



KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

BOUNDARY Boundary Defined by SDHDC

Easement

Min 1.8m clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*

W 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

MS Blocks 500sqm < 550sqm subject to mid size block provisions by *Belconnen District Declaration*

BAL 12.5 BAL 12.5 Building Standard *refer to 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        | 37                   |
| BLOCK          | 33                   |
| CLASSIFICATION | MID-SIZE/LARGE BLOCK |
| HOUSING TYPE   | SINGLE DWELLING      |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| D   | EC    | JM      | JM       |          |
|     |       |         |          | 05/05/25 |

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

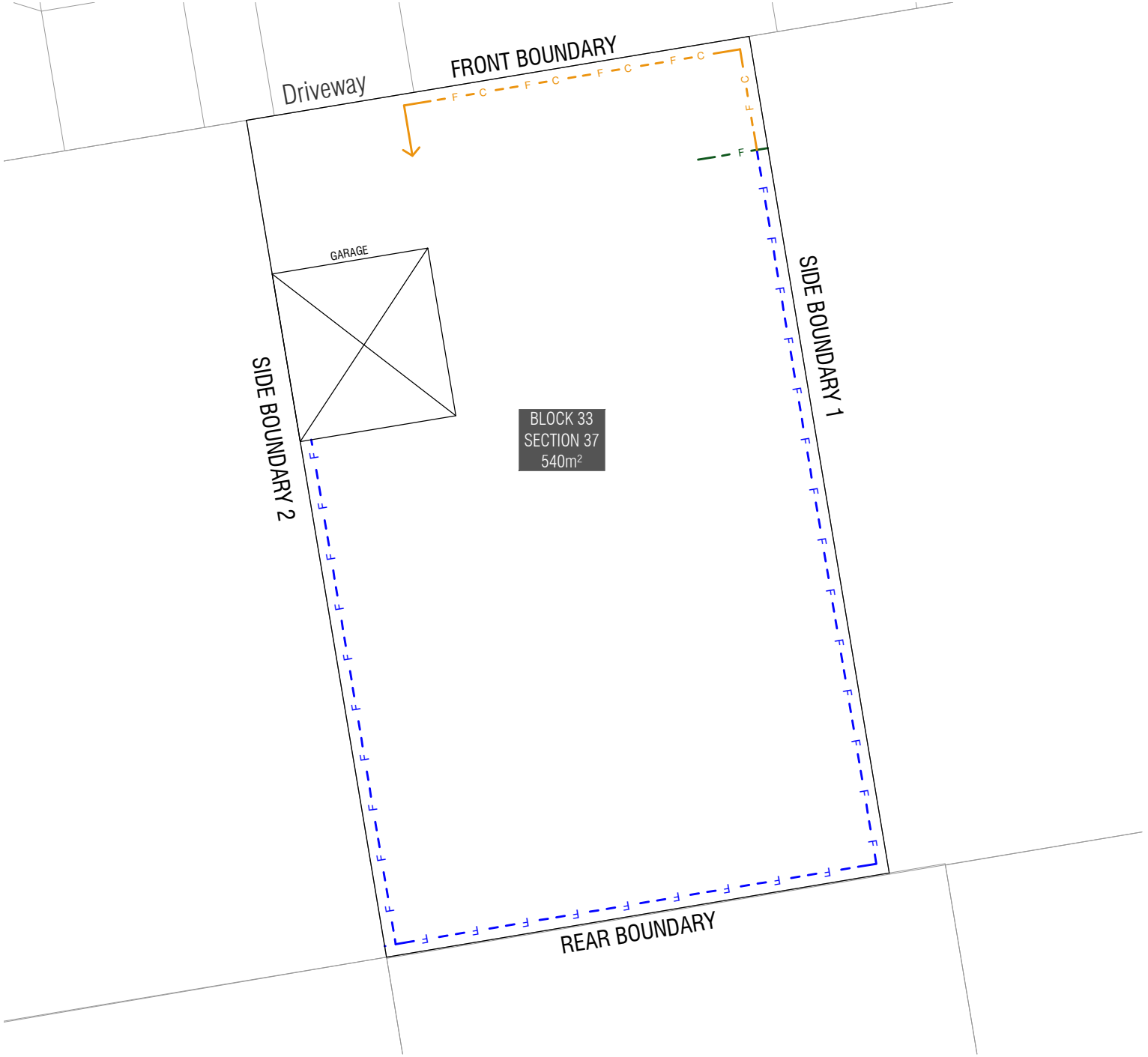
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE

1:200 @A4

### 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)
- 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

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| REV                                                                                                                                                                                                                                                                                                                                                                                                | DRAWN | CHECKED | APPROVED | DATE     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|----------|----------|
| D                                                                                                                                                                                                                                                                                                                                                                                                  | EC    | JM      | JM       | 05/05/25 |
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