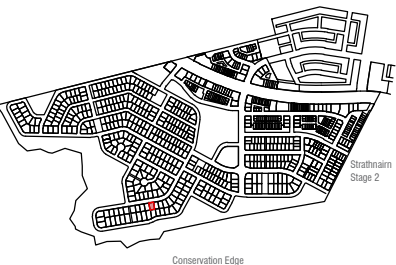


KEY MAP

 SITE LOCATION



LEGEND



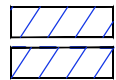
Block Boundary



Garage Location



Boundary Defined by SDHDC



Easement

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



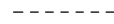
Water tank requirements

BLOCK SIZE (M²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000



BAL 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

INDICATIVE BUILDING FOOTPRINTS

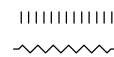
(based on min. building setbacks. This does not take into account
site coverage or building envelopes)



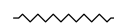
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

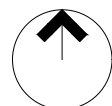
BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	36
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
D	EC	JM	JM	08/05/25

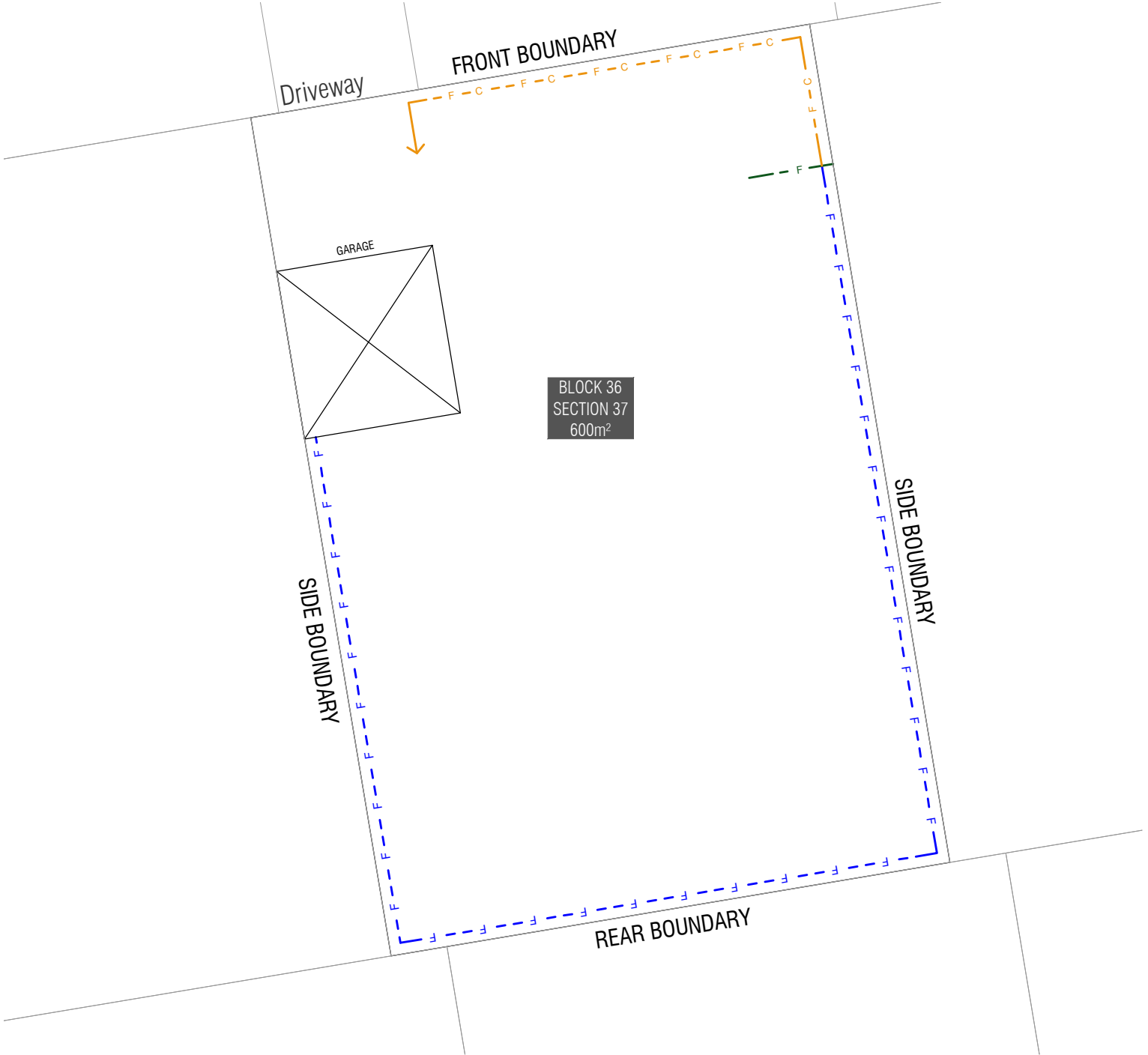
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY
FOR THE DESIGN PROCESS. APPROVED EDP PLANNING
CONTROLS NEED TO BE CHECKED AGAINST DISTRICT
DECLARATION/SPECIFICATION. PLANS TO BE READ IN
CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE
GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL
CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4




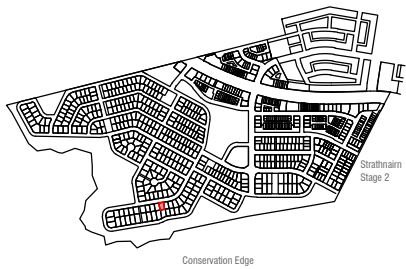
Ginninderry

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 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

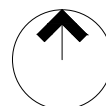
BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	36
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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D	EC	JM	JM	08/05/25

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SCALE
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN