

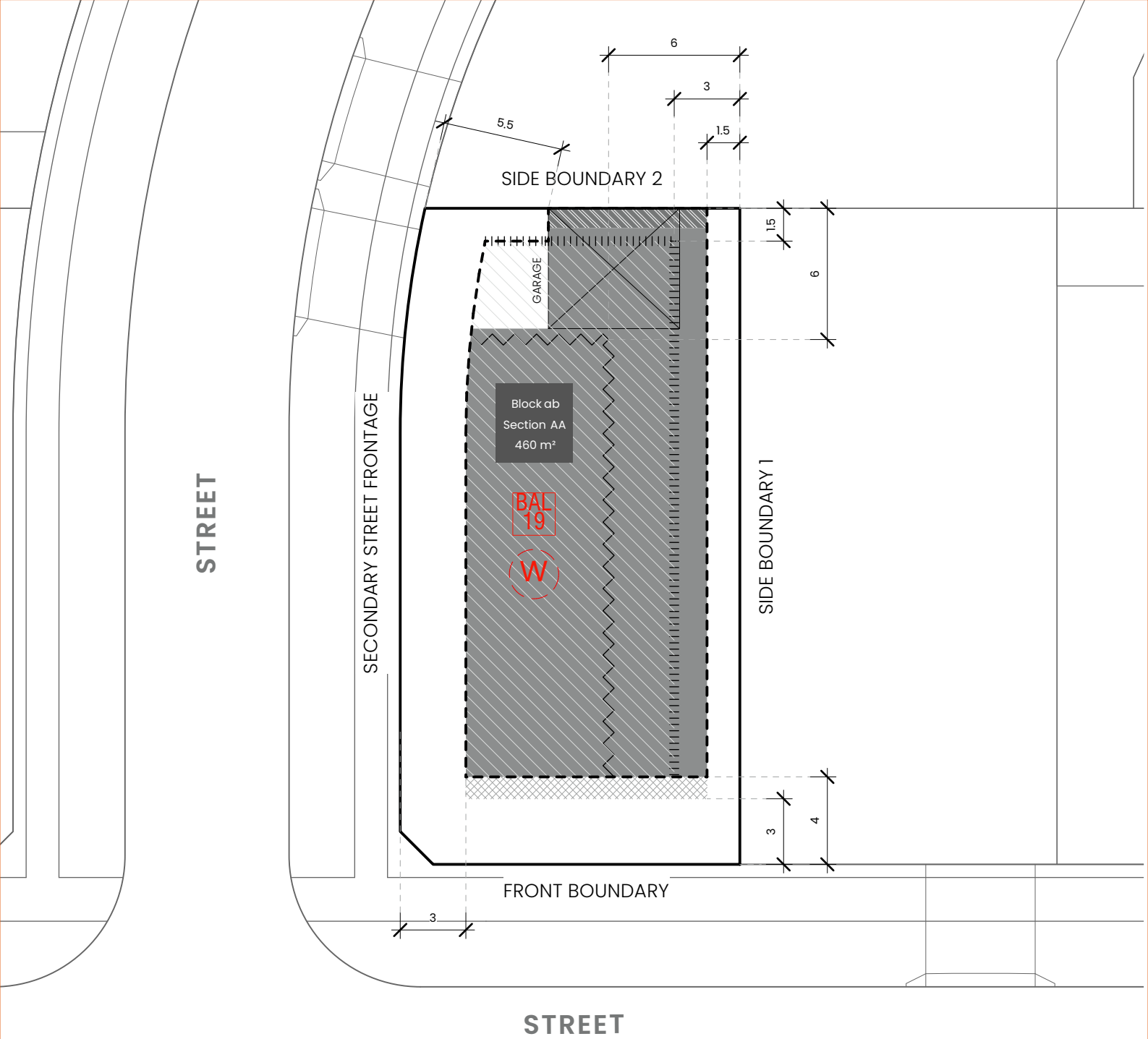
Block Planning Controls Plan

Mid-size Single Residential Blocks

Macnamara

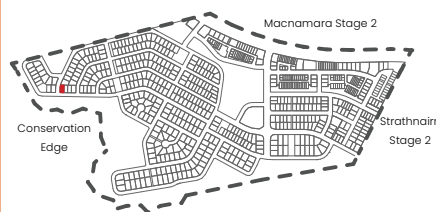
Stage 1D





KEY MAP

■ SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan



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

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	1D
ZONE	RZ3
SECTION	AA
BLOCK	ab
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

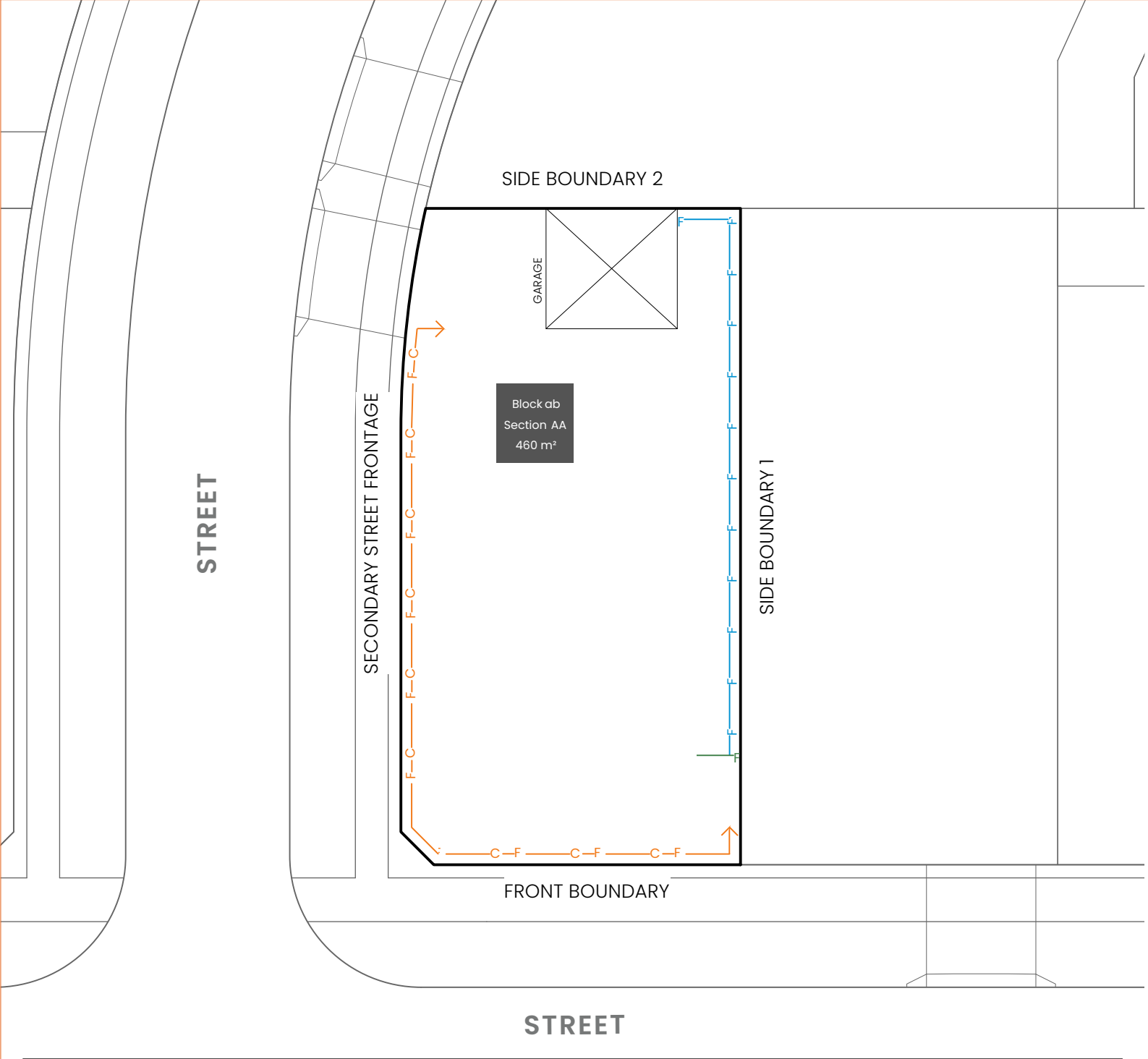
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B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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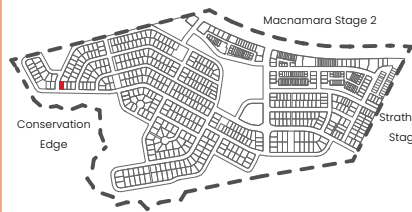
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KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



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 (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

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCD.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

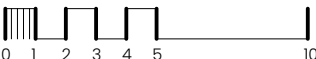
STAGE	1D
ZONE	RZ3
SECTION	AA
BLOCK	ab
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

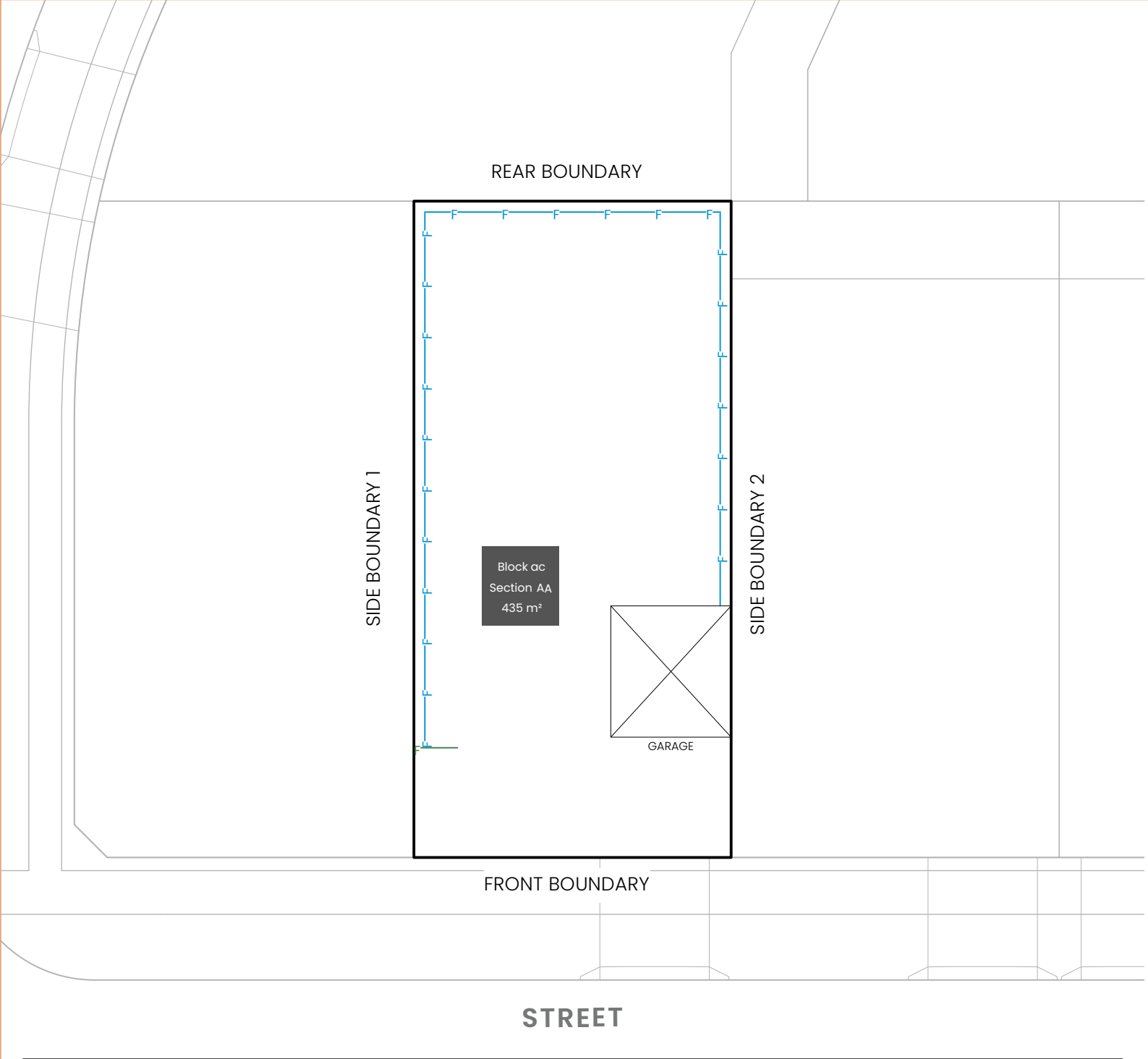
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A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

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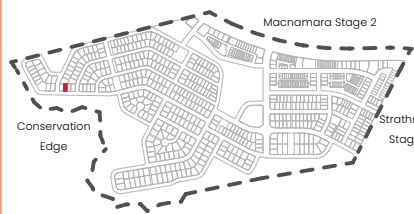
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KEY MAP

SITE LOCATION



LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AA
BLOCK	ac
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

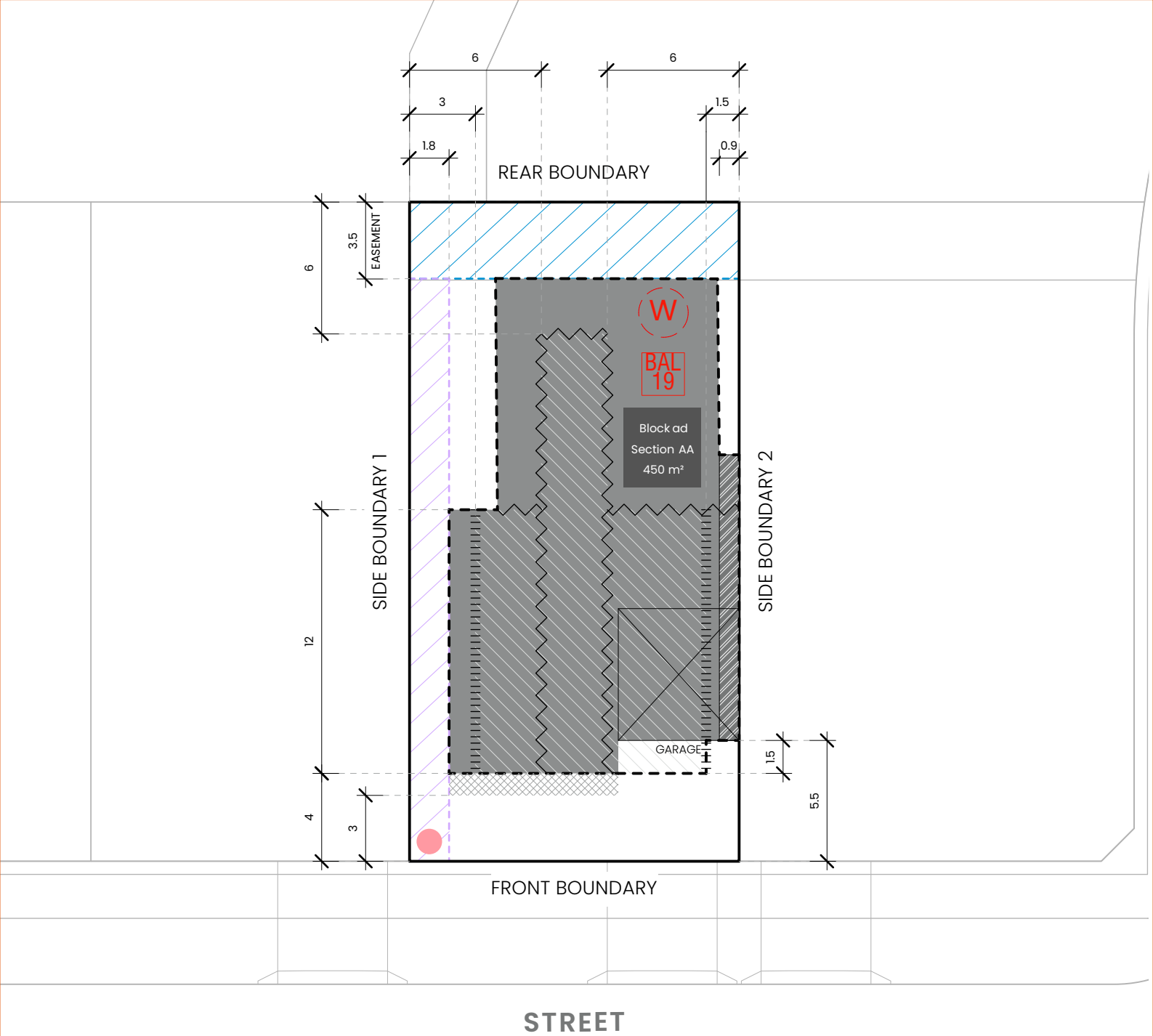
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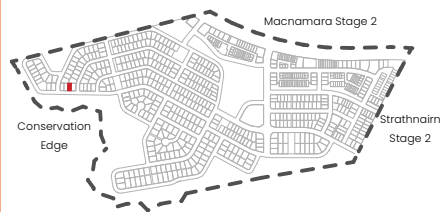
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KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary



Water tank requirements

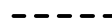
BLOCK SIZE (m²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000



BAL 19 Building Standard

refer to EDP Planning Controls Plan

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

Refer to Planning (Exempt Development) - SDHDCD



Easement

Min 1.8-2.5m maintenance access route required.

Refer to TCCS and ICON building requirements



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	1D
ZONE	RZ3
SECTION	AA
BLOCK	ad
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

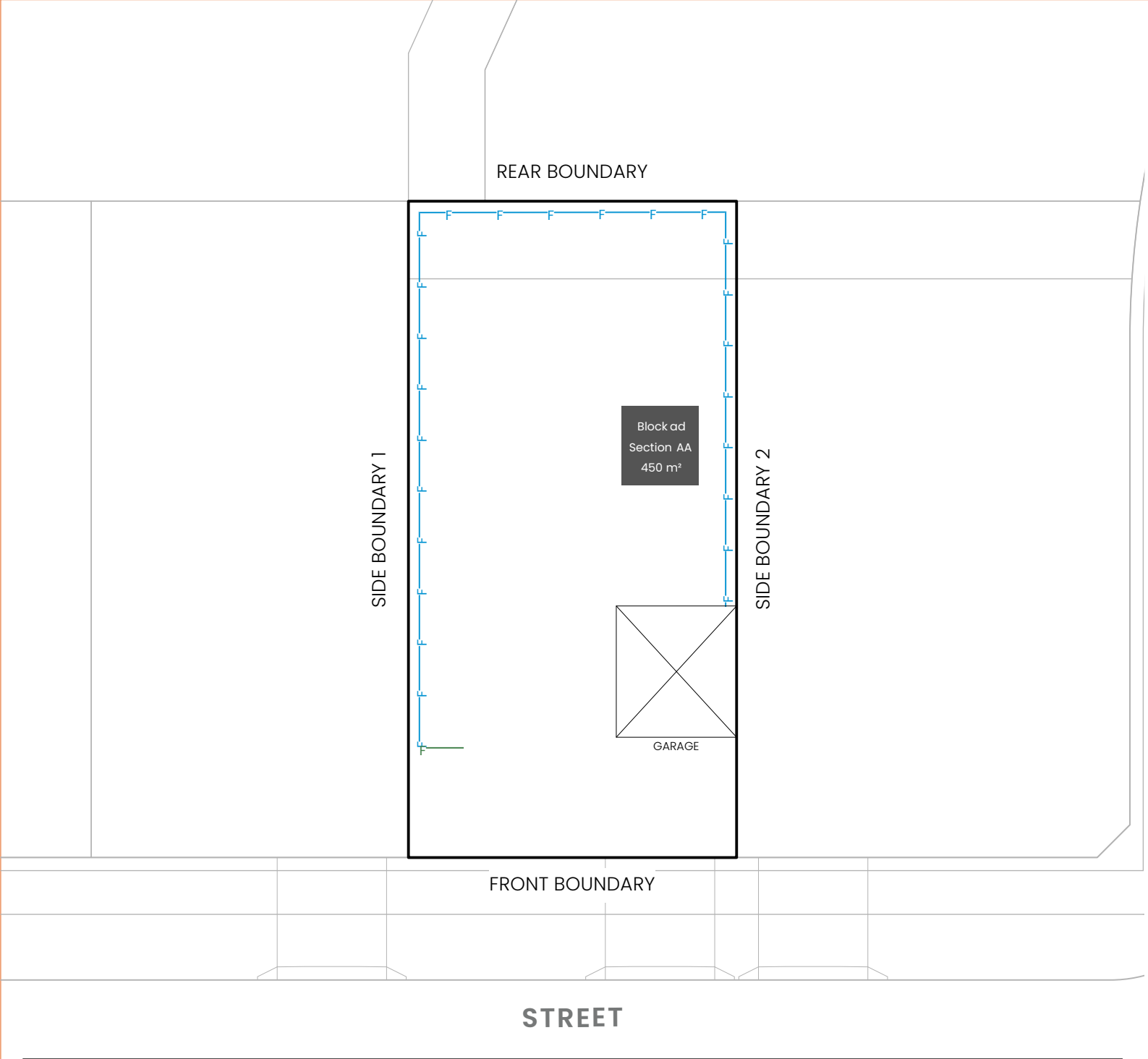
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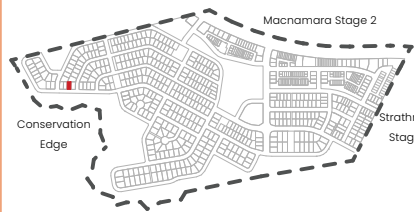
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KEY MAP

 SITE LOCATION



LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

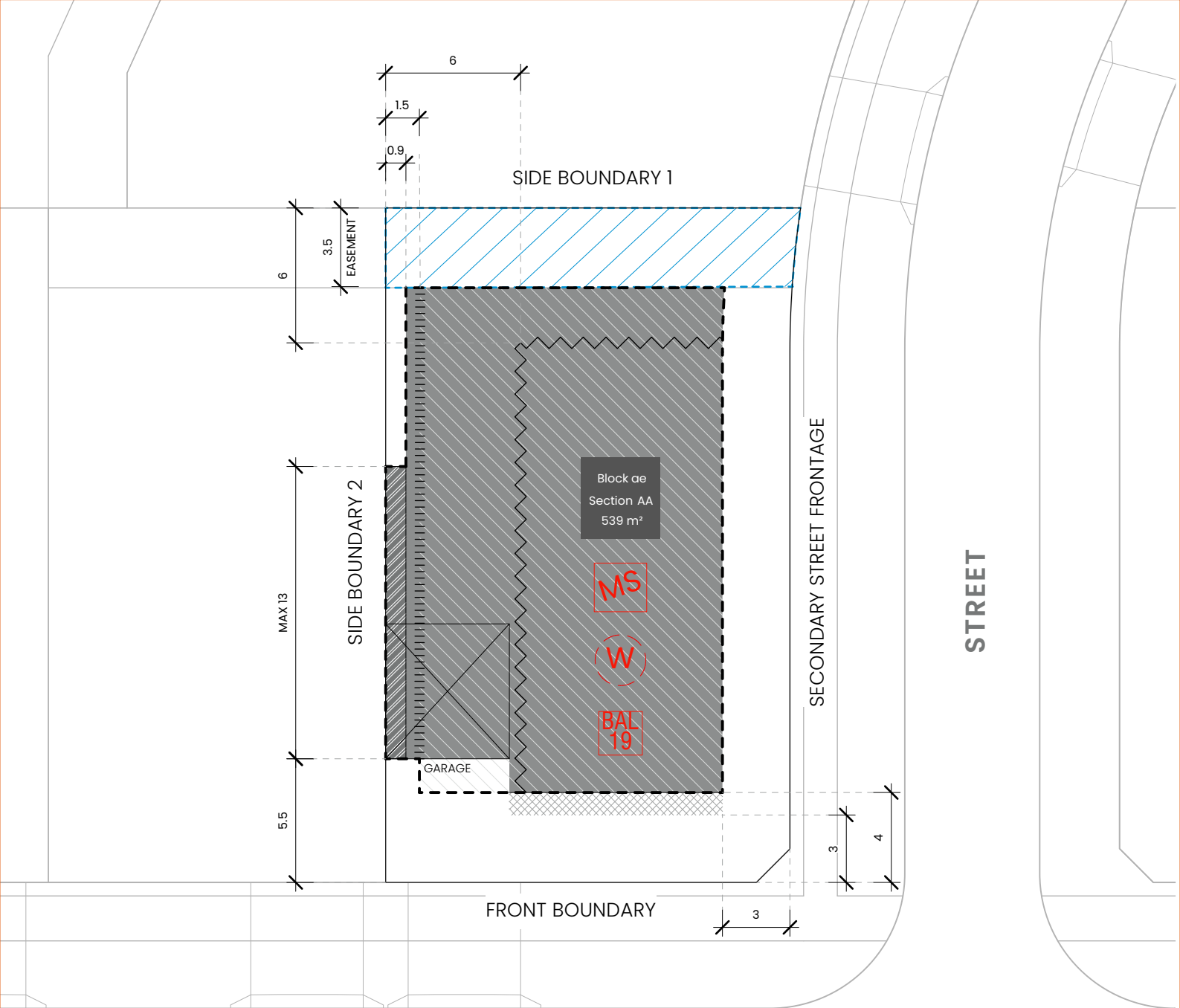
STAGE	1D
ZONE	RZ3
SECTION	AA
BLOCK	ad
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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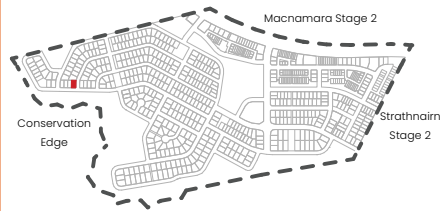
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KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan



Blocks 500sqm < 550sqm

subject to mid size block provisions by EDP Planning Controls Plan

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

Refer to Planning (Exempt Development) - SDHDCD



Easement

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	1D
ZONE	RZ3
SECTION	AA
BLOCK	ae
CLASSIFICATION	Mid-Sized / Large
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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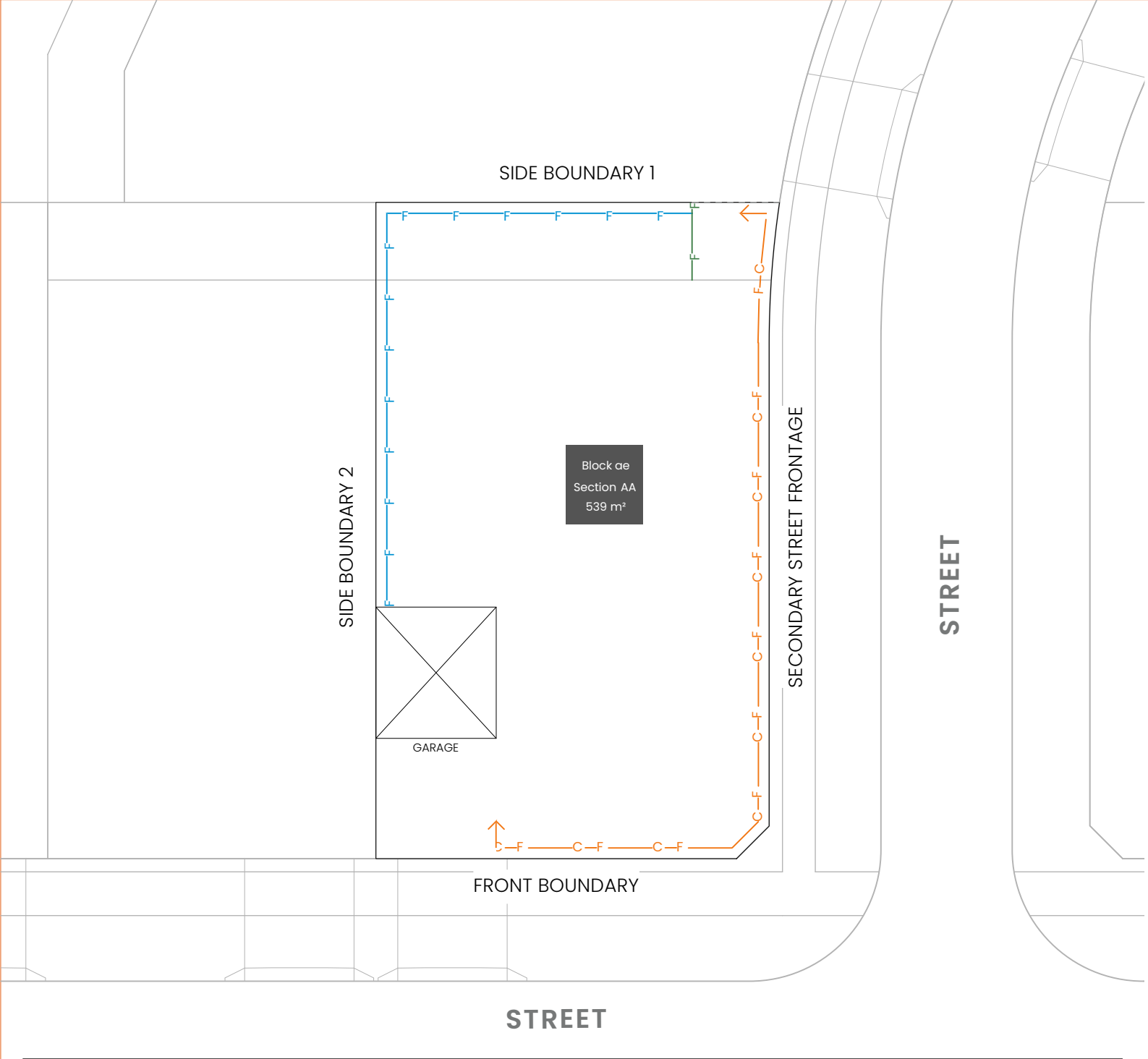
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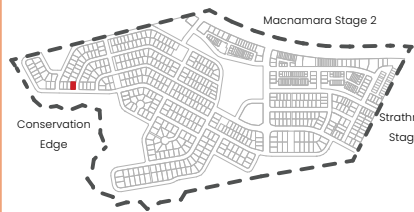
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



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 (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

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCD.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AA
BLOCK	ae
CLASSIFICATION	Mid-Sized / Large
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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B	DC	JM	JM	17/10/25

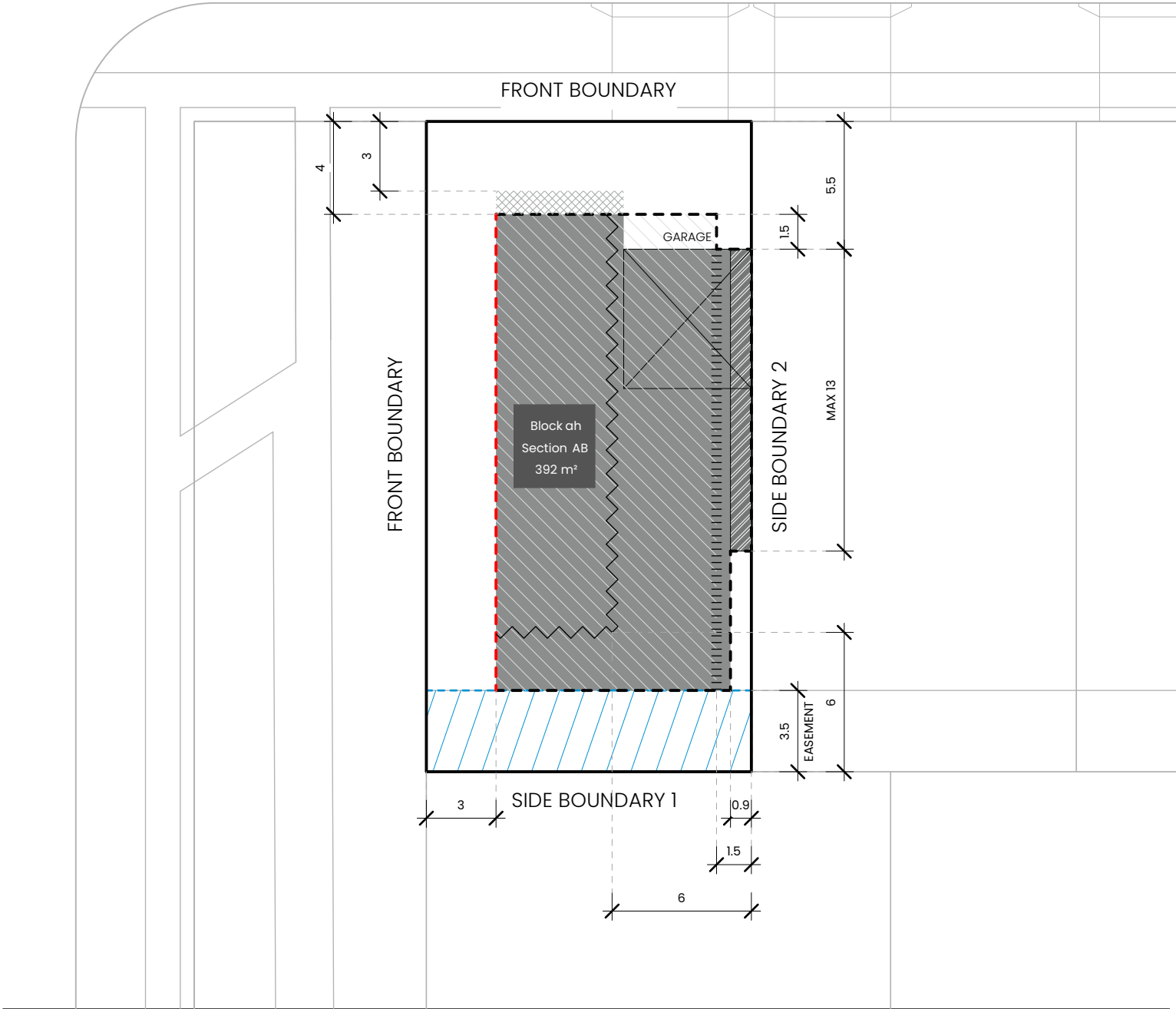
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SCALE
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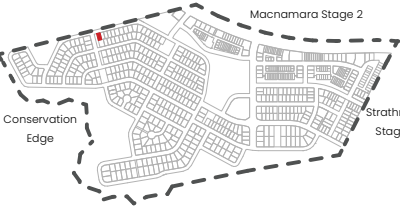


STREET

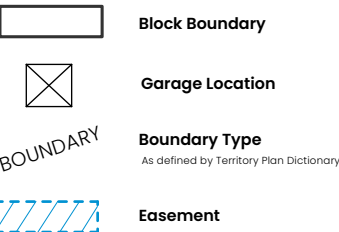


KEY MAP

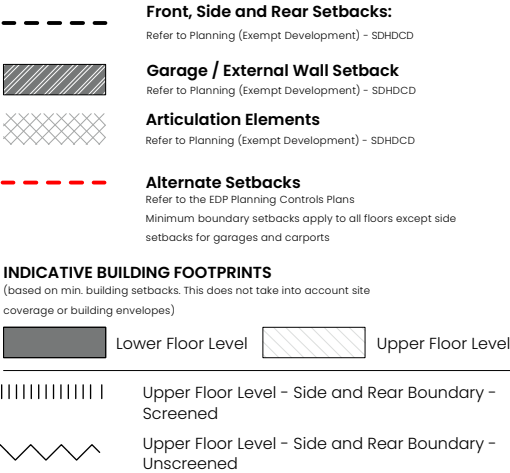
SITE LOCATION



LEGEND



MINIMUM BOUNDARY SETBACKS



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	ah
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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B	DC	JM	JM	17/10/25

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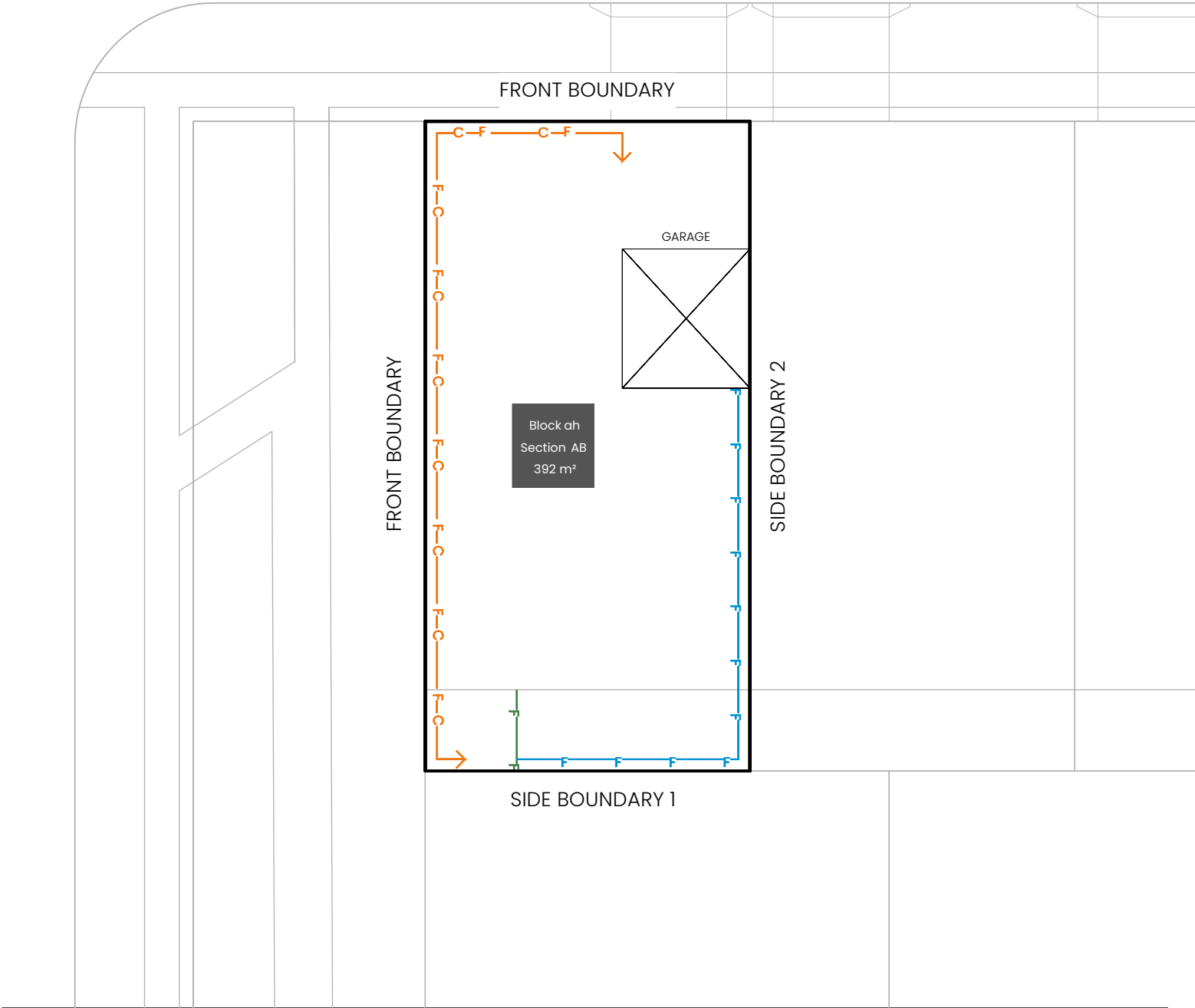
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Ginninderry

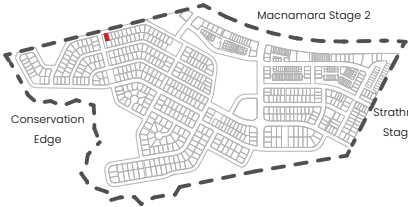
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY



Boundary Type
As defined by Territory Plan Dictionary

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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



Courtyard Wall:
Refer to Planning (Exempt Development) - SDHDCD - Belconnen District Declaration
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 (Macnamara)

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCS.
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 Design Requirements (Macnamara)

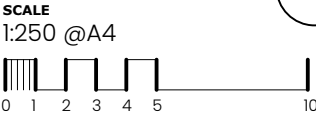
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	ah
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

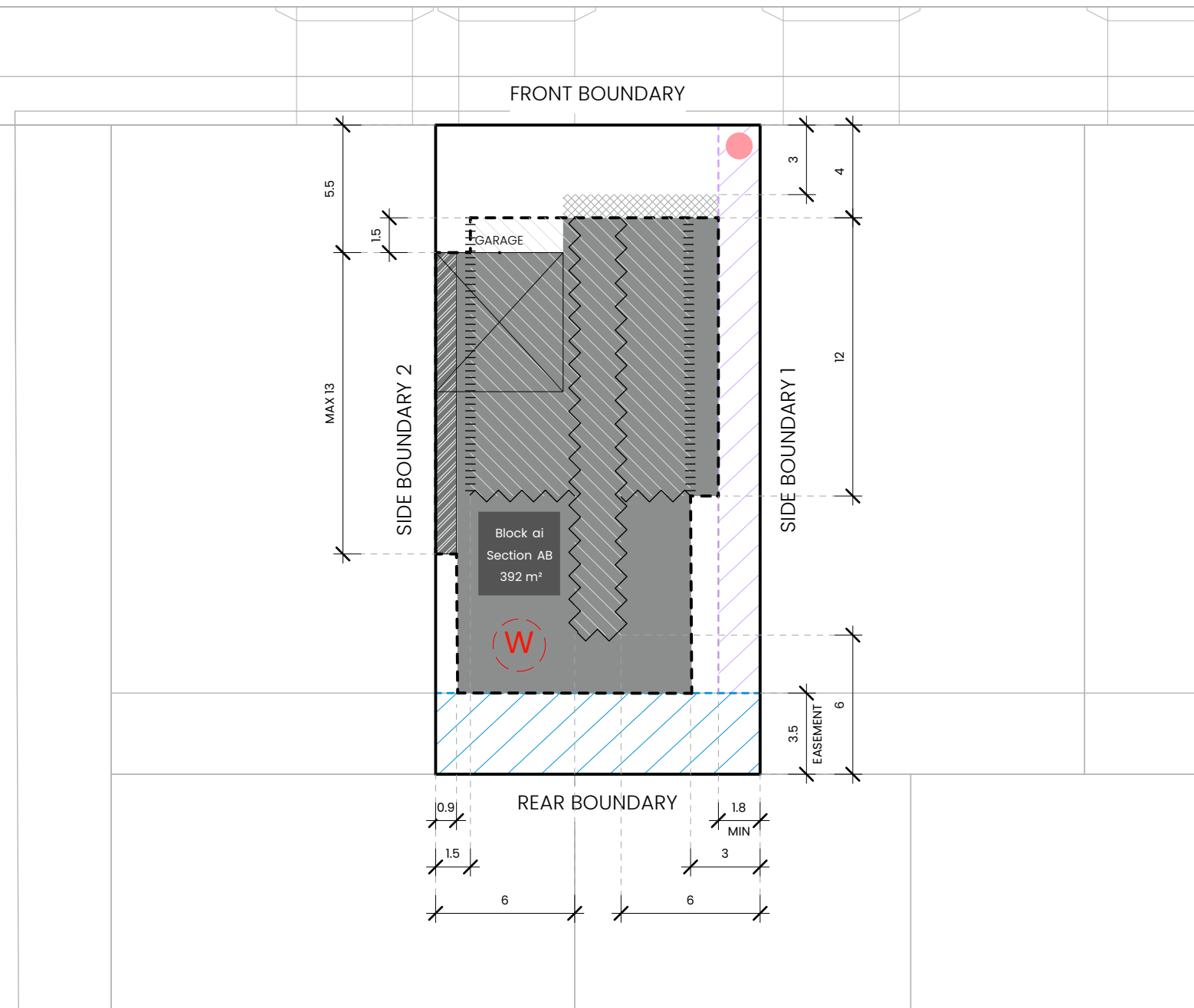
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B	DC	JM	JM	17/10/25

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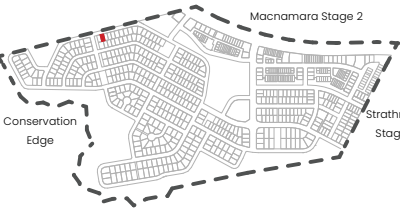


STREET



KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



Block Size (m²)	Mandatory Minimum Tank Size (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

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
Refer to Planning (Exempt Development) - SDHDCD



Easement
Min 1.8-2.5m maintenance access route required.
Refer to TCCS and ICON building requirements

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

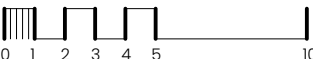
STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	ai
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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B	DC	JM	JM	17/10/25

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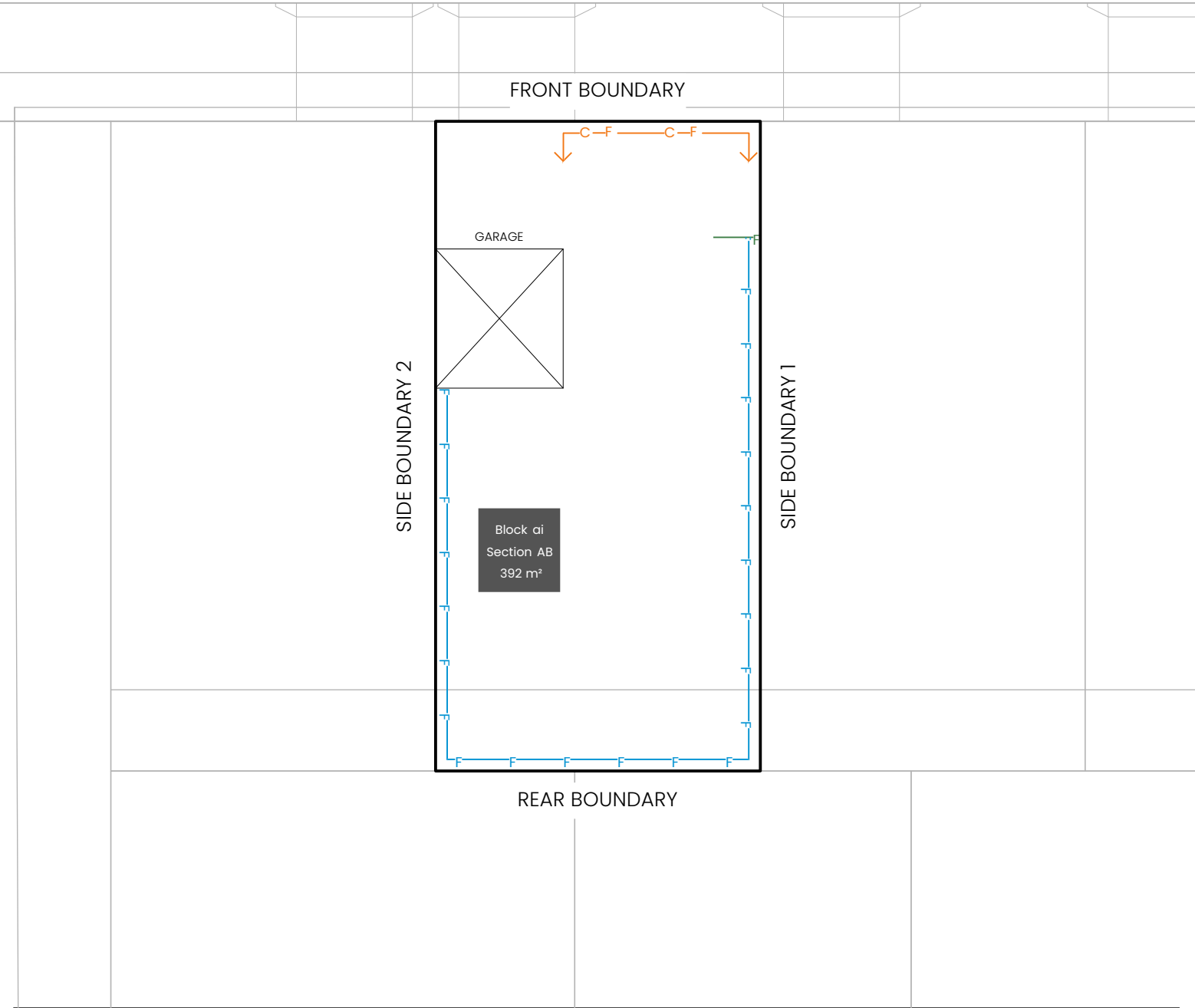
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Ginninderry

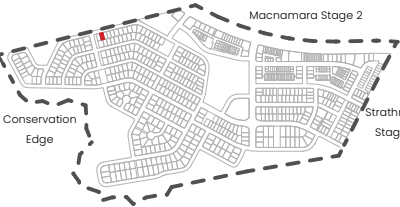
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence



Courtyard Wall:
Refer to Planning (Exempt Development) - SDHDCD - Belconnen District Declaration
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 (Macnamara)

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCD.
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 Design Requirements (Macnamara)

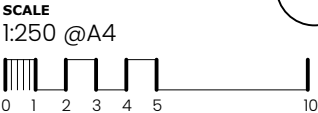
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	ai
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

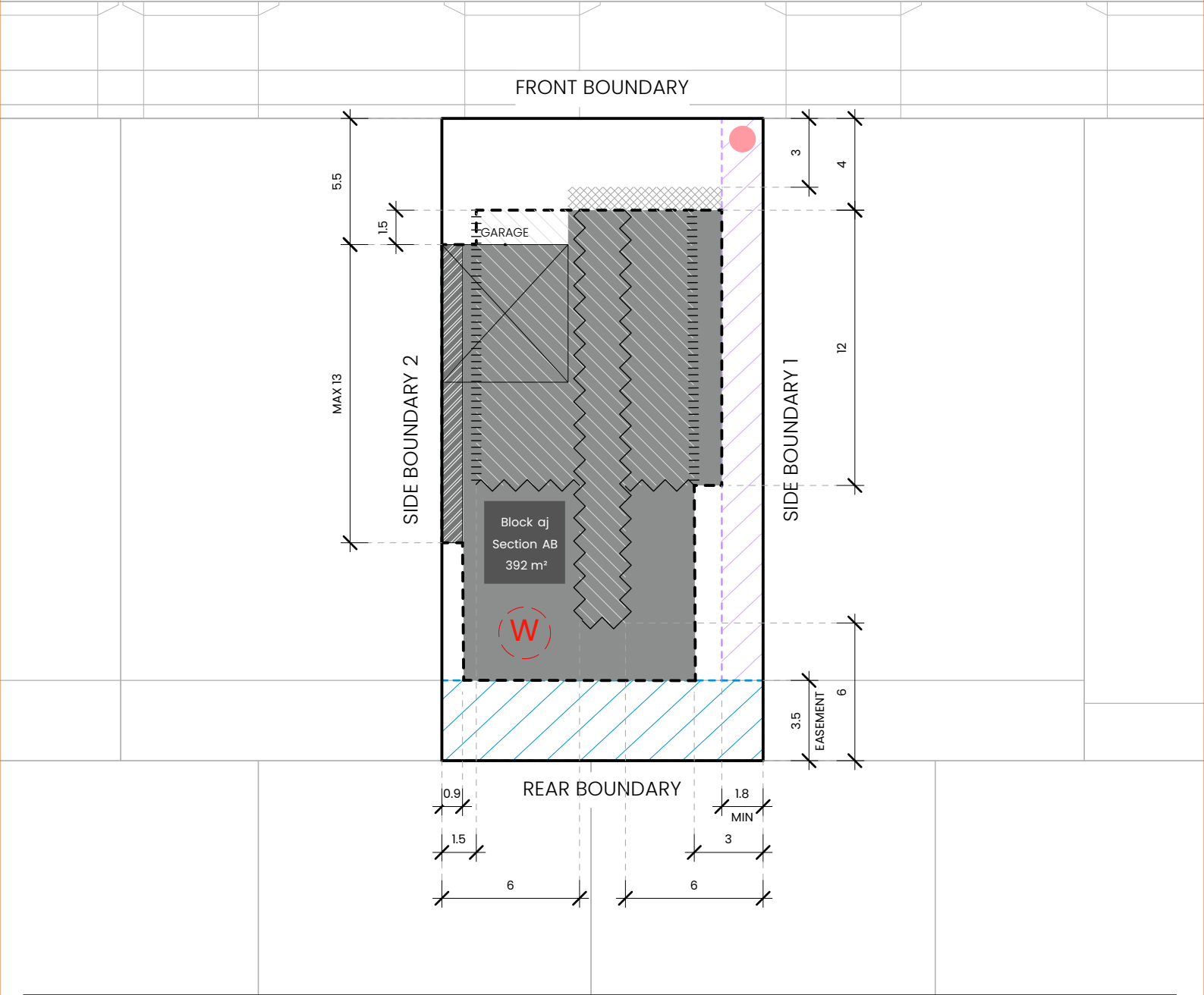
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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STREET



KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location

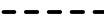


Boundary Type
As defined by Territory Plan Dictionary



BLOCK SIZE (m²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

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
Refer to Planning (Exempt Development) - SDHDCD



Easement
Min 1.8-2.5m maintenance access route required.
Refer to TCCS and ICON building requirements

INDICATIVE BUILDING FOOTPRINTS

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



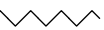
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	aj
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

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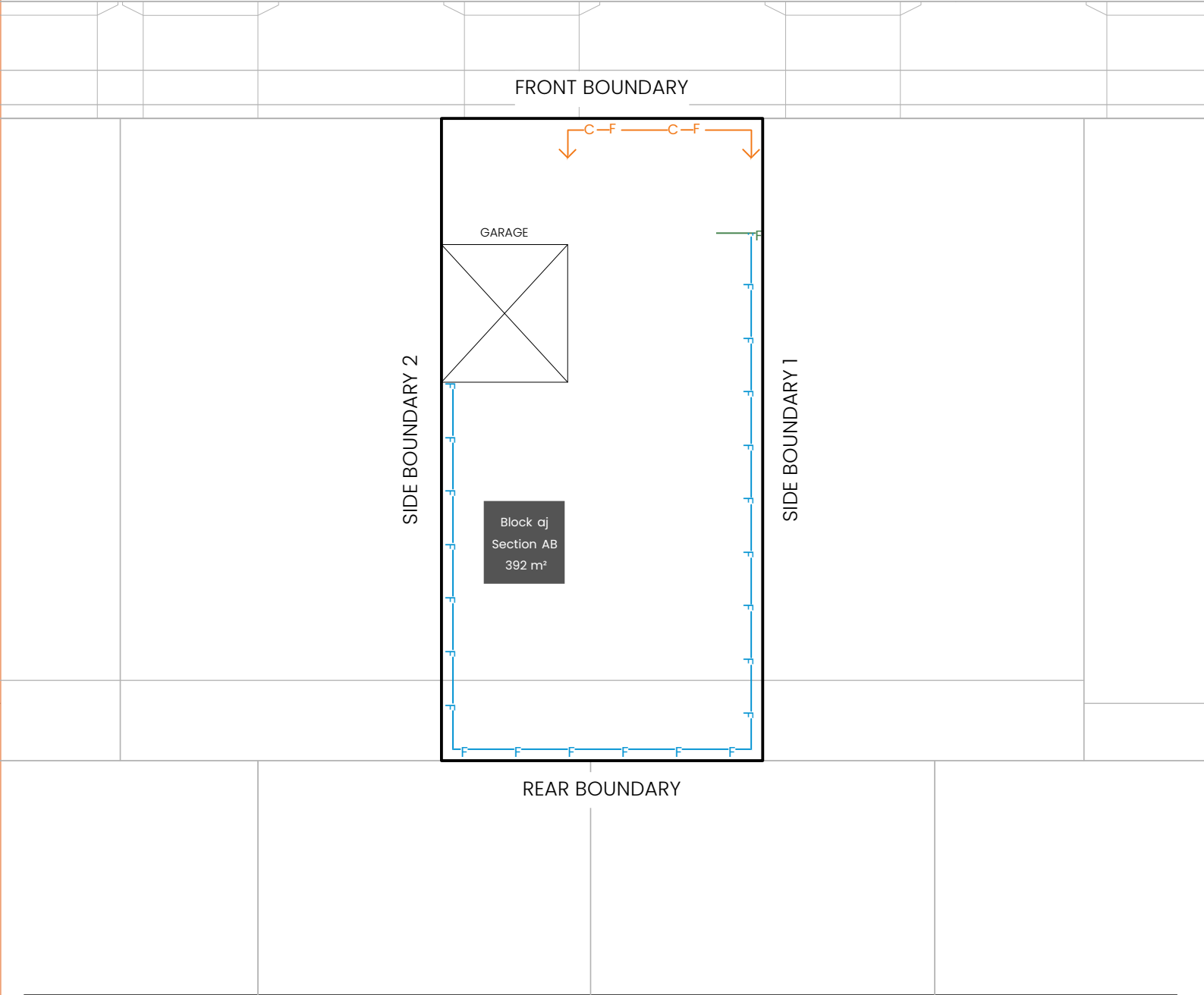
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Ginninderry

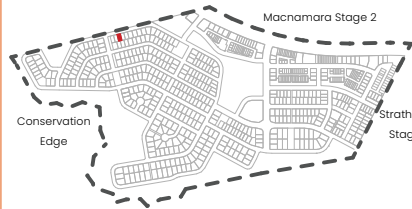
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



Courtyard Wall:

Refer to Planning (Exempt Development) - SDHDCD - Belconnen District Declaration
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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCS.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	aj
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

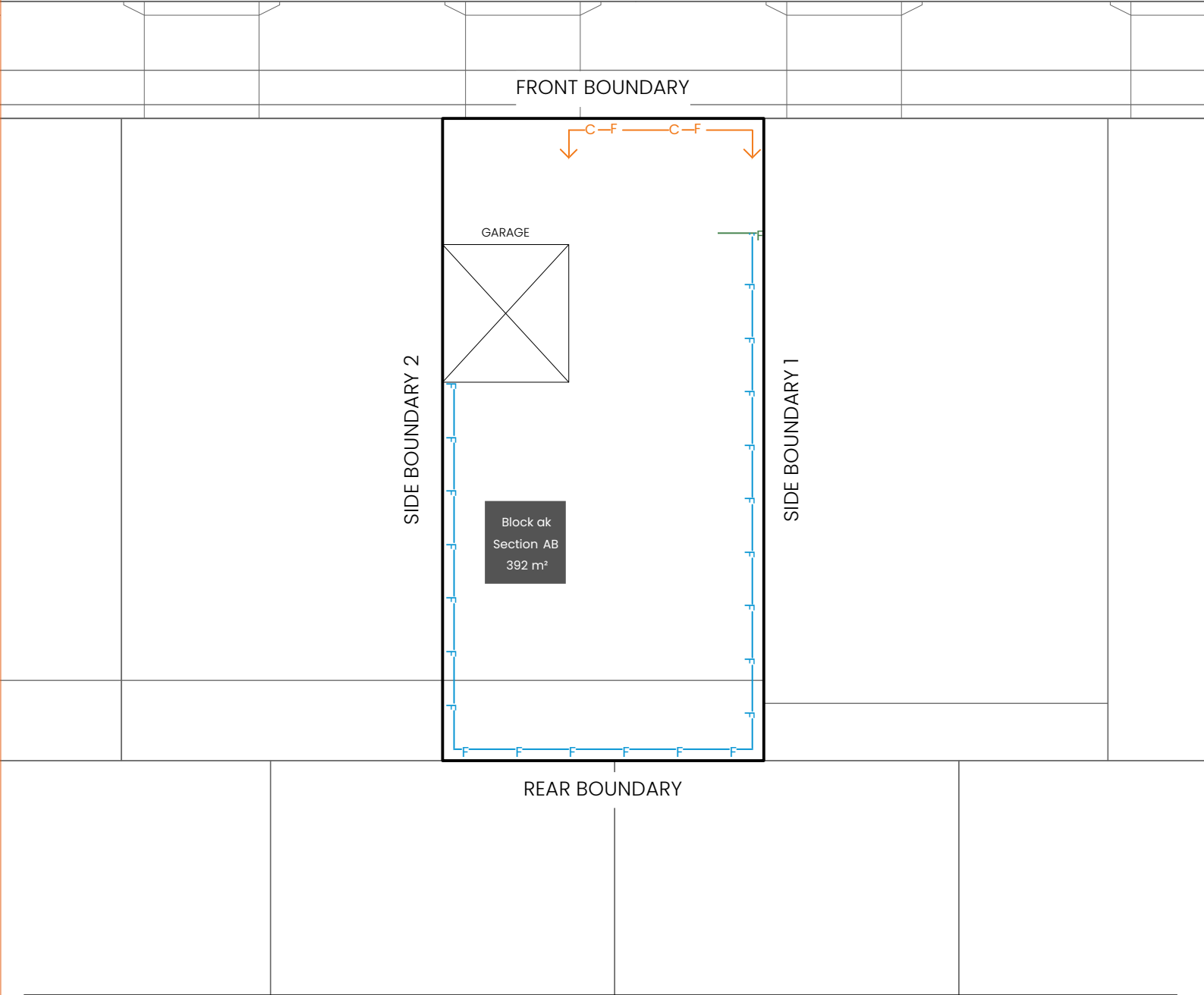
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SCALE
1:250 @A4



STREET



KEY MAP

SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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

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Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

BLOCK INFORMATION

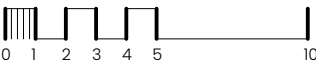
STAGE	1D
ZONE	RZ3
SECTION	AB
BLOCK	ak
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

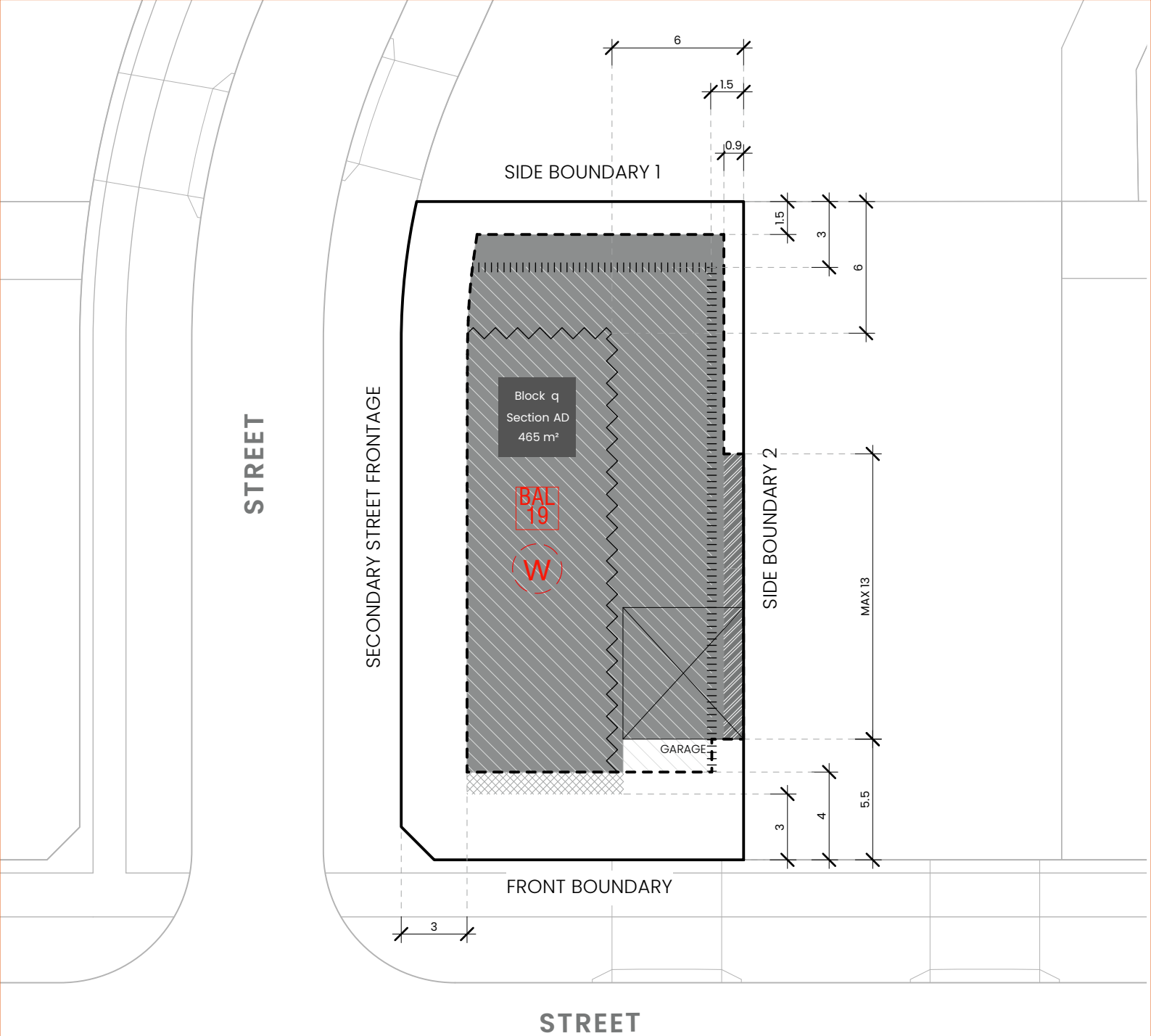
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
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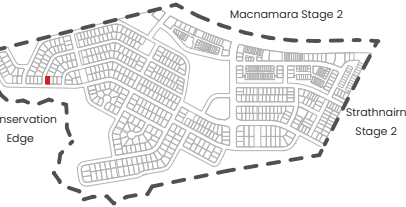
SCALE
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KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 19 Building Standard
refer to EDP Planning Controls Plan

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
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	1D
ZONE	RZ3
SECTION	AD
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
B	DC	JM	JM	17/10/25
C	AM	DC	DC	21/10/25
D	AM	DC	DC	23/10/25

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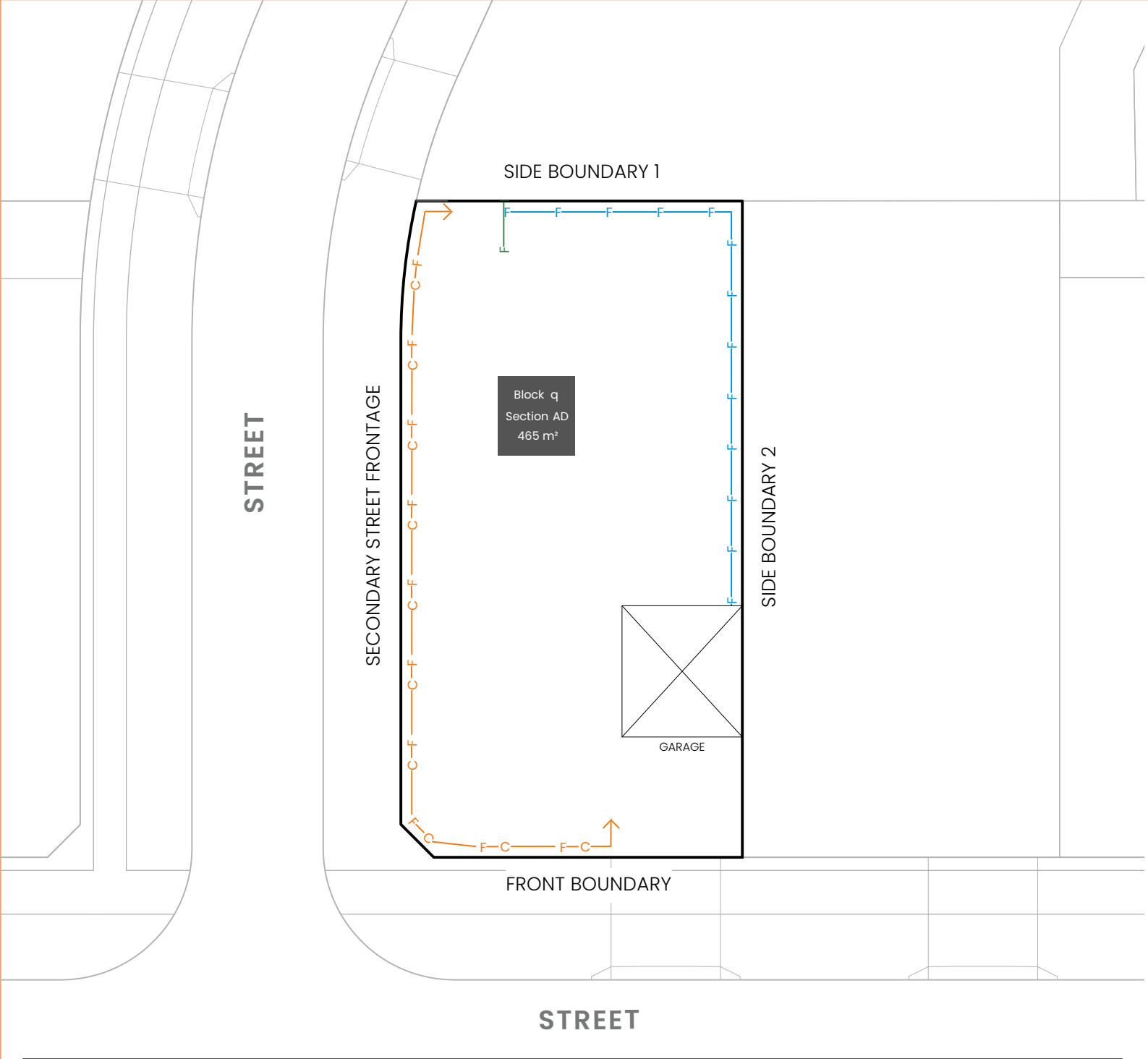
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SCALE
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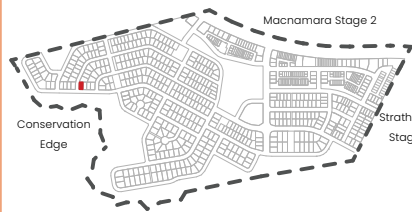
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



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 (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

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCD.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

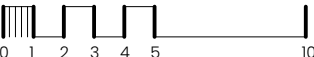
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ZONE	RZ3
SECTION	AD
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

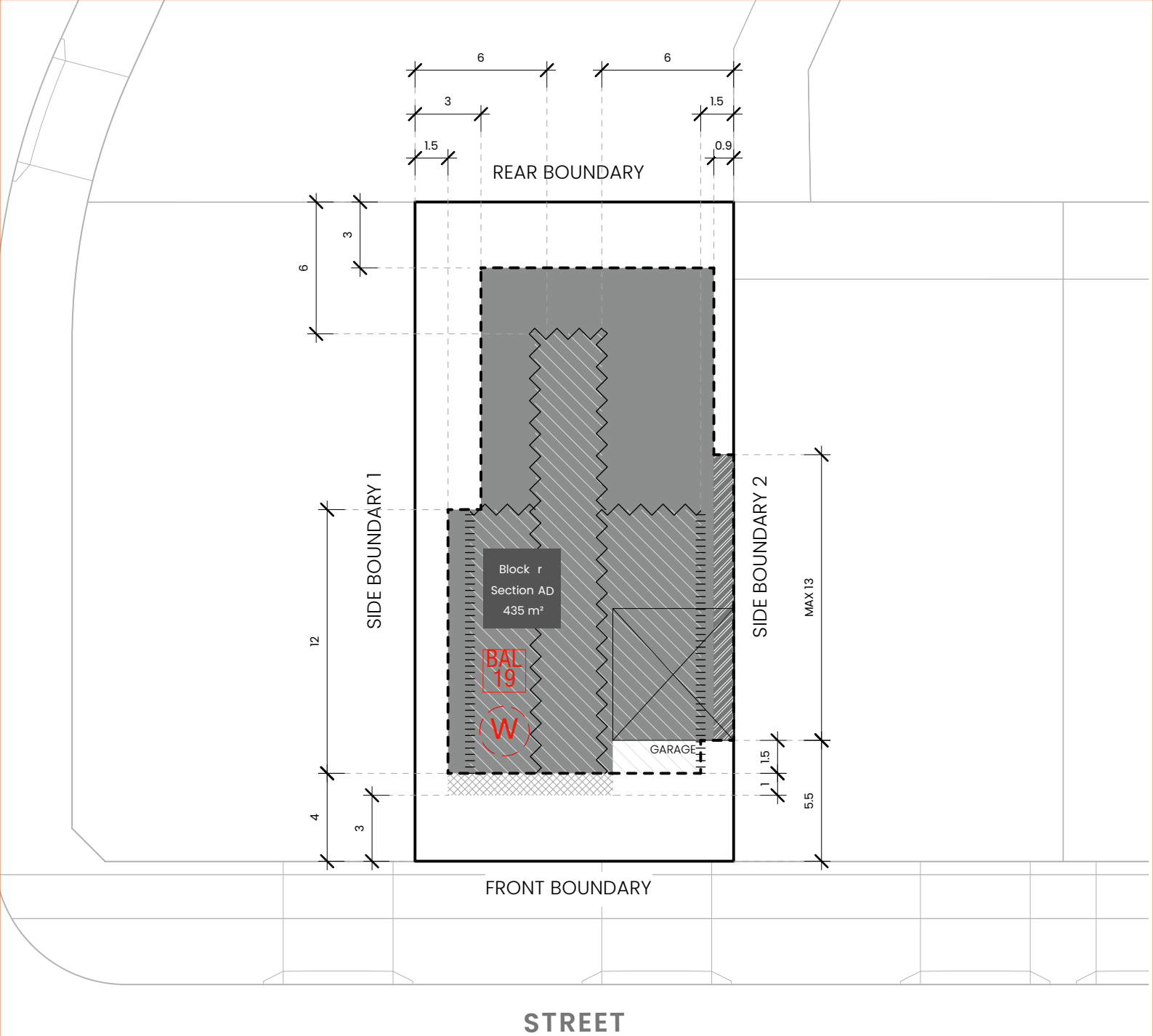
REV	DRAWN	CHECKED	APPROVED	DATE
B	DC	JM	JM	17/10/25
C	AM	DC	DC	21/10/25
D	AM	DC	DC	23/10/25

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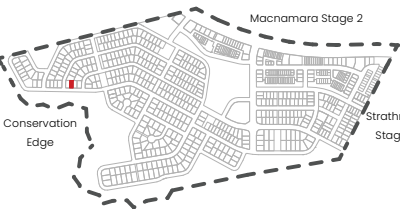
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KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan

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

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

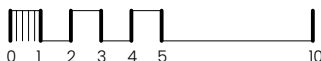
STAGE	1D
ZONE	RZ3
SECTION	AD
BLOCK	r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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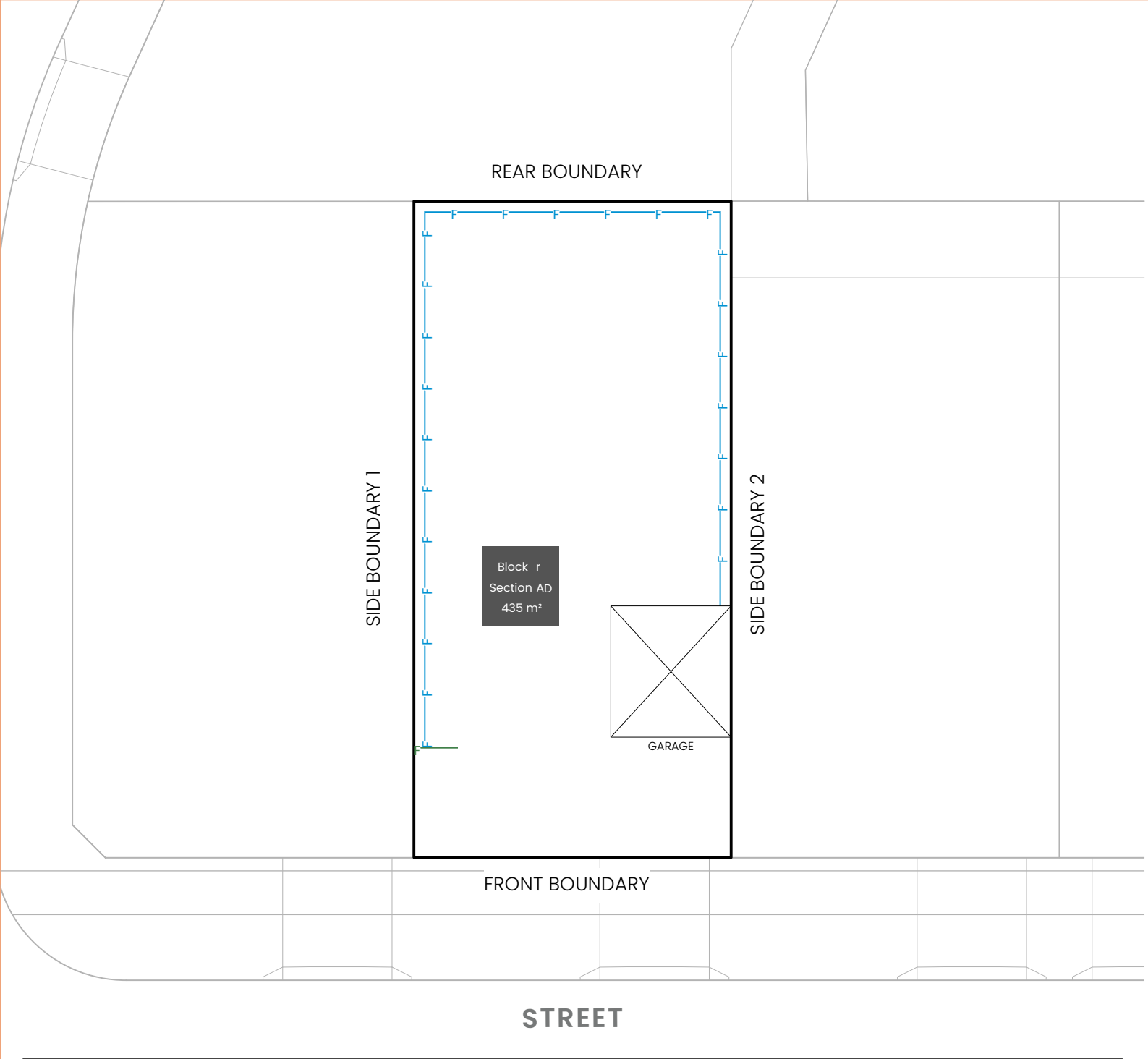
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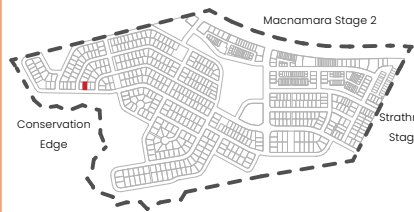
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

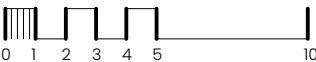
STAGE	1D
ZONE	RZ3
SECTION	AD
BLOCK	r
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

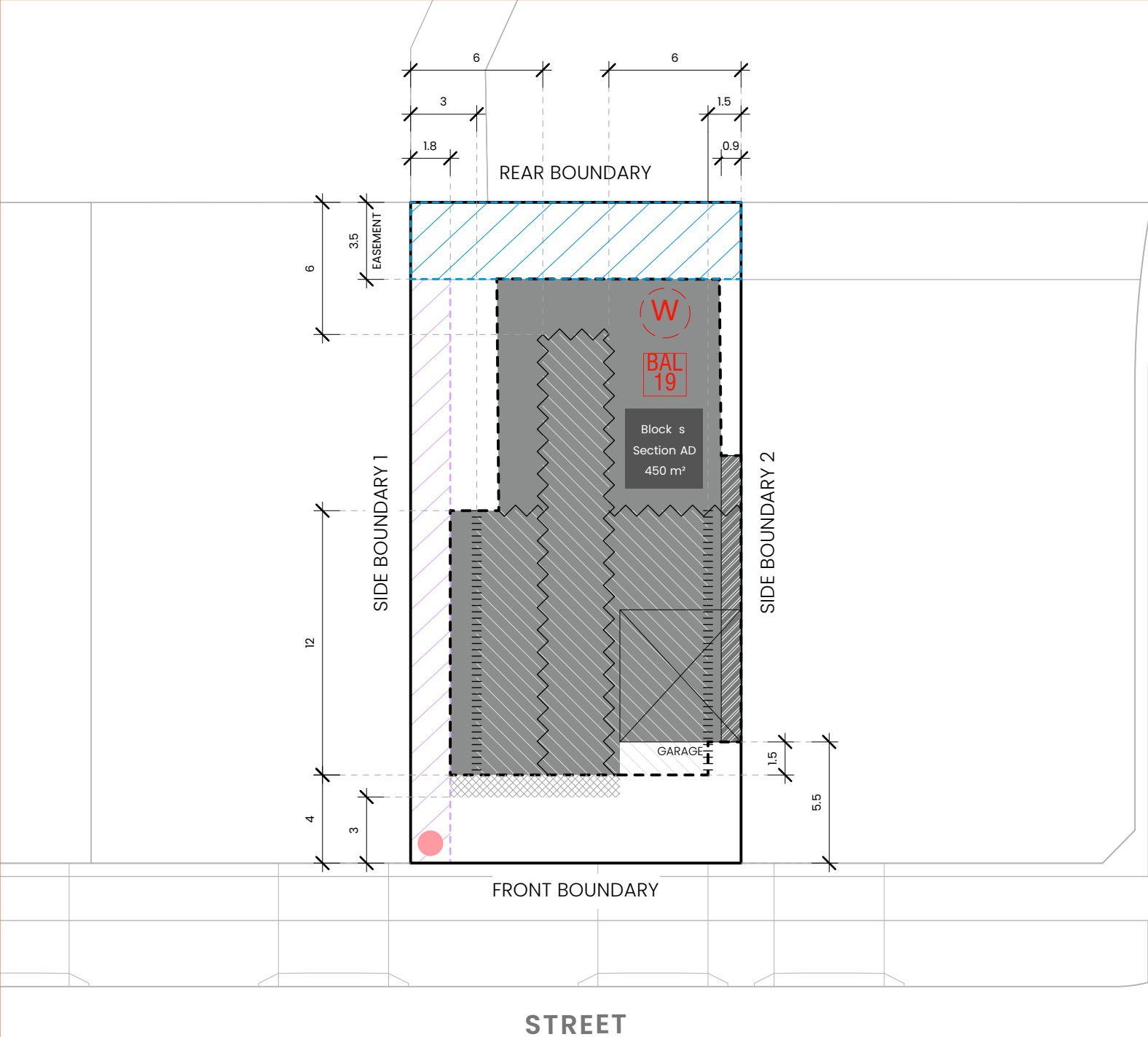
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A	DC	JM	JM	13/10/25
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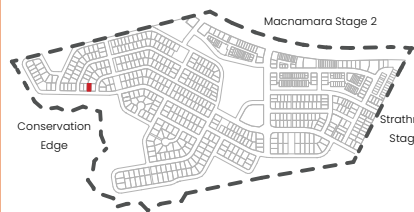
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KEY MAP

SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary



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 19 Building Standard

refer to EDP Planning Controls Plan

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

Refer to Planning (Exempt Development) - SDHDCD



Easement

Min 1.8-2.5m maintenance access route required.

Refer to TCCS and ICON building requirements



INDICATIVE BUILDING FOOTPRINTS

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



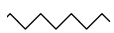
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AD
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

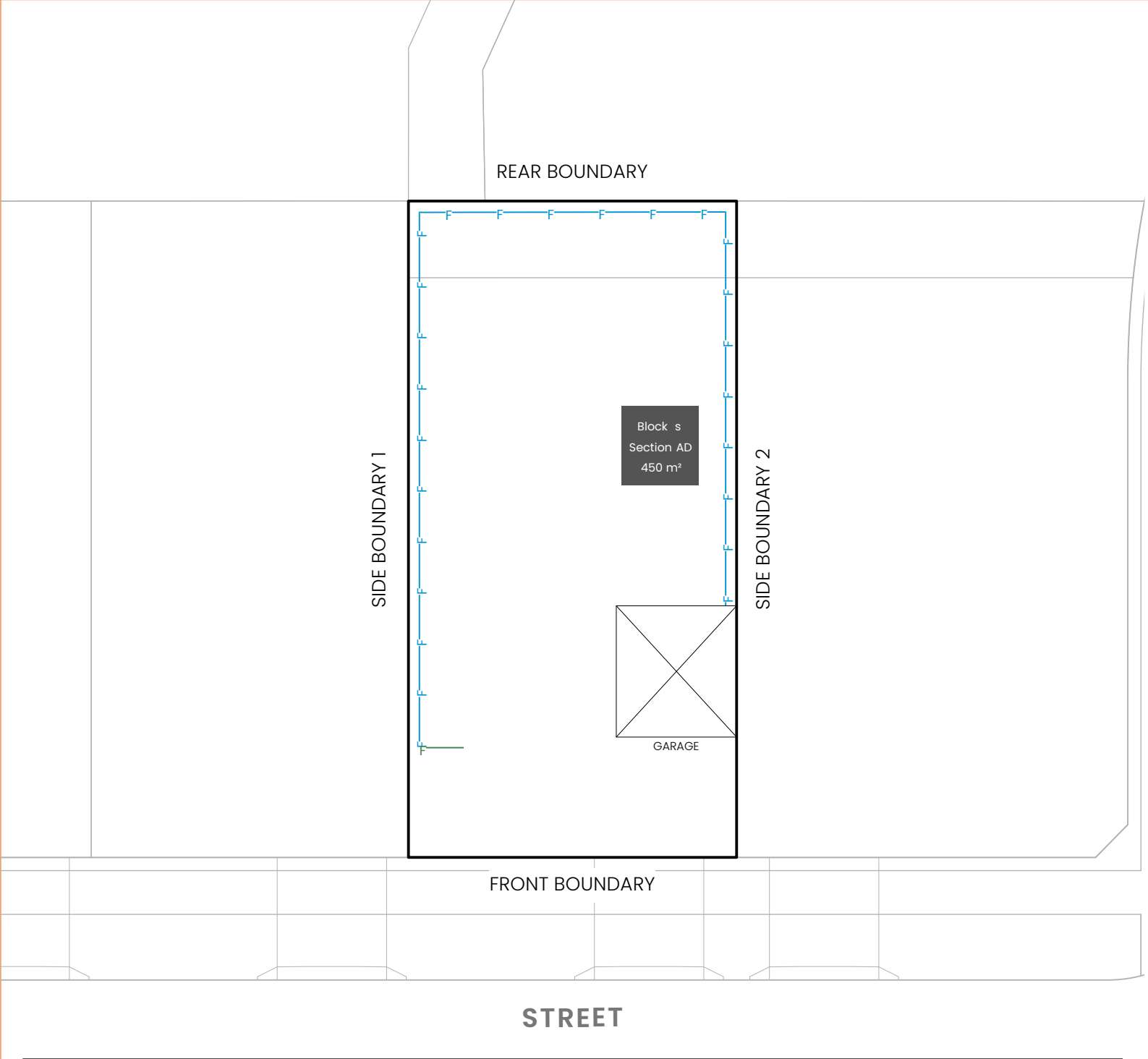
REV	DRAWN	CHECKED	APPROVED	DATE
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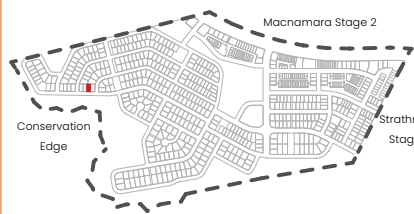
SCALE
1:250 @A4





KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



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 (Macnamara)

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)

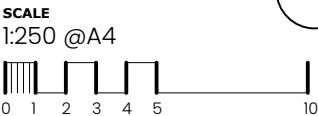
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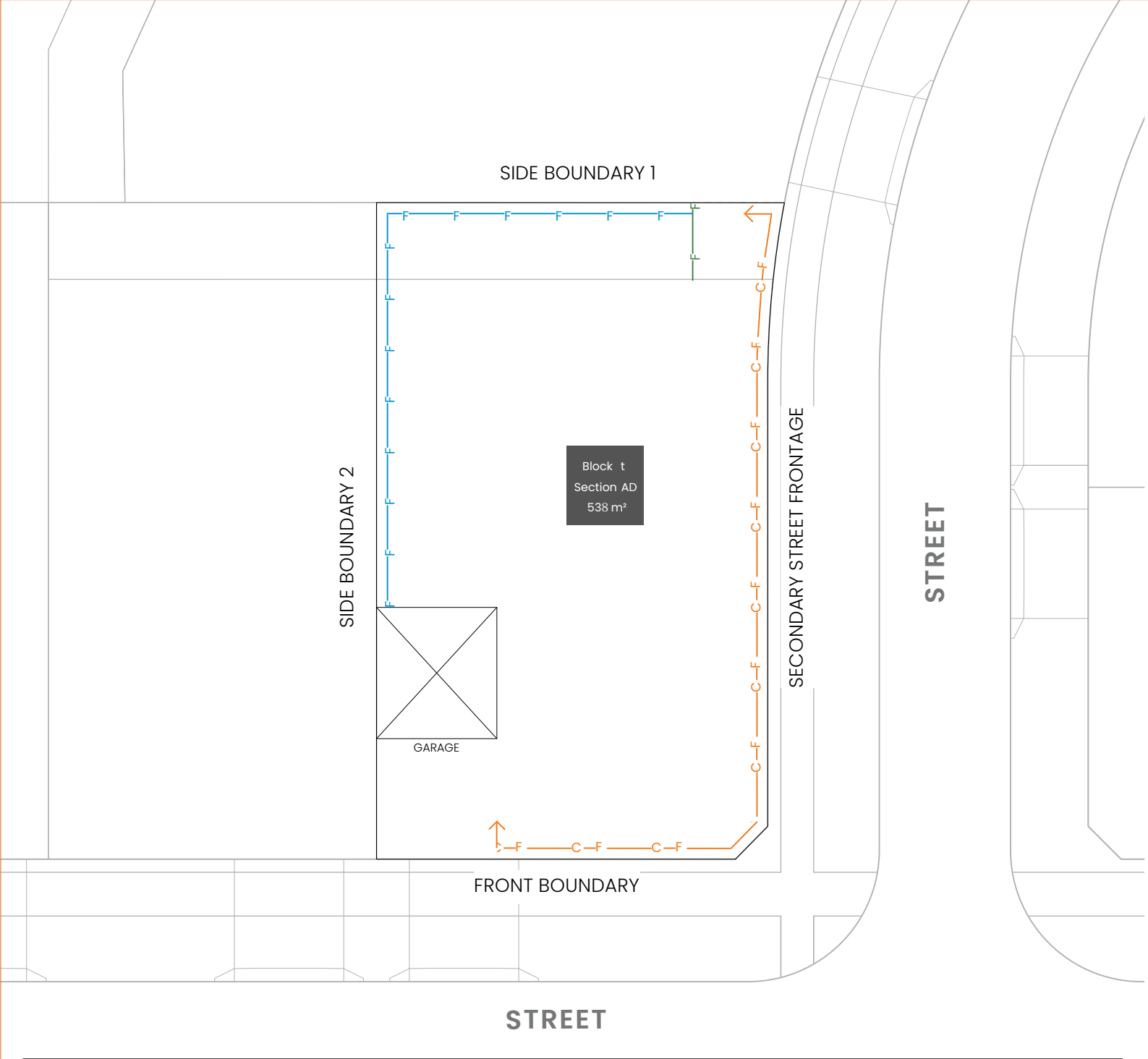
STAGE	1D
ZONE	RZ3
SECTION	AD
BLOCK	S
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

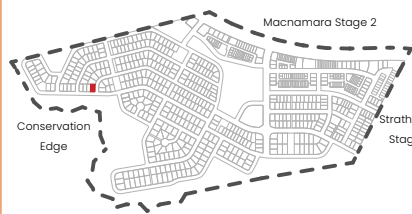
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KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence



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 (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

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCD.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AD
BLOCK	t
CLASSIFICATION	Mid-sized / Large
HOUSING TYPE	Single Dwelling

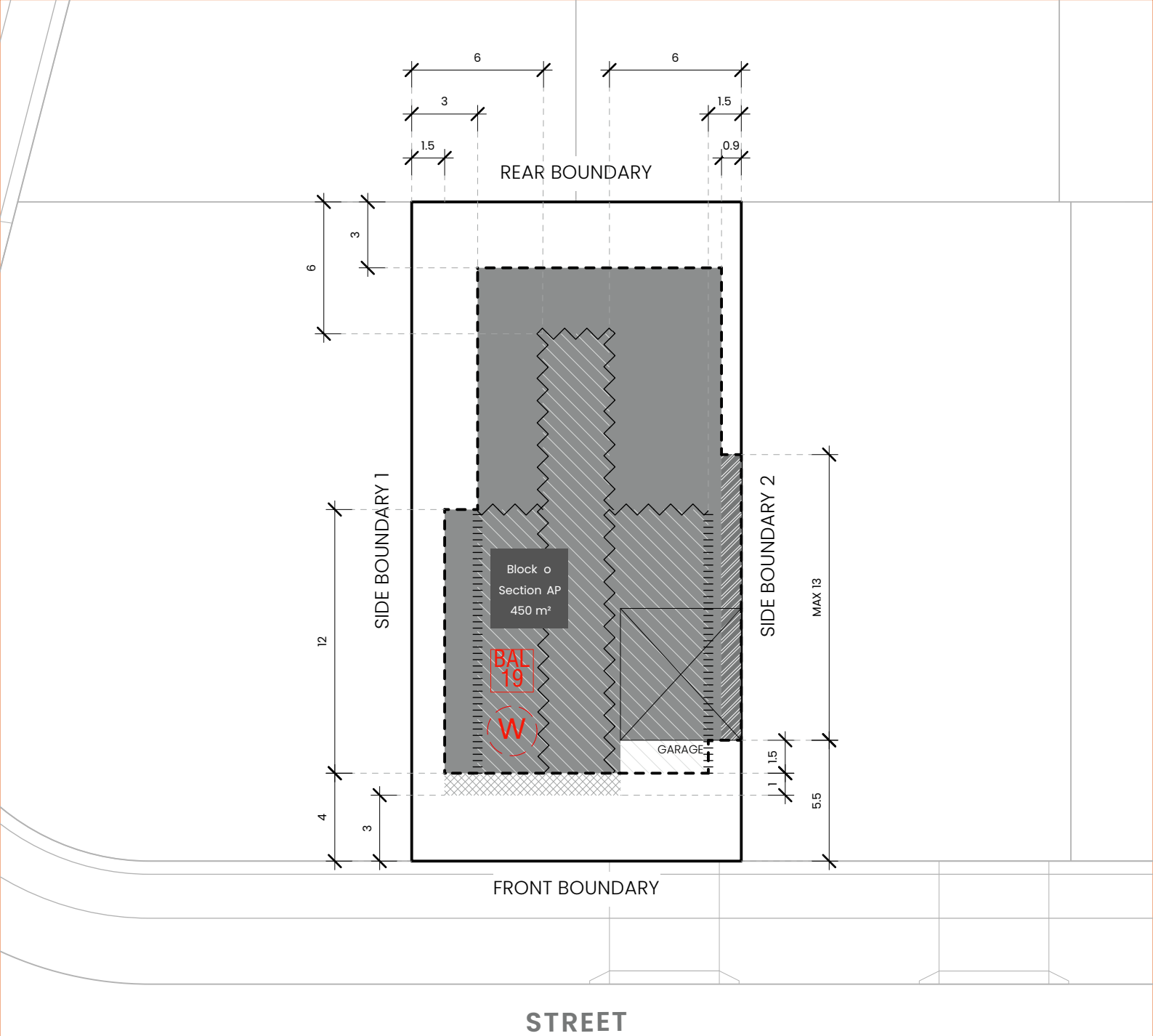
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25
C	AM	JM	JM	21/10/25

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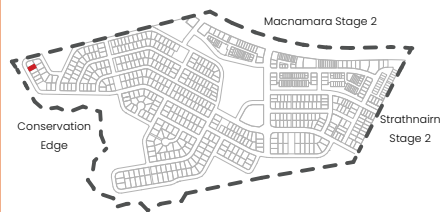
SCALE
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KEY MAP

■ SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan

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

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

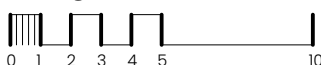
STAGE	1D
ZONE	RZ3
SECTION	AP
BLOCK	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

 SITE LOCATION

LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

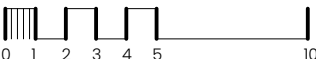
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ZONE	RZ3
SECTION	AP
BLOCK	o
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

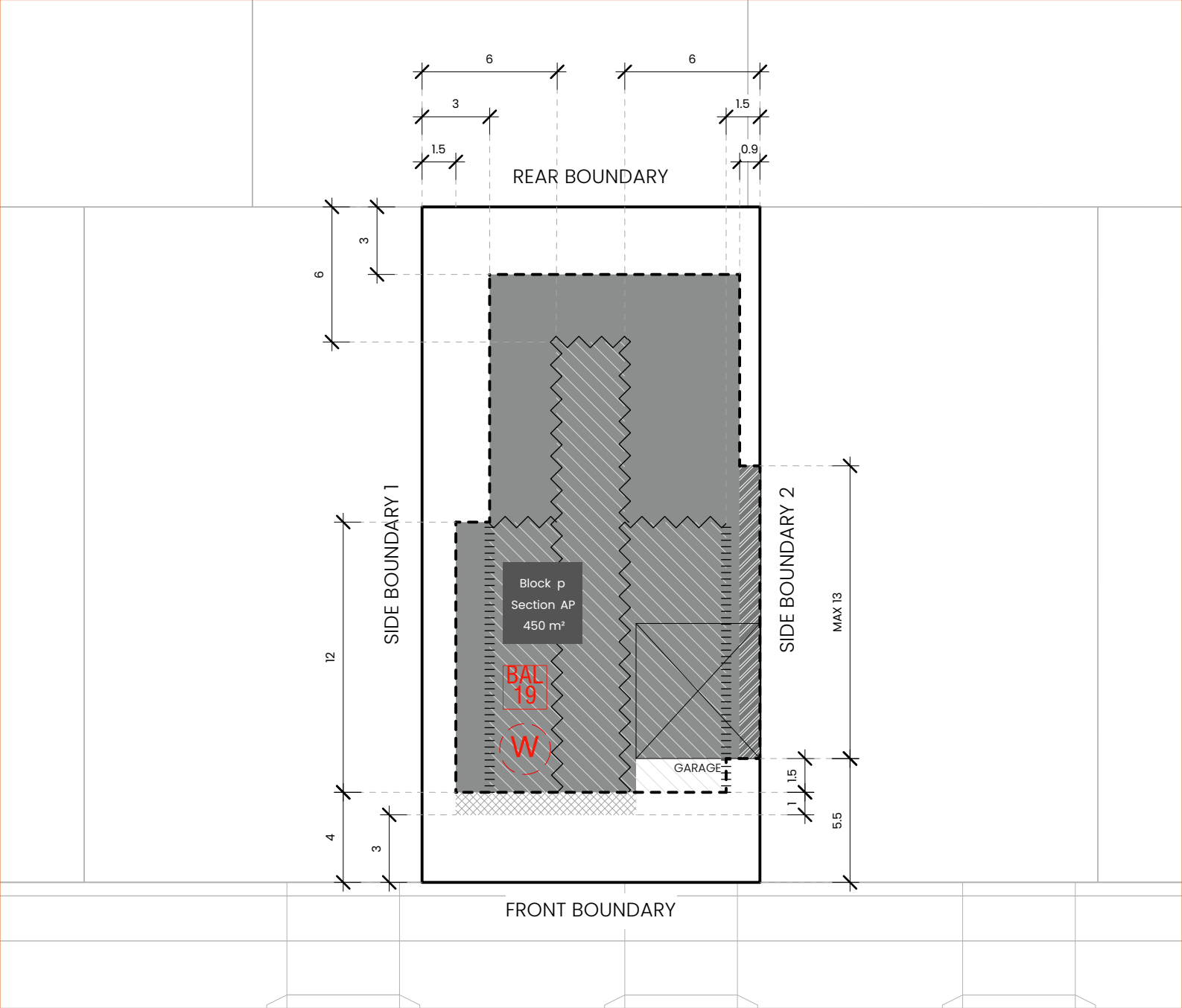
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SCALE
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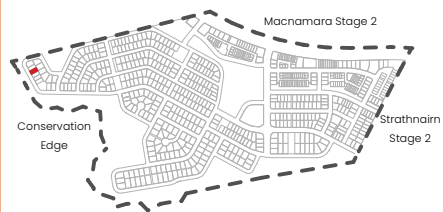




STREET

KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

Water tank requirements

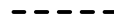
BLOCK SIZE (m²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

BAL 19 Building Standard

refer to EDP Planning Controls Plan



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

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	1D
ZONE	RZ3
SECTION	AP
BLOCK	p
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

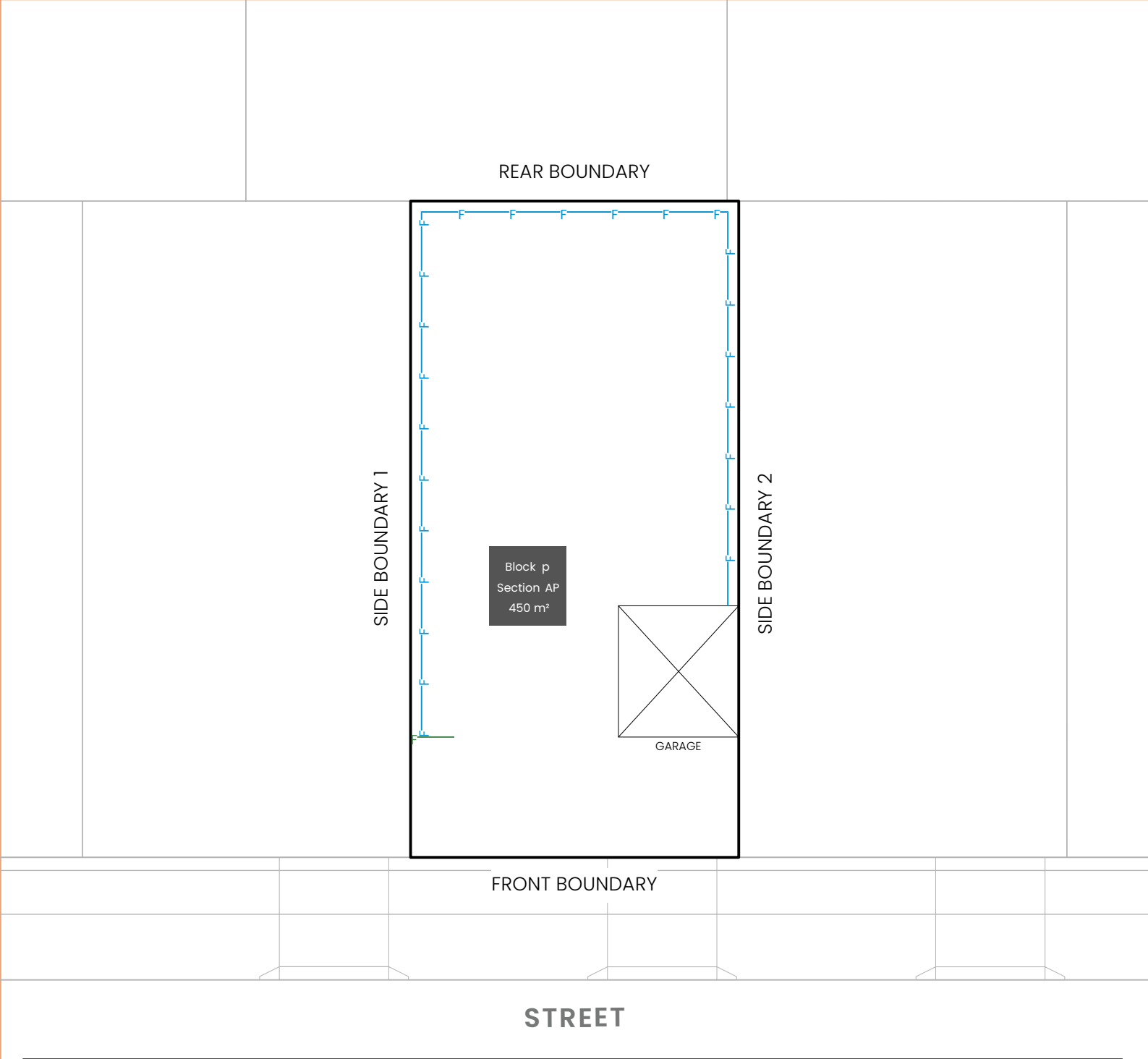
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A	DC	JM	JM	13/10/25
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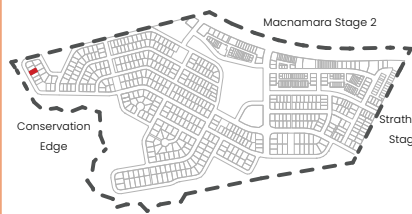
SCALE
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KEY MAP

SITE LOCATION



LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 colour 'Jasper'.
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Construction and Finish

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Openings to be a minimum of 10mm.
Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

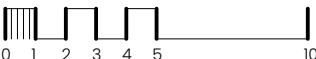
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ZONE	RZ3
SECTION	AP
BLOCK	p
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

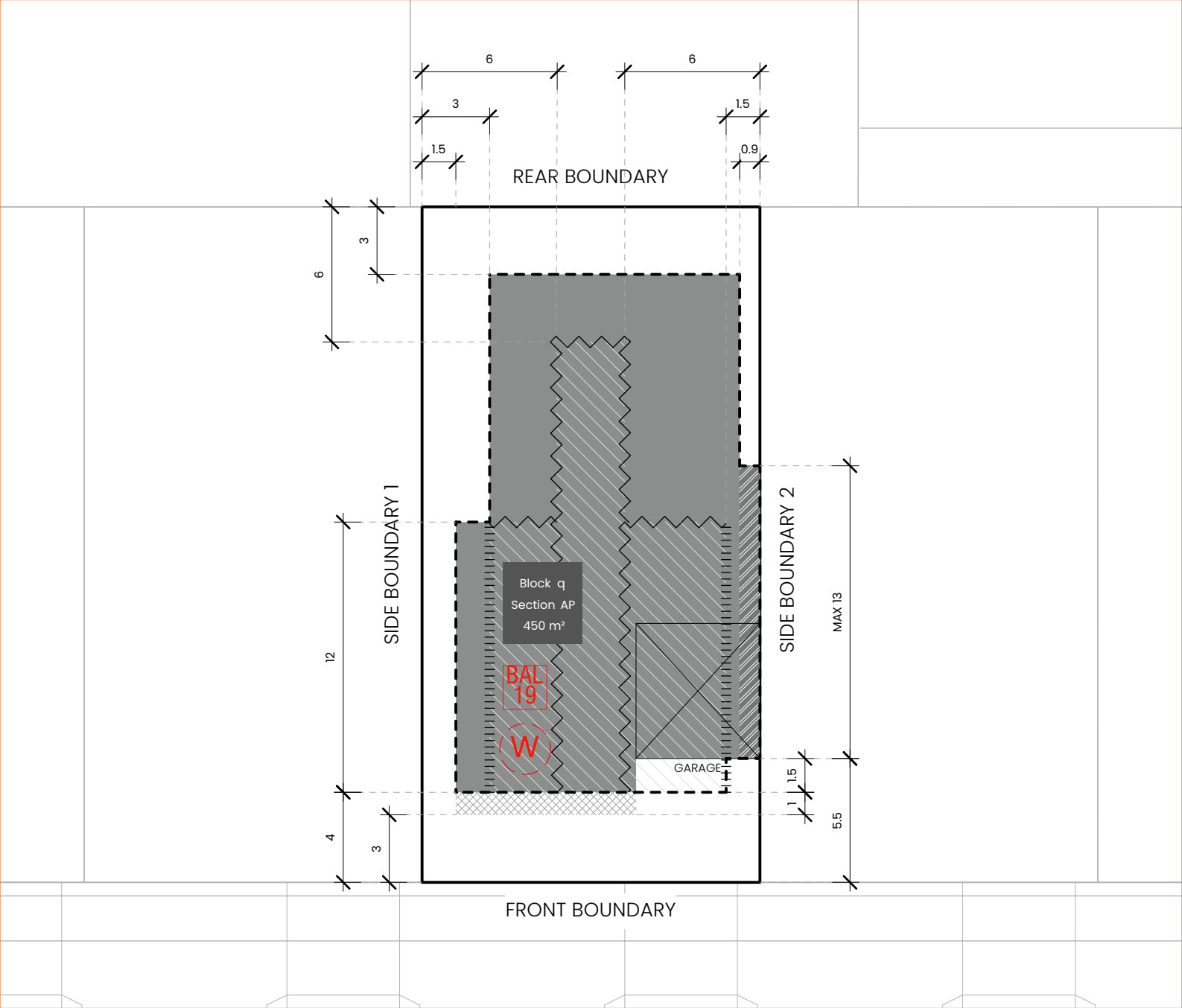
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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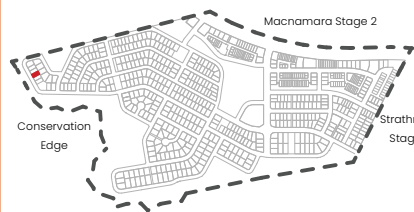
SCALE
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KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan



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

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	1D
ZONE	RZ3
SECTION	AP
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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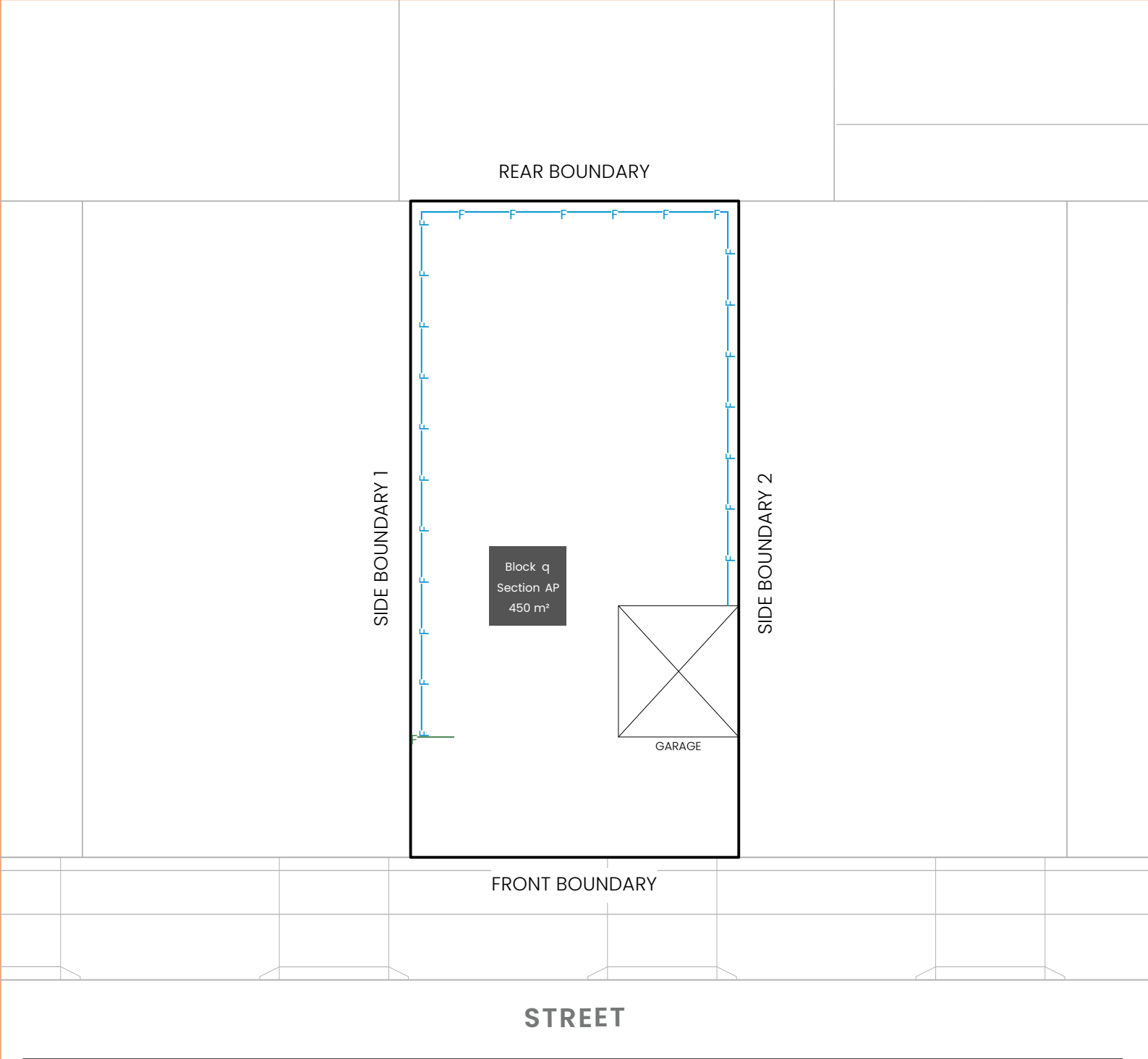
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SCALE
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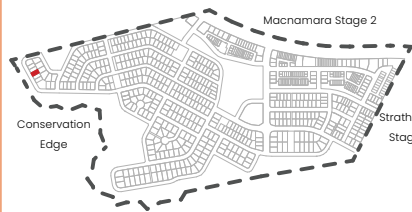
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



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 (Macnamara)



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 colour 'Jasper'.
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Openings to be a minimum of 10mm.
Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

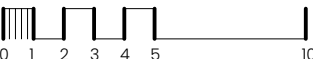
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ZONE	RZ3
SECTION	AP
BLOCK	q
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

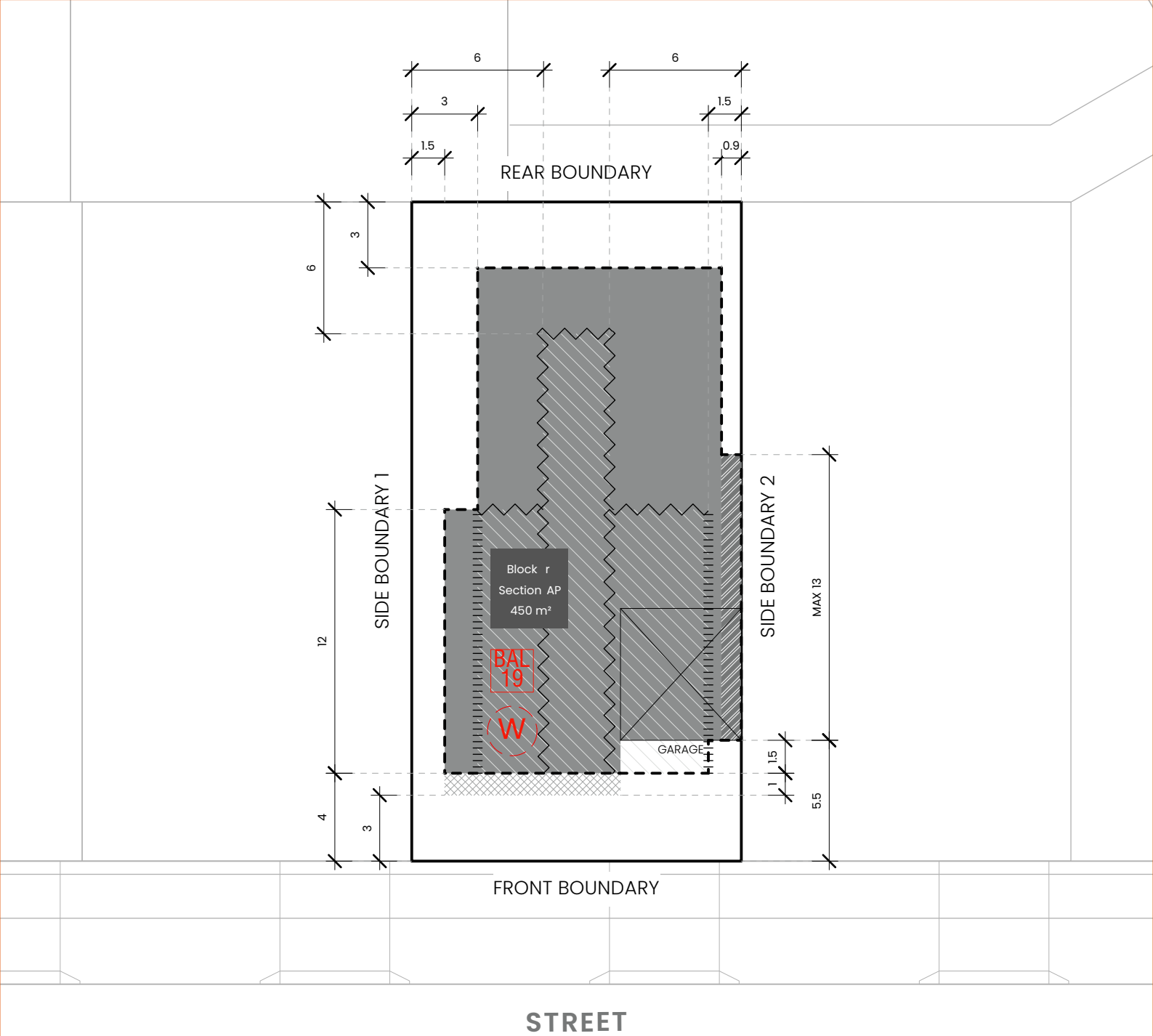
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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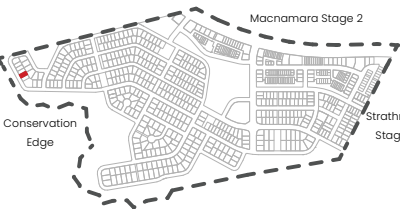
SCALE
1:250 @A4





KEY MAP

 SITE LOCATION



SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary

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 19 Building Standard

refer to EDP Planning Controls Plan

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

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)



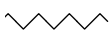
Lower Floor Level



Upper Floor Level



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

BLOCK INFORMATION

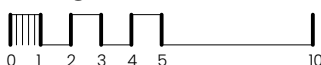
STAGE	1D
ZONE	RZ3
SECTION	AP
BLOCK	r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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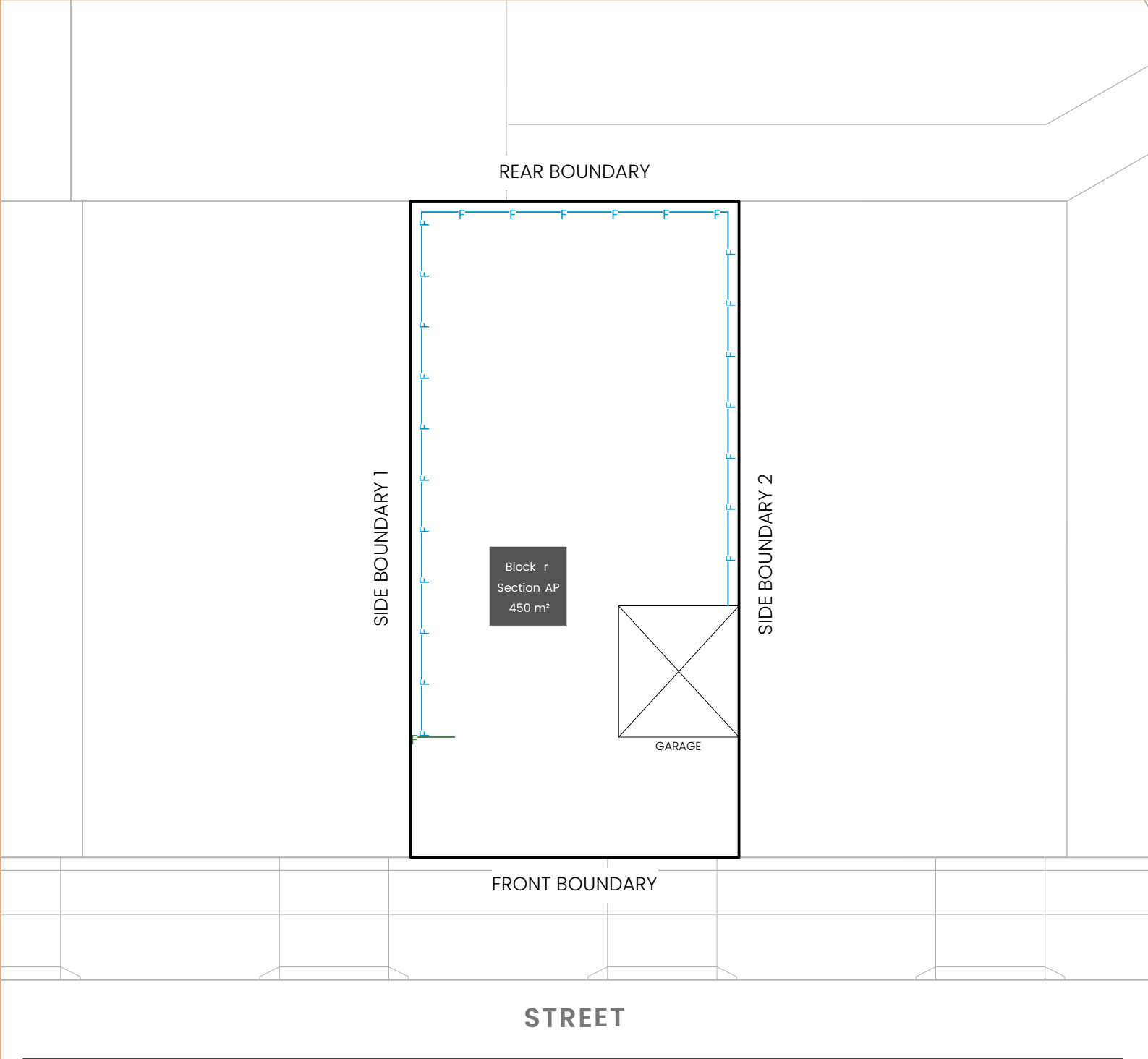
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SCALE
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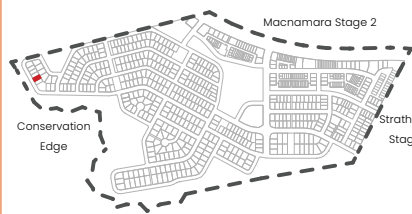
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary



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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)



Return Boundary Fencing to Building Line or Side Fence



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 (Macnamara)

Construction and Finish

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Openings to be a minimum of 10mm.
Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

BLOCK INFORMATION

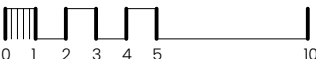
STAGE	1D
ZONE	RZ3
SECTION	AP
BLOCK	r
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

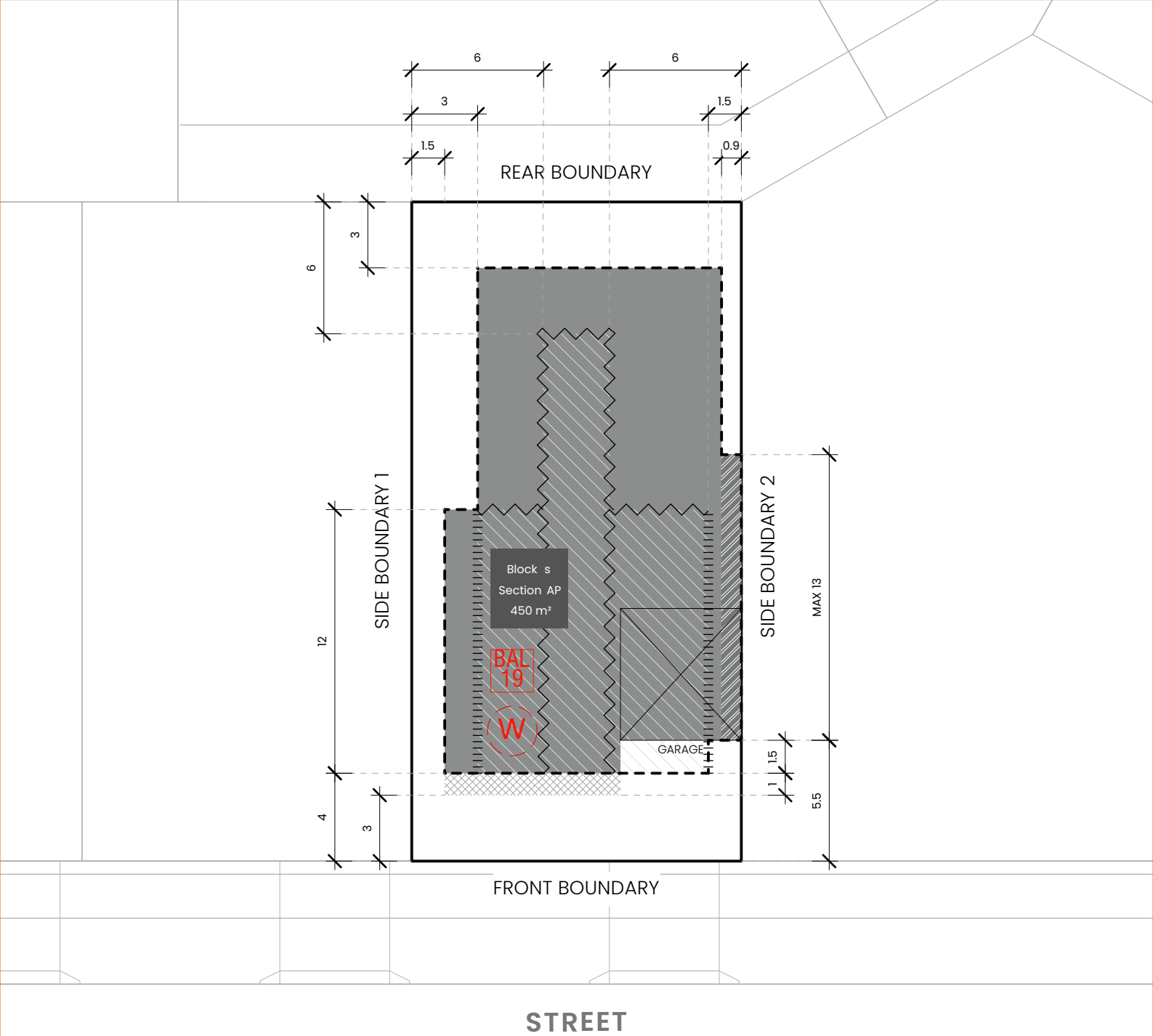
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A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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SCALE
1:250 @A4





STREET

KEY MAP

 SITE LOCATION

LEGEND



Block Boundary



Garage Location



Boundary Type
As defined by Territory Plan Dictionary



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 19 Building Standard
refer to EDP Planning Controls Plan

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
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

SITE COVERAGE

Refer to Planning (Exempt Development) - SDHDCD

PRINCIPAL PRIVATE OPEN SPACE

Refer to Planning (Exempt Development) - SDHDCD

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AP
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	13/10/25
B	DC	JM	JM	17/10/25

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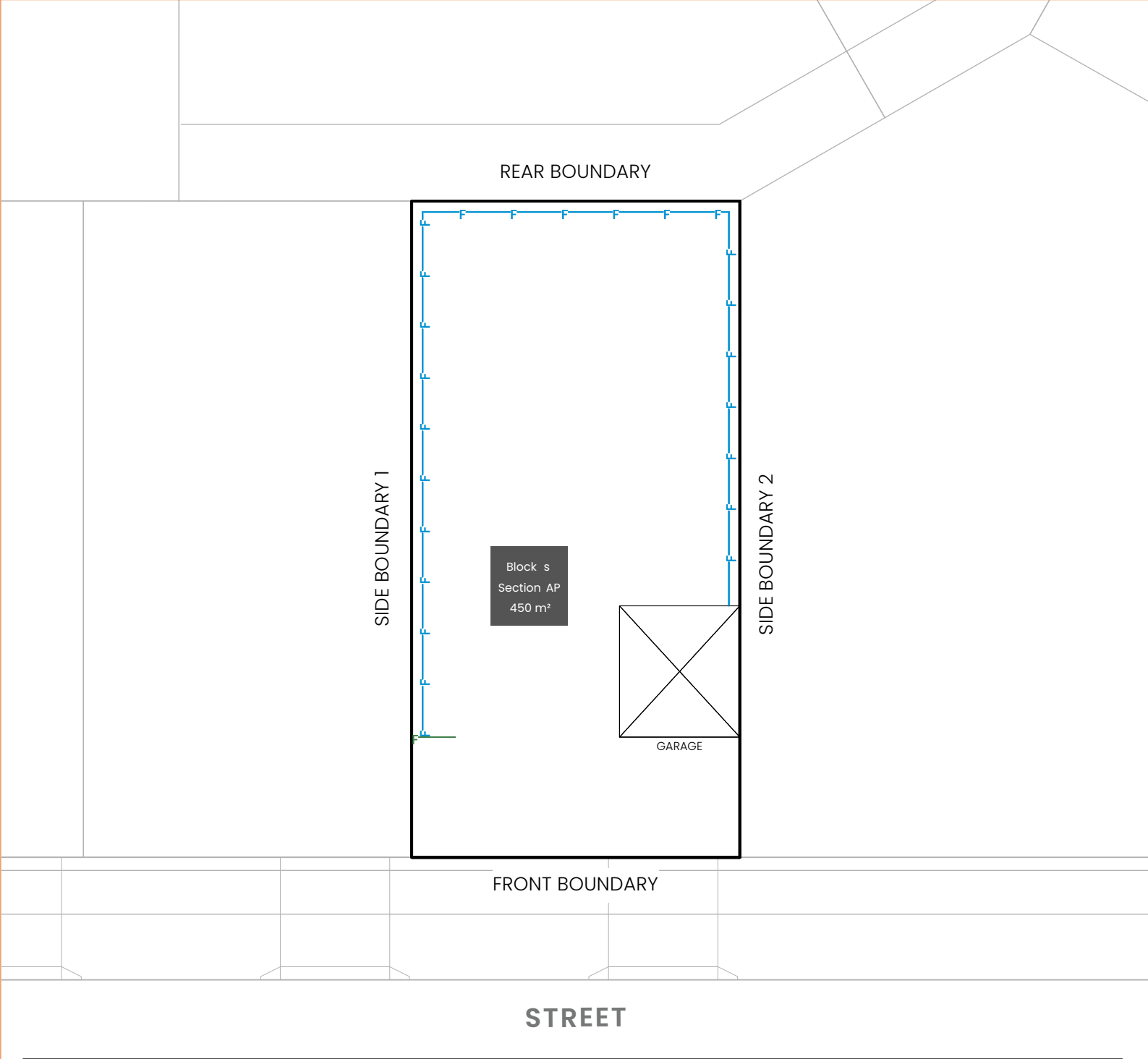
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPGRADES PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS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

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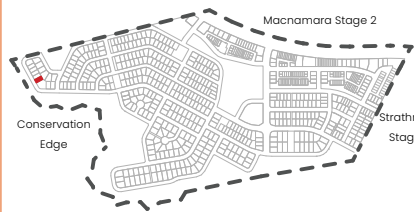
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Dictionary



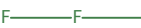
Inter-Allotment Fencing: side and rear boundaries

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 colour 'Jasper'.
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs.
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 Design Requirements (Macnamara)

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	AP
BLOCK	S
CLASSIFICATION	Mid-sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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