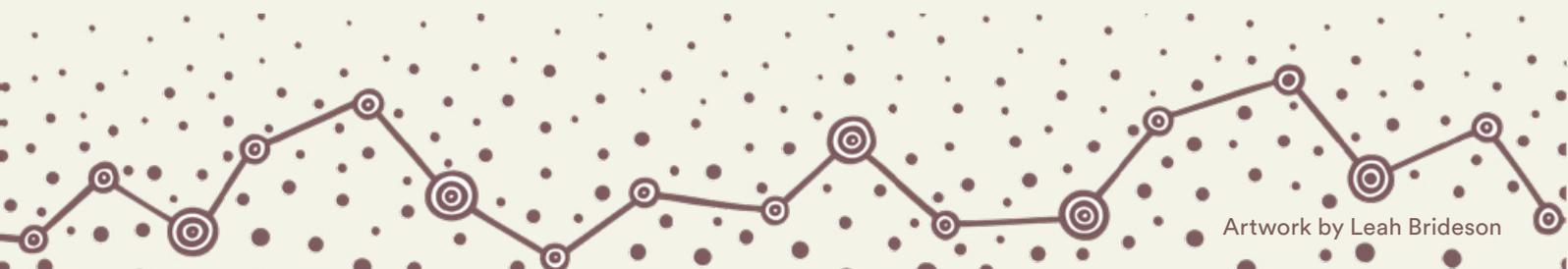


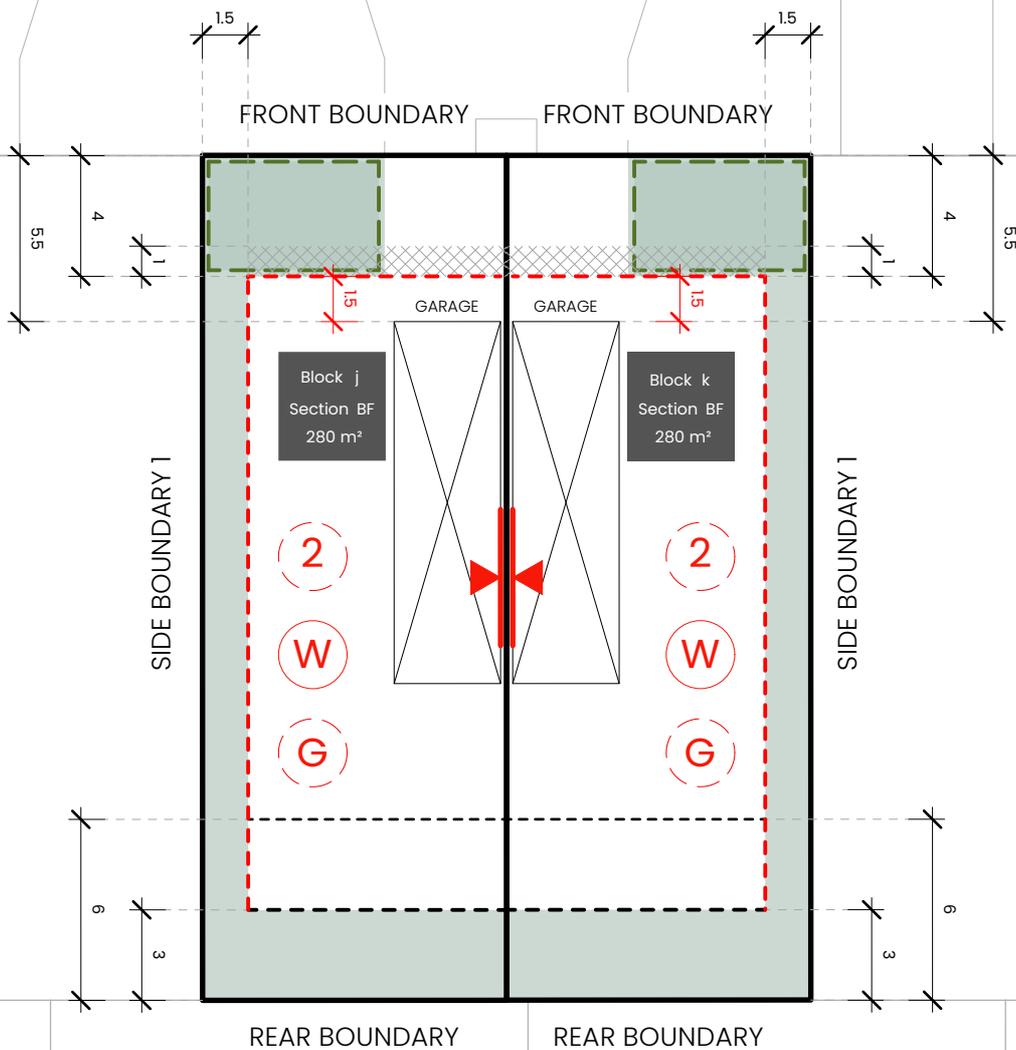
Block Planning Controls Plan

Duplex

Strathnairn

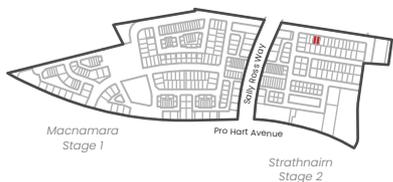


STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Control Declaration. Refer to EDP Planning Control Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	j, k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
B	DC	JM	JM	25/02/26

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 TECHNICAL SPECIFICATIONS URBAN PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

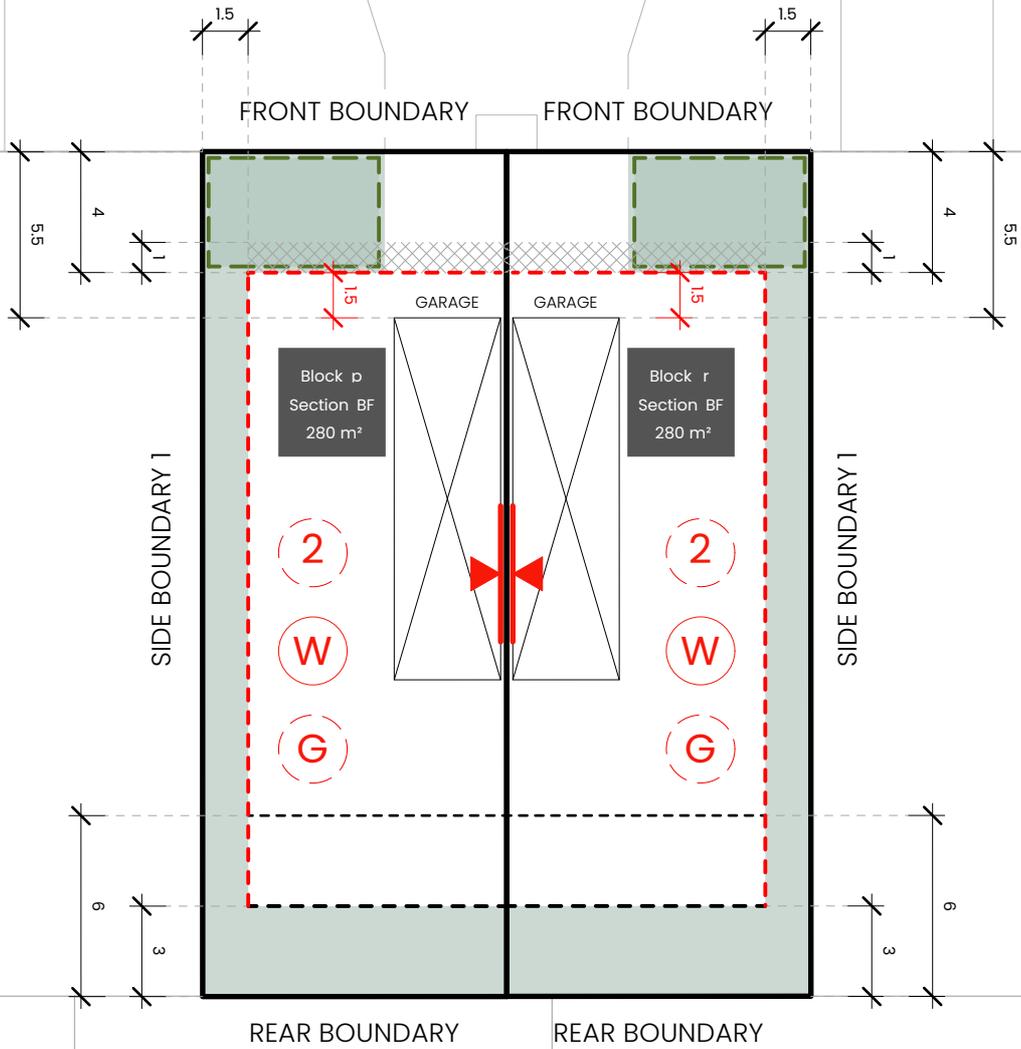
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Controls Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	p, r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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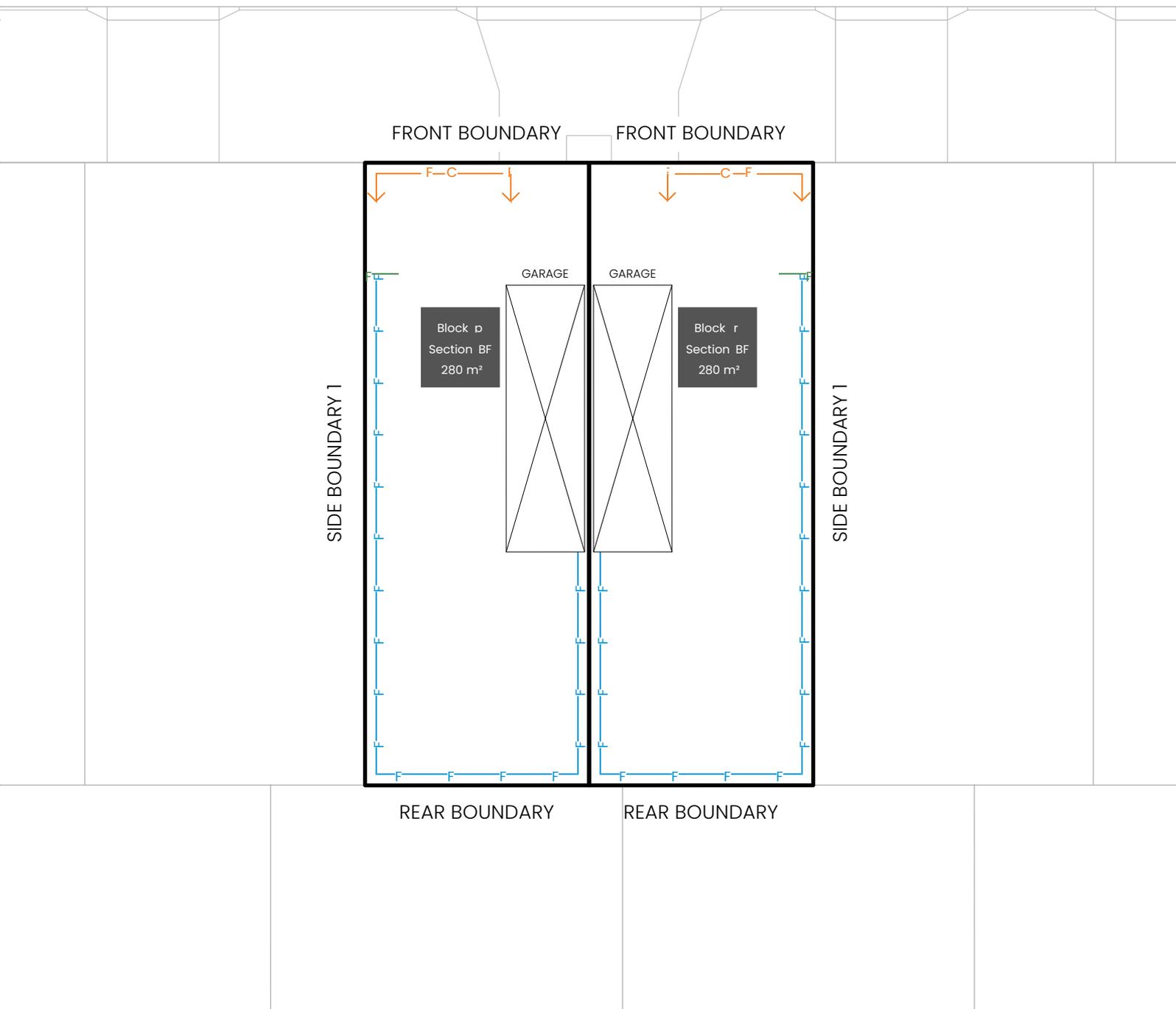
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Ginninderry

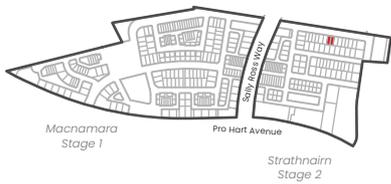
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m. (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	p, r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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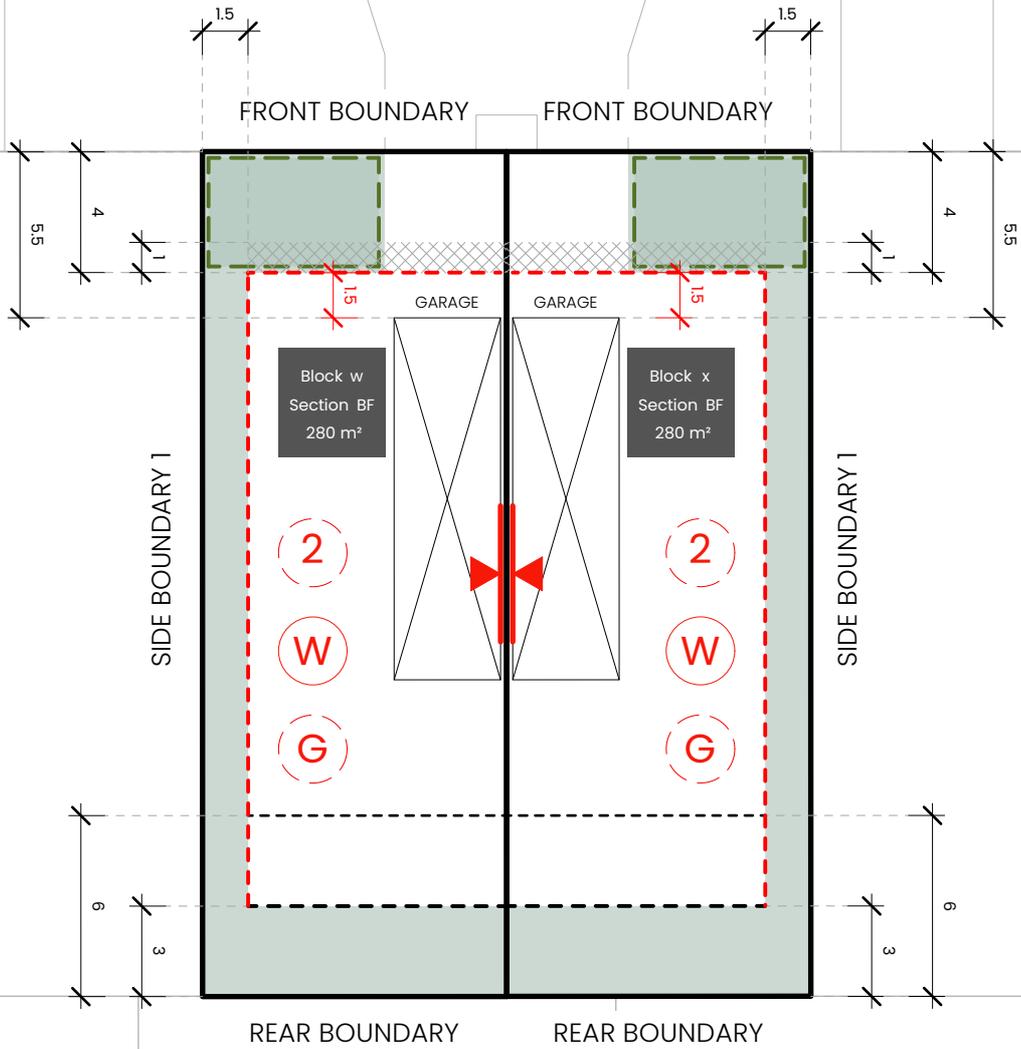
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Control Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	w, x
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
B	DC	JM	JM	25/02/26

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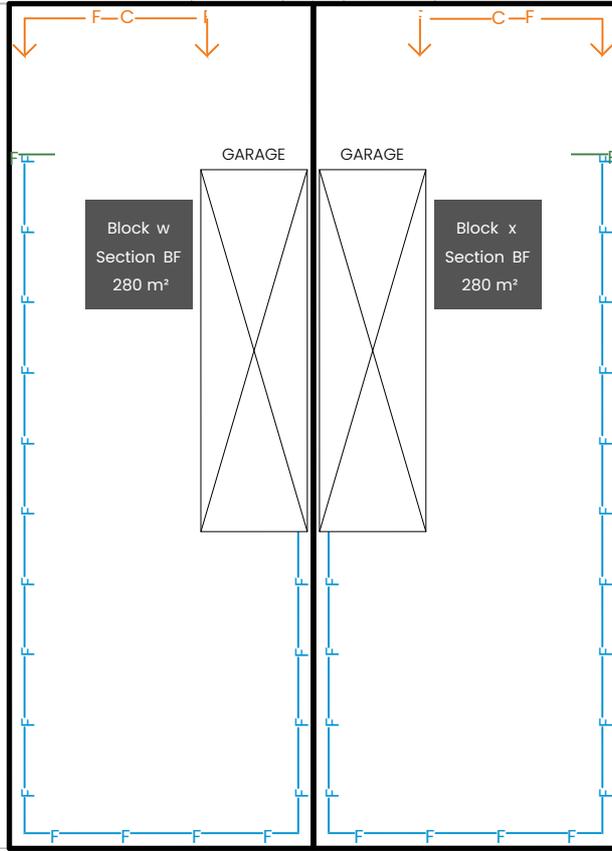


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY FRONT BOUNDARY



REAR BOUNDARY REAR BOUNDARY

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m. (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	w, x
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

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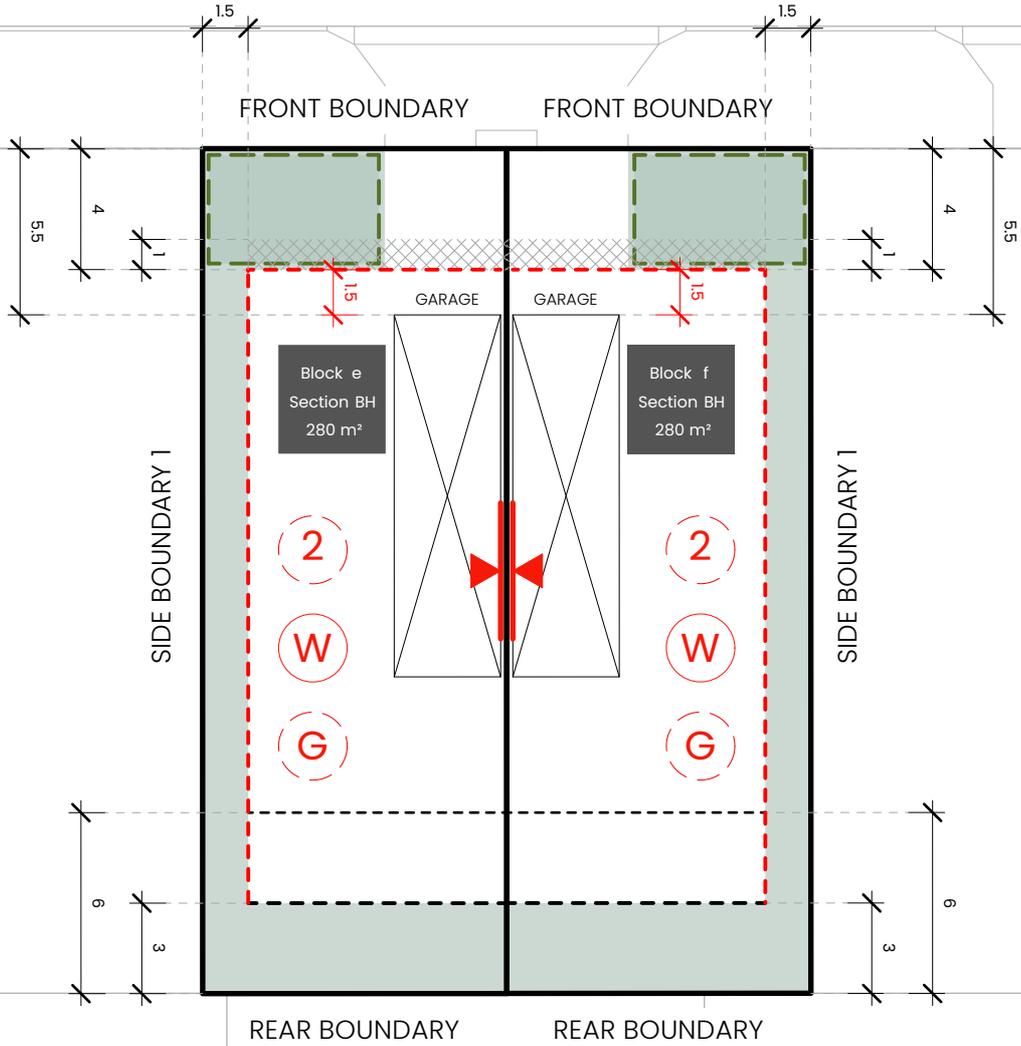
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Ginninderry

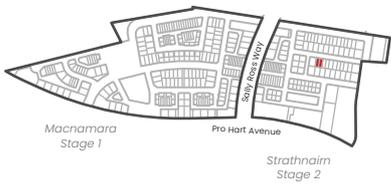
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Controls Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	e, f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
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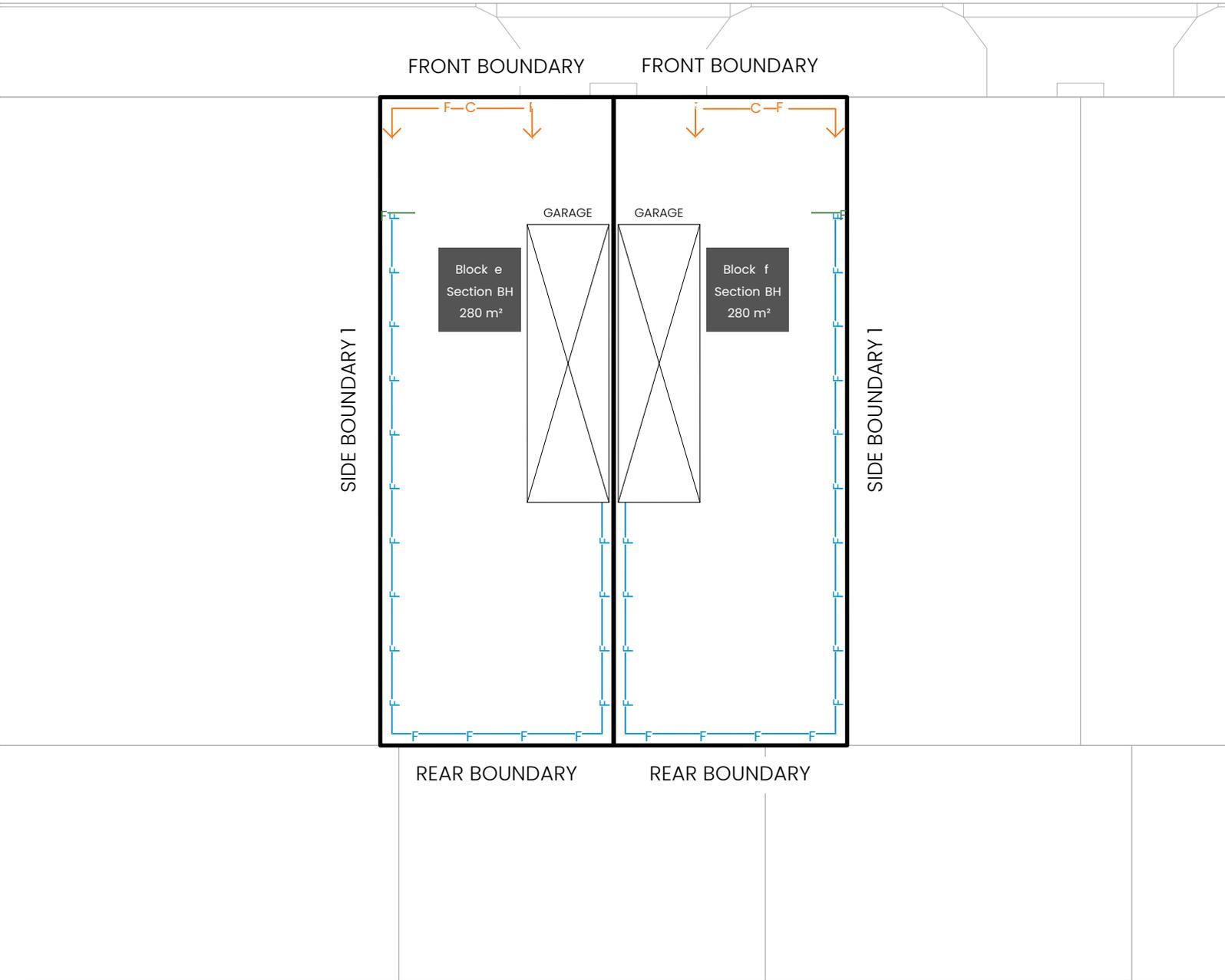
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m. (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

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Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	e, f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
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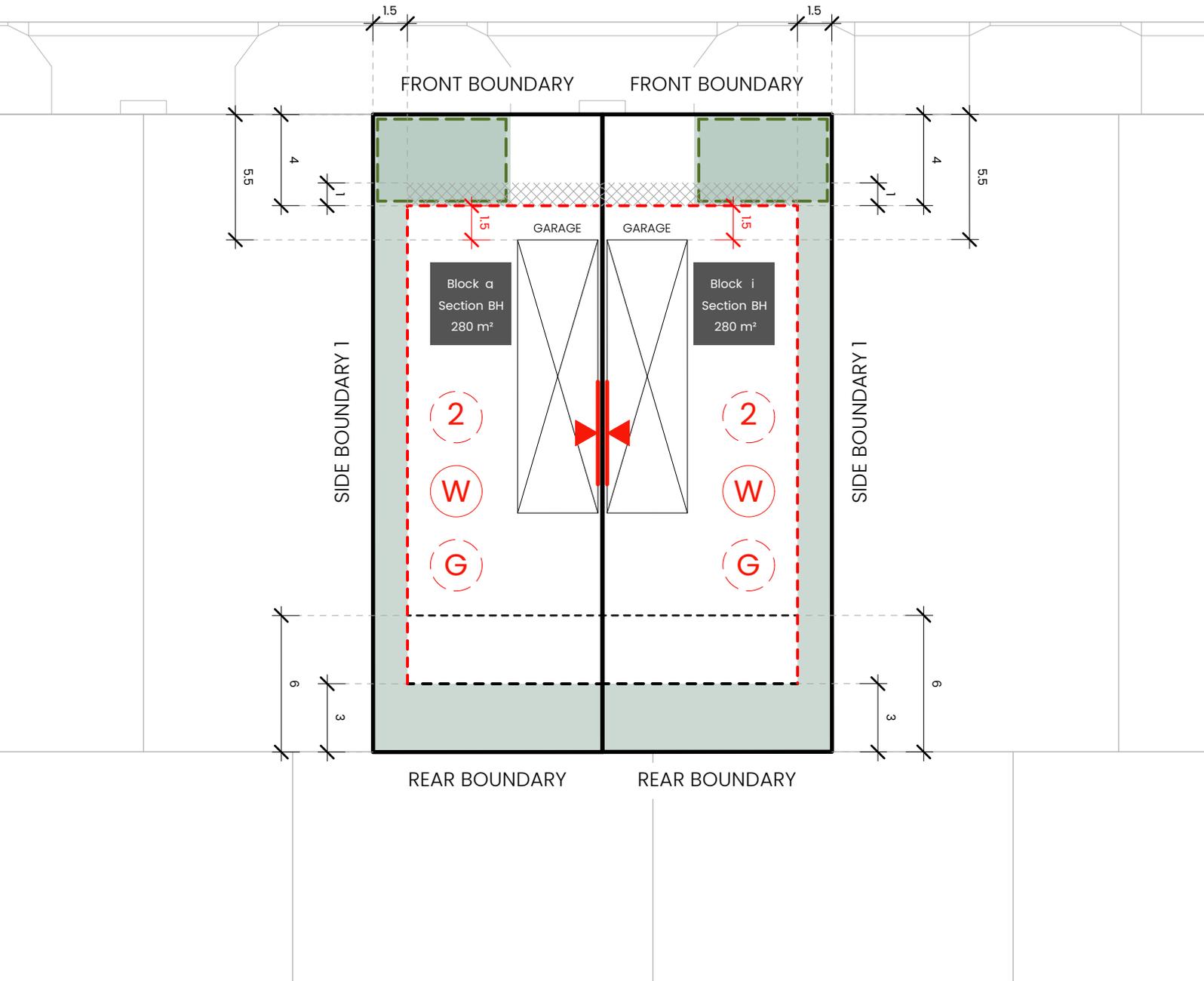
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Ginninderry

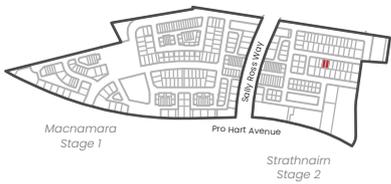
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Controls Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	g, i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
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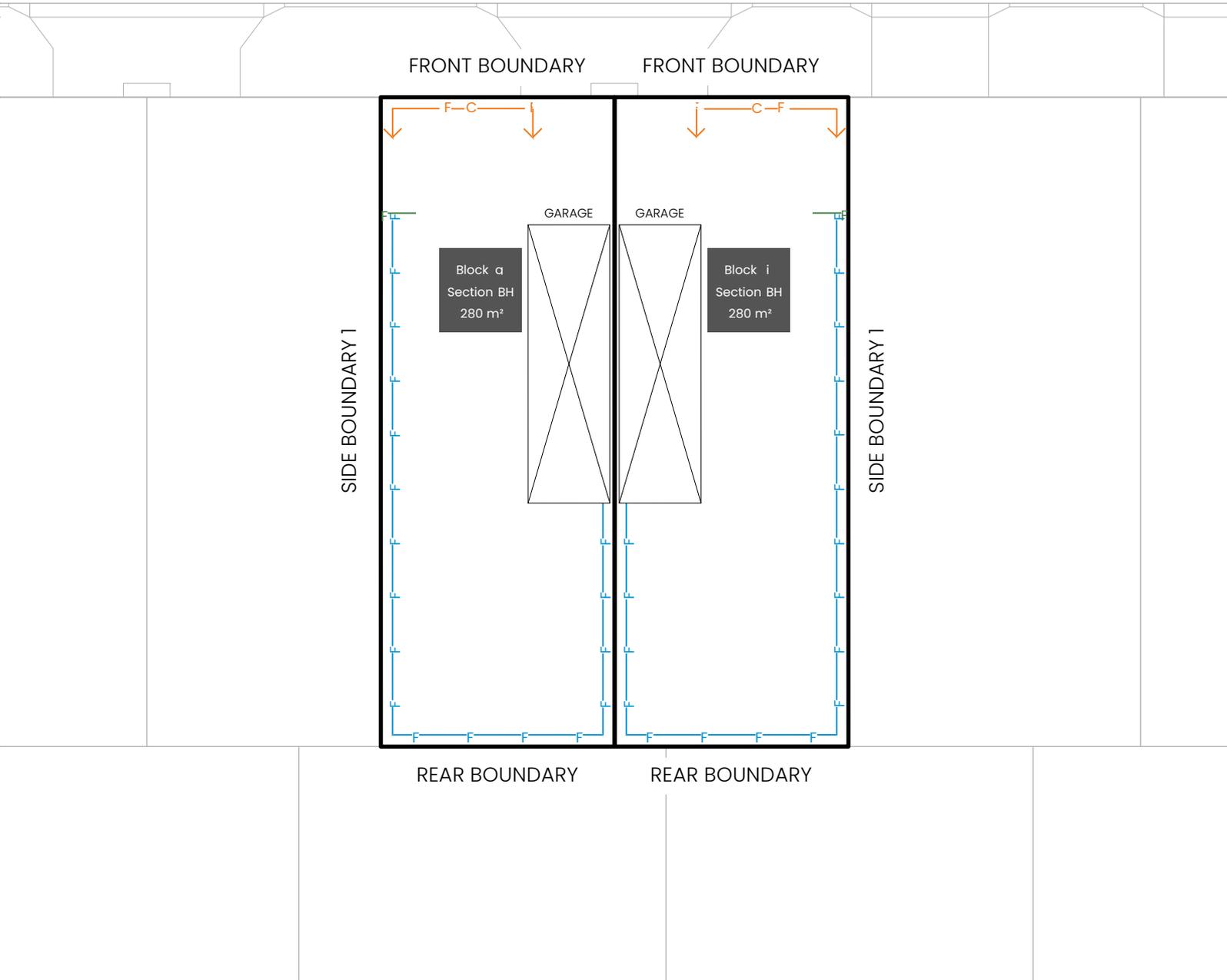
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m. (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	g, i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
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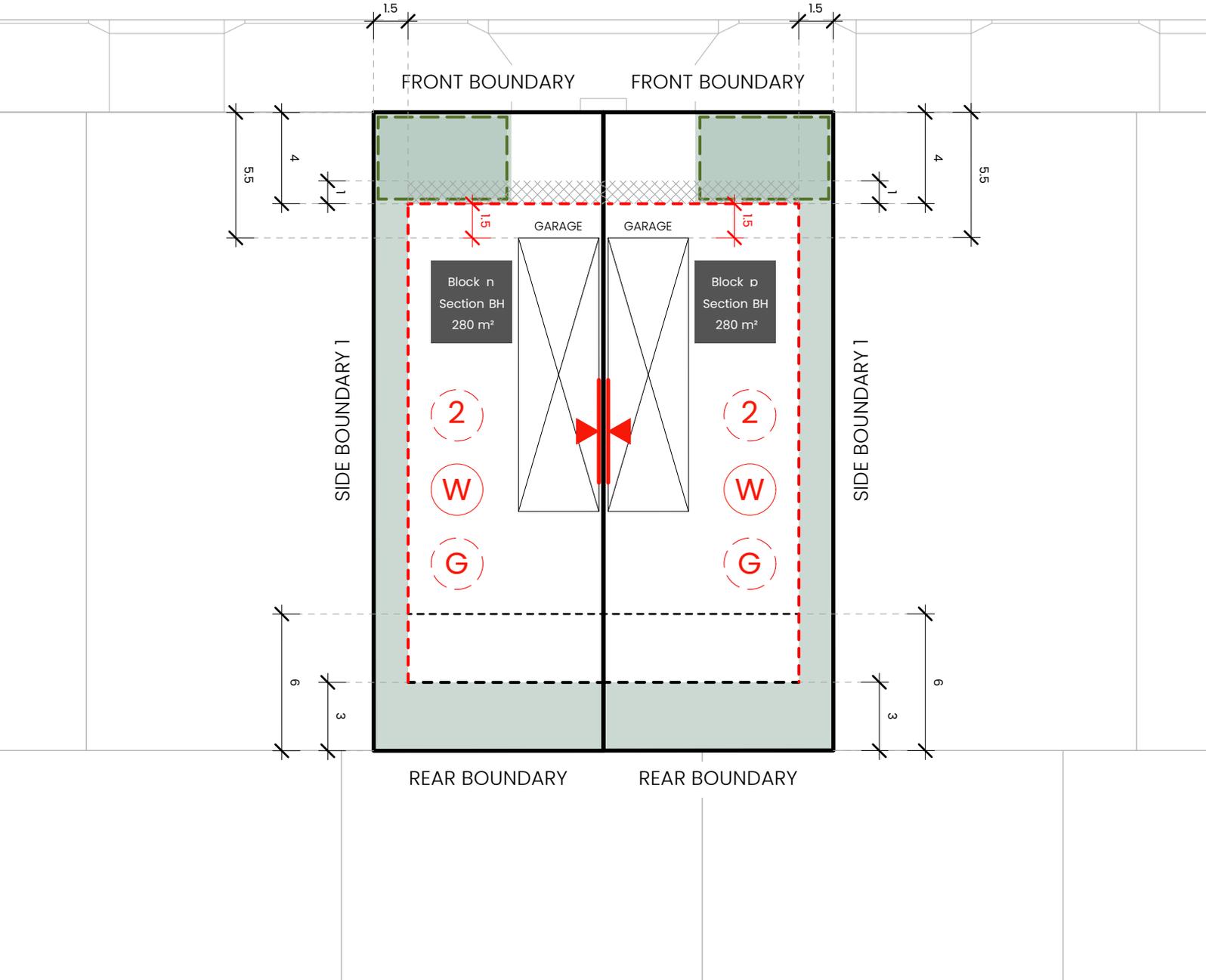
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



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



Minimum 2 Stories

Refer to EDP Planning Controls Plan



Garage Setback Requirement

Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.



Indicative Articulation Zone



Nominated Minimum Setback - All Floors
(except for side setbacks to garages and carports)
Refer to EDP Planning Controls Plan



Indicative Lower Floor Setbacks



Indicative Upper Floor Setbacks



Indicative Planting Area



Indicative Principal Private Open Space Area



Build to Boundary Requirement

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Control Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	n, p
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

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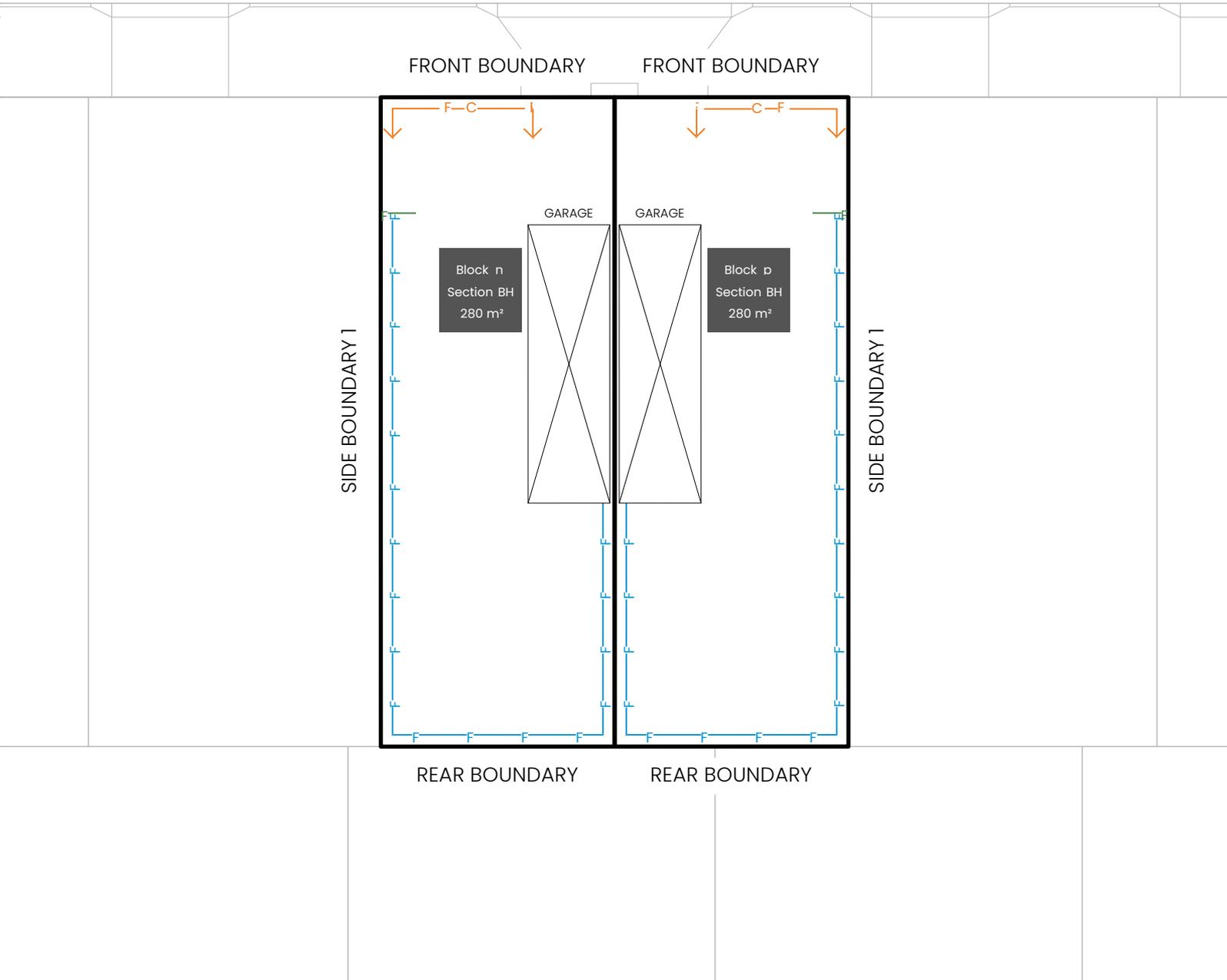
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m. (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	n, p
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
B	DC	JM	JM	25/02/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

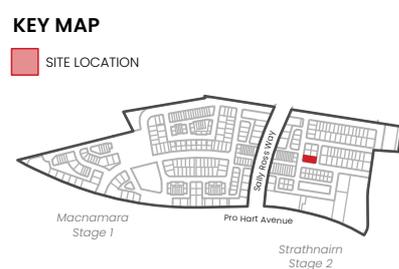
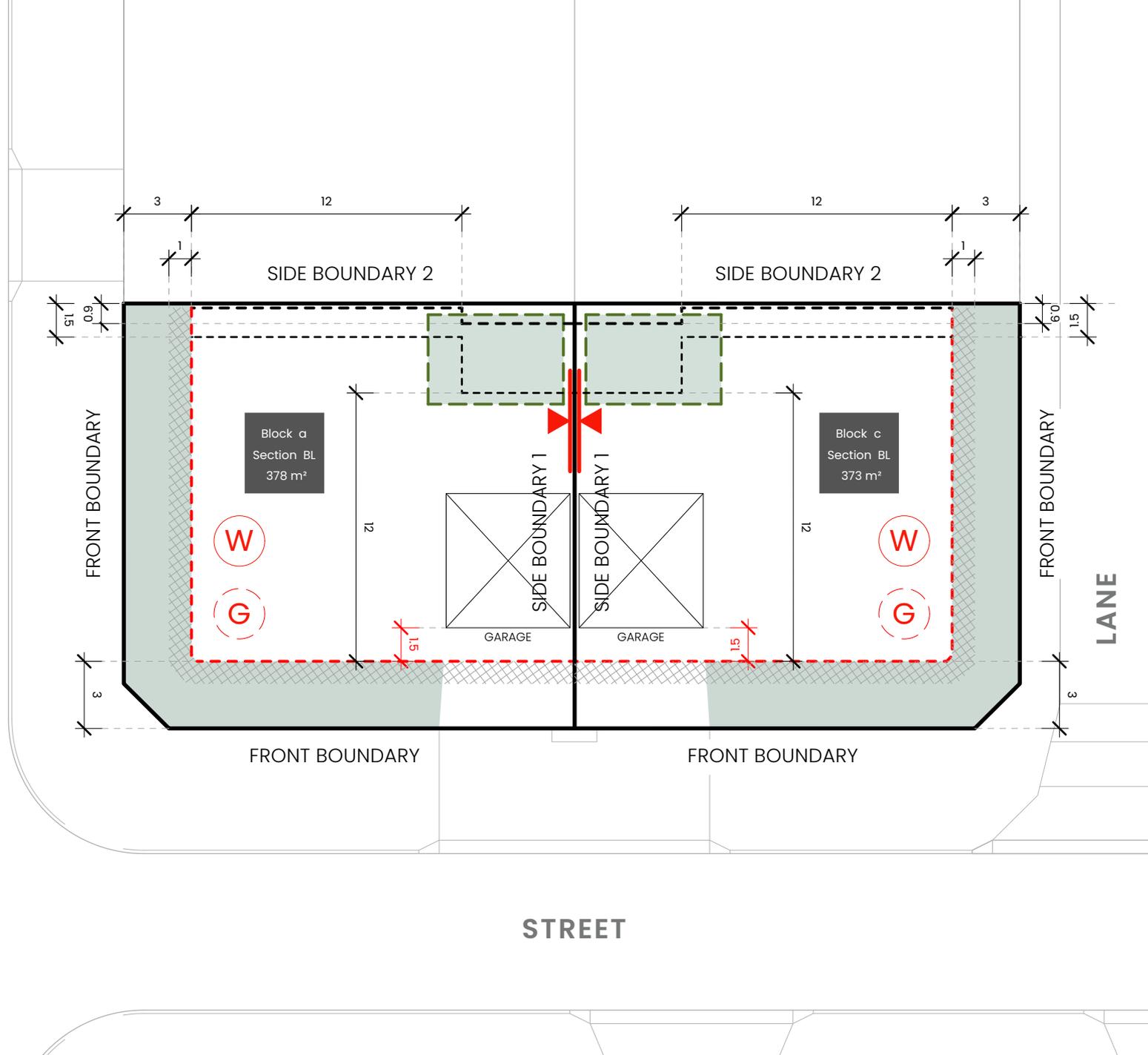
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPDATES. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS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

SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



LEGEND

	SITE LOCATION
	Block Boundary
	BOUNDARY
	Indicative Garage Location
	Water tank requirements
	Garage Setback Requirement

Block Boundary
As defined by Territory Plan Definitions

Boundary Type
As defined by Territory Plan Definitions

Indicative Garage Location

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

Garage Setback Requirement
Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.

	Indicative Articulation Zone
	Nominated Minimum Setback - All Floors (except for side setbacks to garages and carports) Refer to EDP Planning Controls Plan
	Indicative Lower Floor Setbacks
	Indicative Upper Floor Setbacks
	Indicative Planting Area
	Indicative Principal Private Open Space Area
	Build to Boundary Requirement Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of the Single Dwelling Housing Code. Refer to EDP Planning Controls Plan.

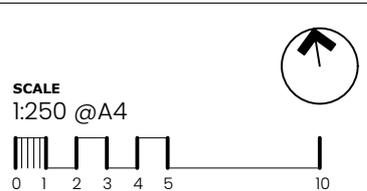
BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BL
BLOCK	a,c
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
B	DC	JM	JM	25/02/26

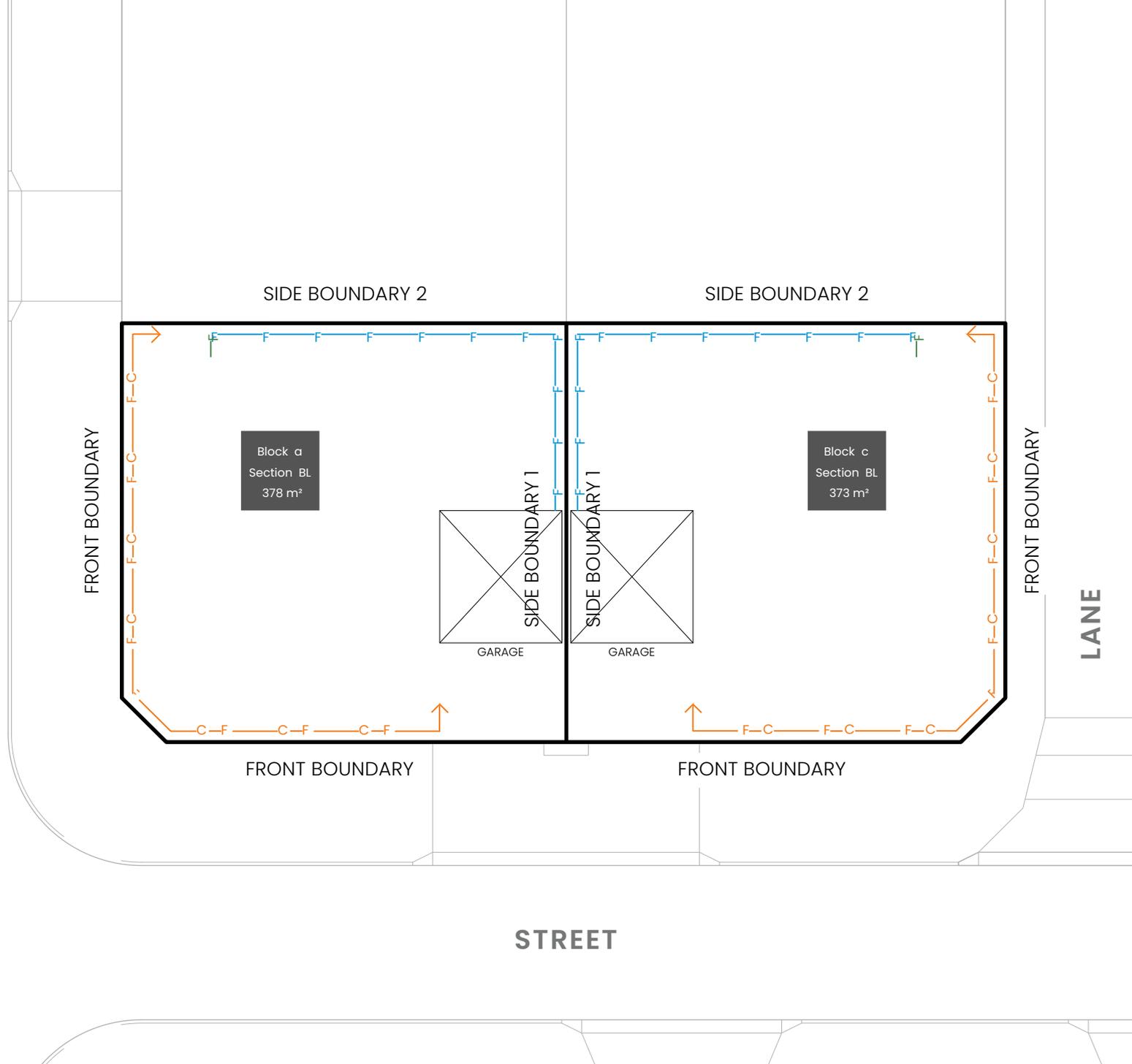
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m (100%)
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil



Street facing side gate/fence:

Minimum 1.0m behind the front building line
Maximum height 1.8m
Construction and Finish:
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing Design Requirements

Construction and Finish

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Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BL
BLOCK	a,c
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Duplex

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN