

STREET

FRONT BOUNDARY

Driveway

GARAGE

BLOCK 42
SECTION 37
631m²

W

BAL
12.5

SIDE BOUNDARY

6.0

2.5

EASEMENT

6.0

REAR BOUNDARY

6.0

3.0

1.5

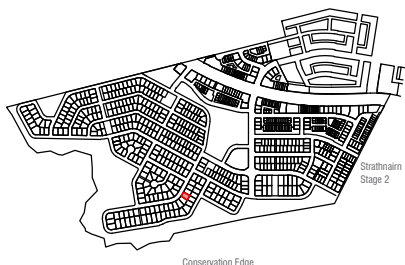
6.0

SIDE BOUNDARY

MAX 8.0

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location

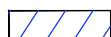
BOUNDARY

Boundary Defined by SDHDC



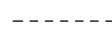
Water tank requirements

BLOCK SIZE (M ²)	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

Easement

MINIMUM BOUNDARY SETBACKS

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



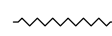
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



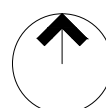
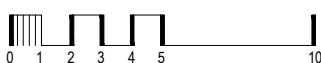
Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1C
ZONE	RZ1
SECTION	37
BLOCK	42
CLASSIFICATION	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
1:250 @A4

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

Driveway

GARAGE

BLOCK 42
SECTION 37
631m²

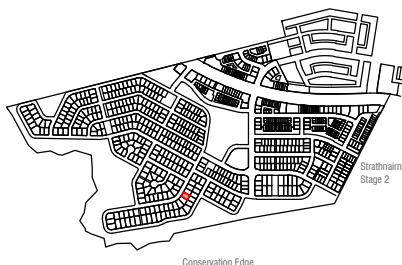
SIDE BOUNDARY

SIDE BOUNDARY

REAR BOUNDARY

KEY MAP

 SITE LOCATION



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)

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SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN