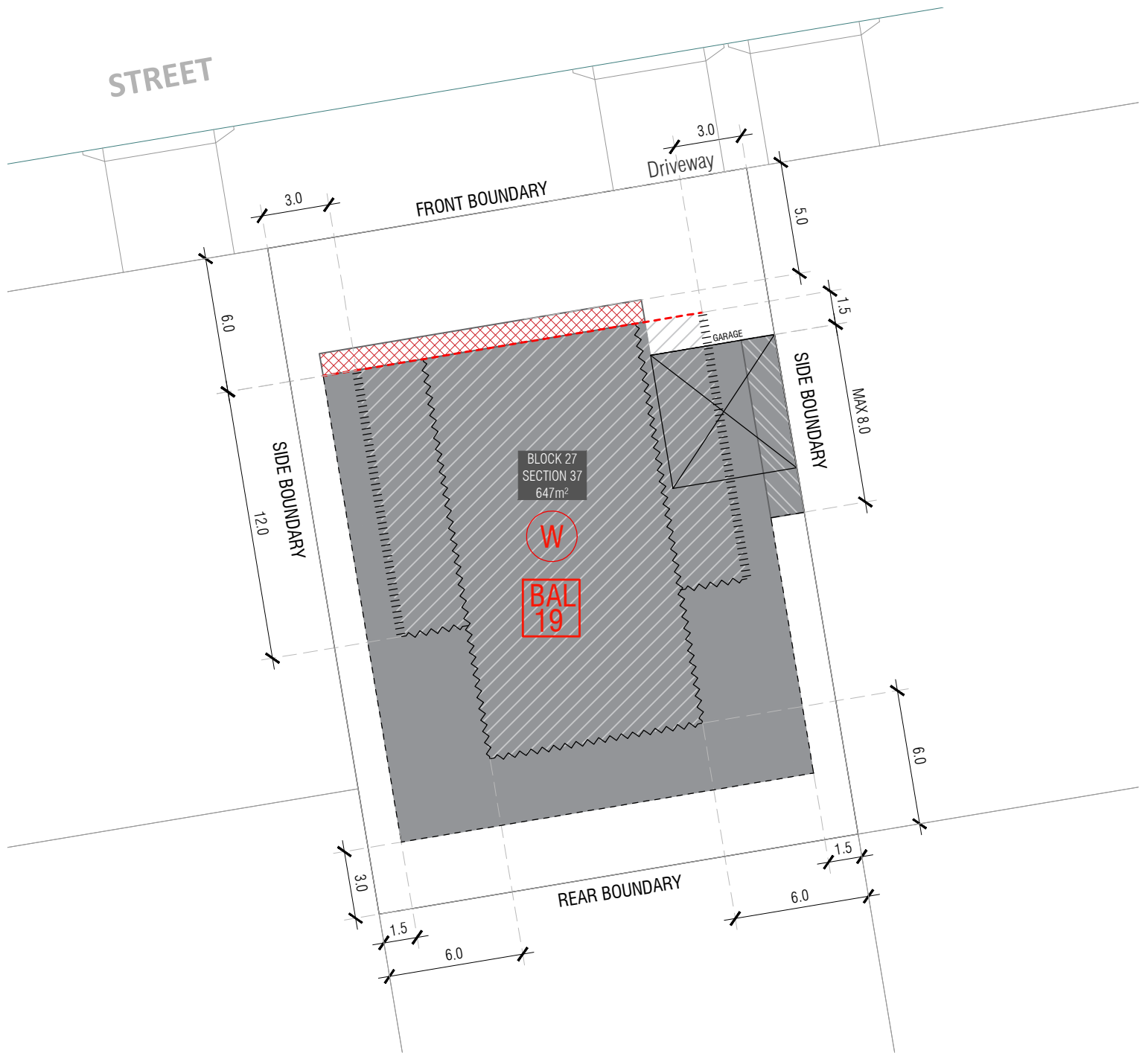


STREET



### KEY MAP

Conservation Edge

Strathmair Stage 2

### 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

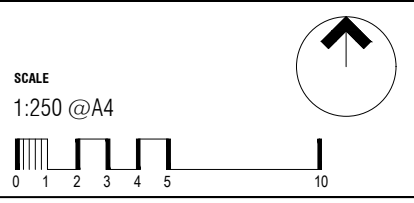
### BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	27
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
E	EC	JM	JM	14/05/25

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.



## Ginninderry

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

STREET

Driveway

FRONT BOUNDARY

SIDE BOUNDARY

GARAGE

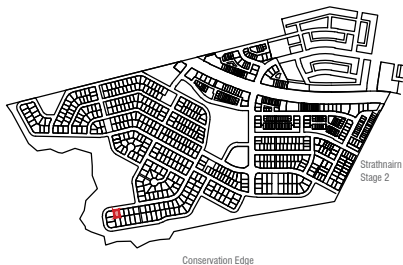
BLOCK 27  
SECTION 37  
647m<sup>2</sup>

SIDE BOUNDARY




REAR BOUNDARY

## 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 Planning (Exempt Development) - SDHDCD - Belconnen District Declaration**  
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

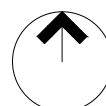
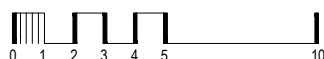
## BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	27
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE  
1:250 @A4



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