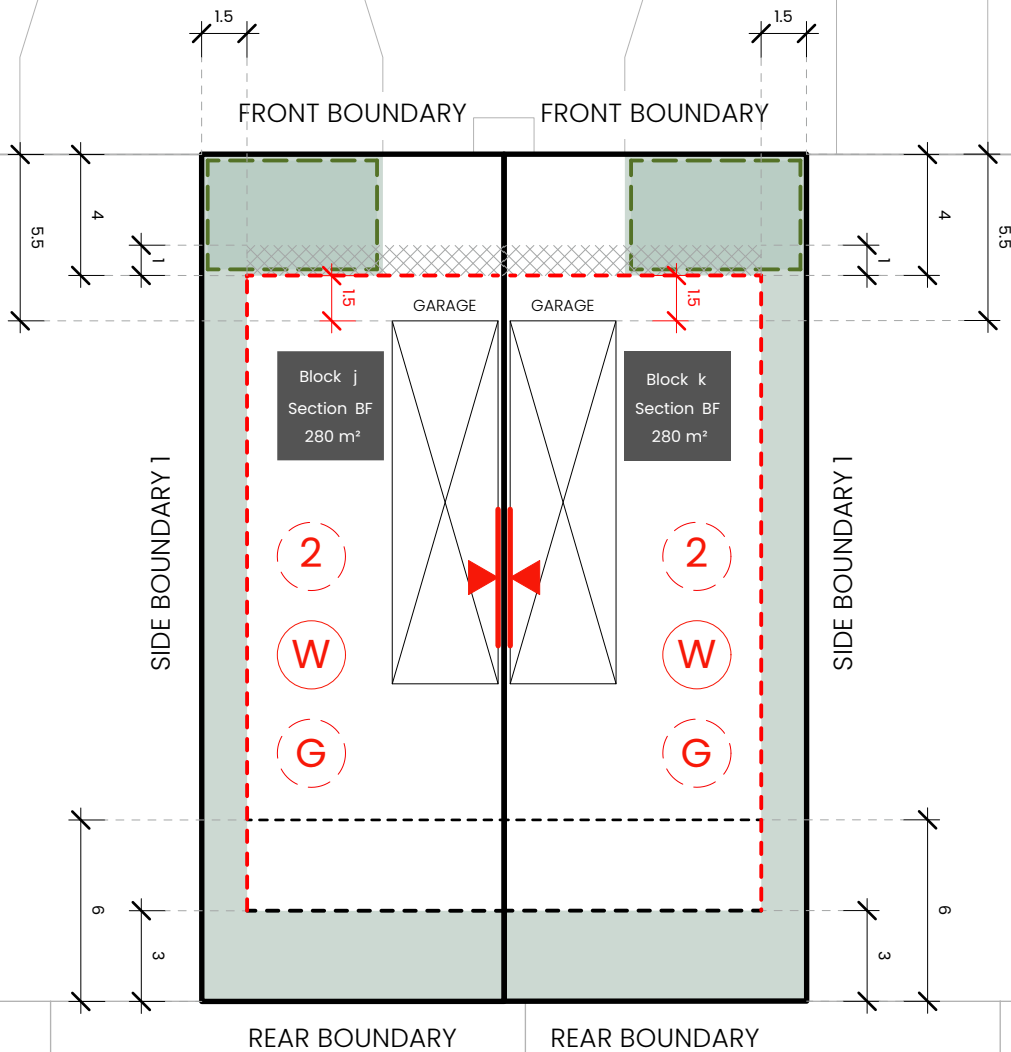


# STREET



## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions



**Indicative Garage Location**



**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                          |



**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 Controls 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.

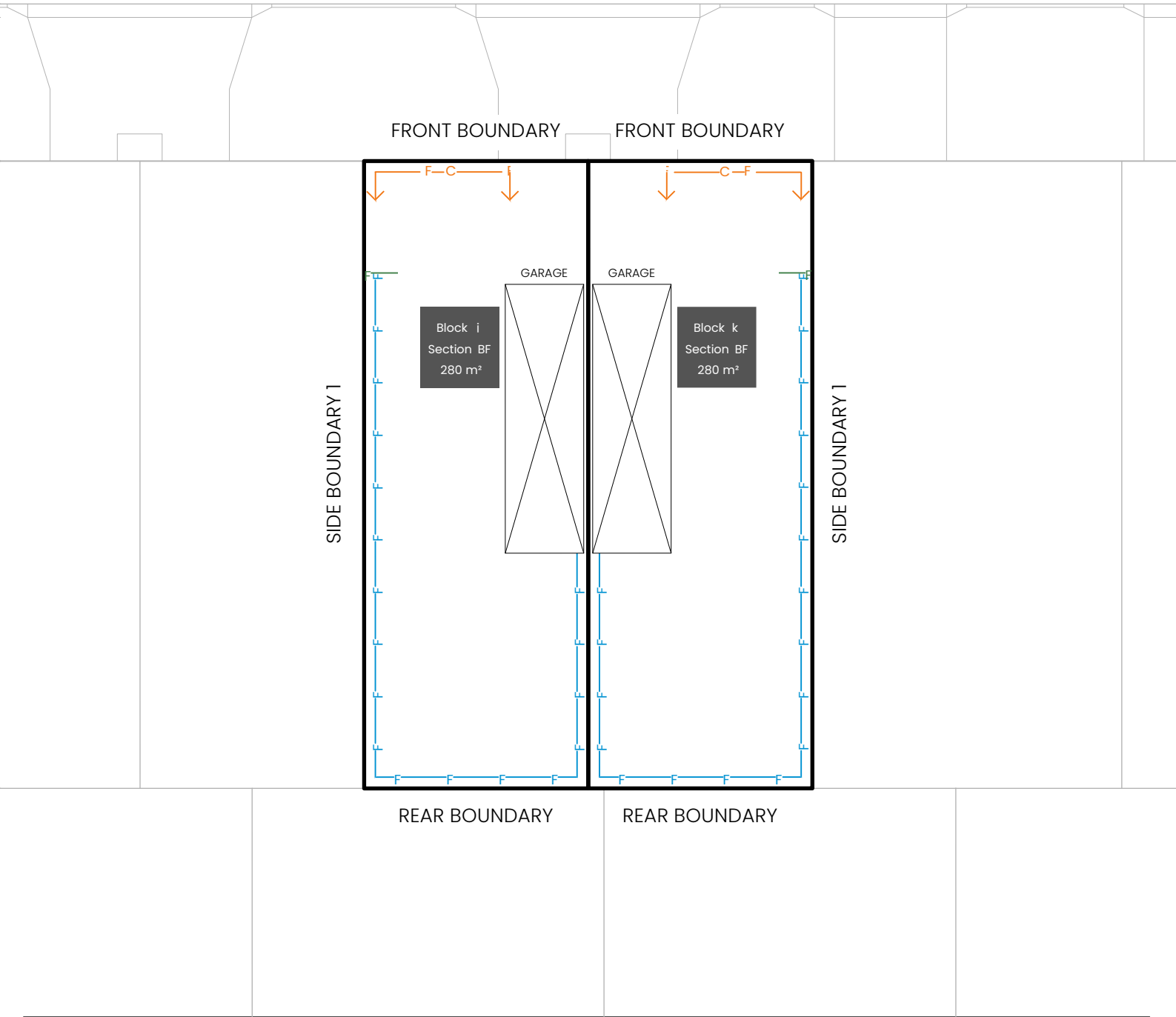
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS URBAN PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS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

SCALE

1:250 @A4

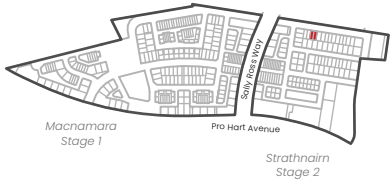


STREET



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          | j, k      |
| CLASSIFICATION | Mid-Sized |
| HOUSING TYPE   | Duplex    |

| REV | DRAWN | CHECKED | APPROVED | DATE     |
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SCALE  
1:250 @A4

