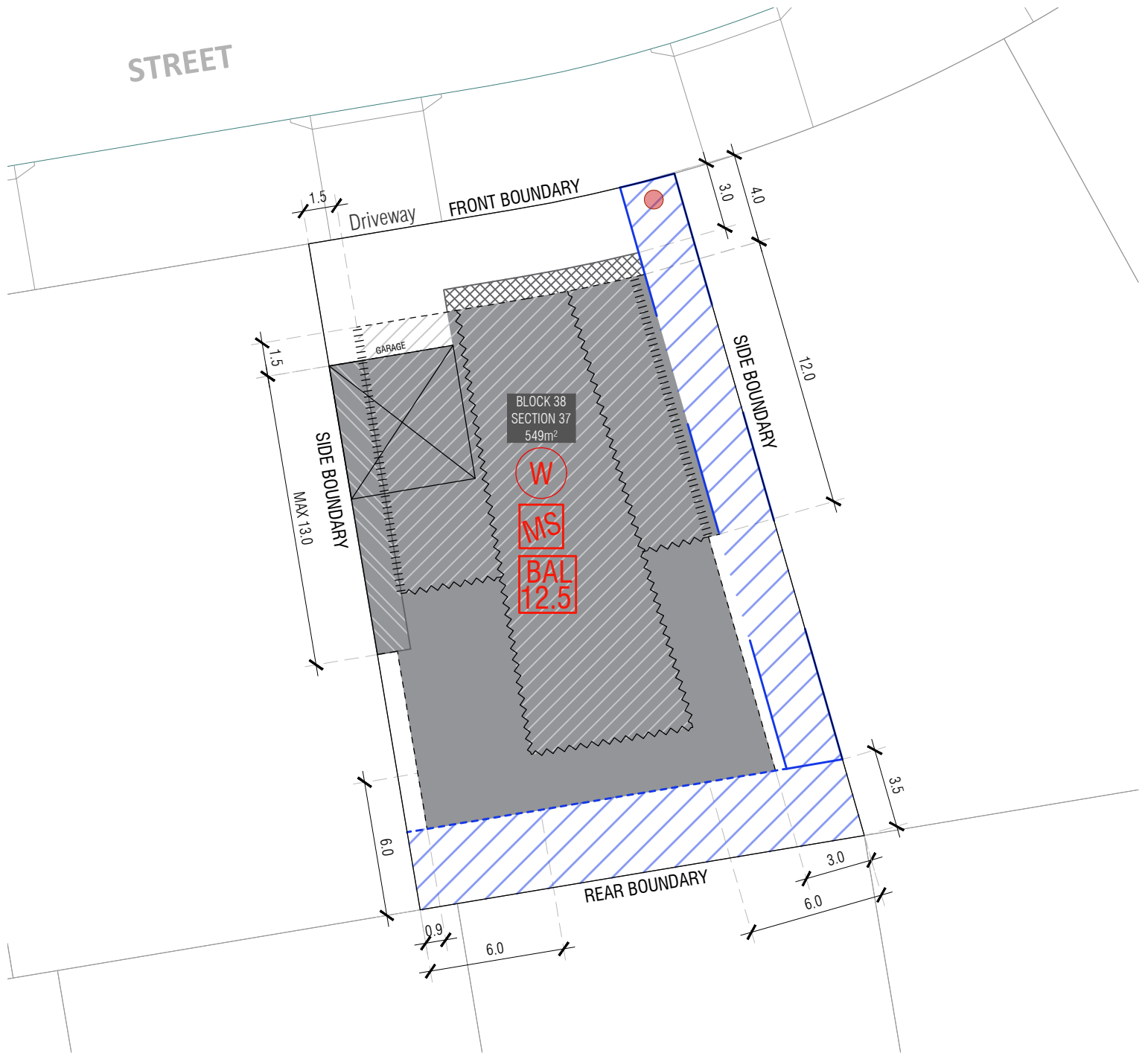
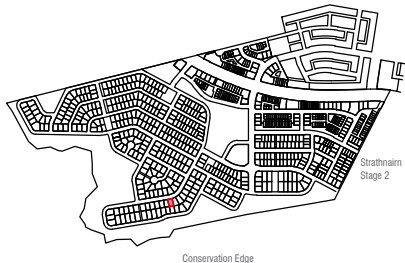


STREET



KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY



Boundary Defined by SDHC



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



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



BAL 12.5 Building Standard refer to Belconnen District Declaration

MINIMUM BOUNDARY SETBACKS

Front, Side and Rear Setbacks:
Refer to Planning (Exempt Development) - SDHDCD


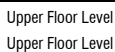
Garage / External Wall Setback
Refer to Planning (Exempt Development) - SDHDCD

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

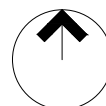
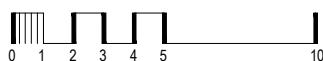
BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	38
CLASSIFICATION	MID-SIZE/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



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

Driveway

FRONT BOUNDARY

GARAGE

SIDE BOUNDARY

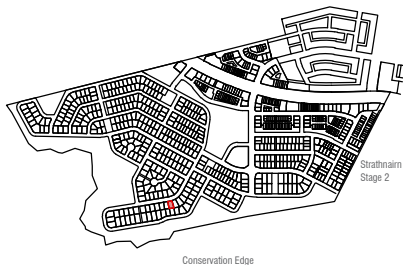
BLOCK 38
SECTION 37
549m²

SIDE BOUNDARY




REAR BOUNDARY

KEY MAP

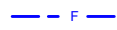
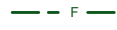

 SITE LOCATION



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

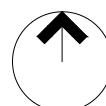
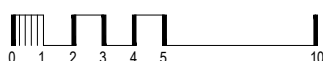
BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	38
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN