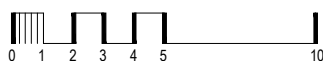
⌐ **Return Boundary Fencing to Building Line or Side Fence**

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	38
BLOCK	25
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN