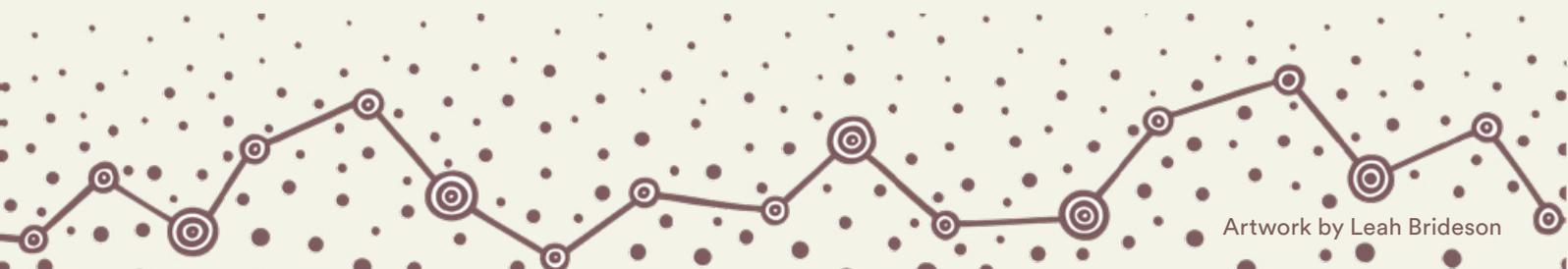


Block Planning Controls Plan

Single Residential

Strathnairn





KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**

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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BB
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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
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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
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	BB
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

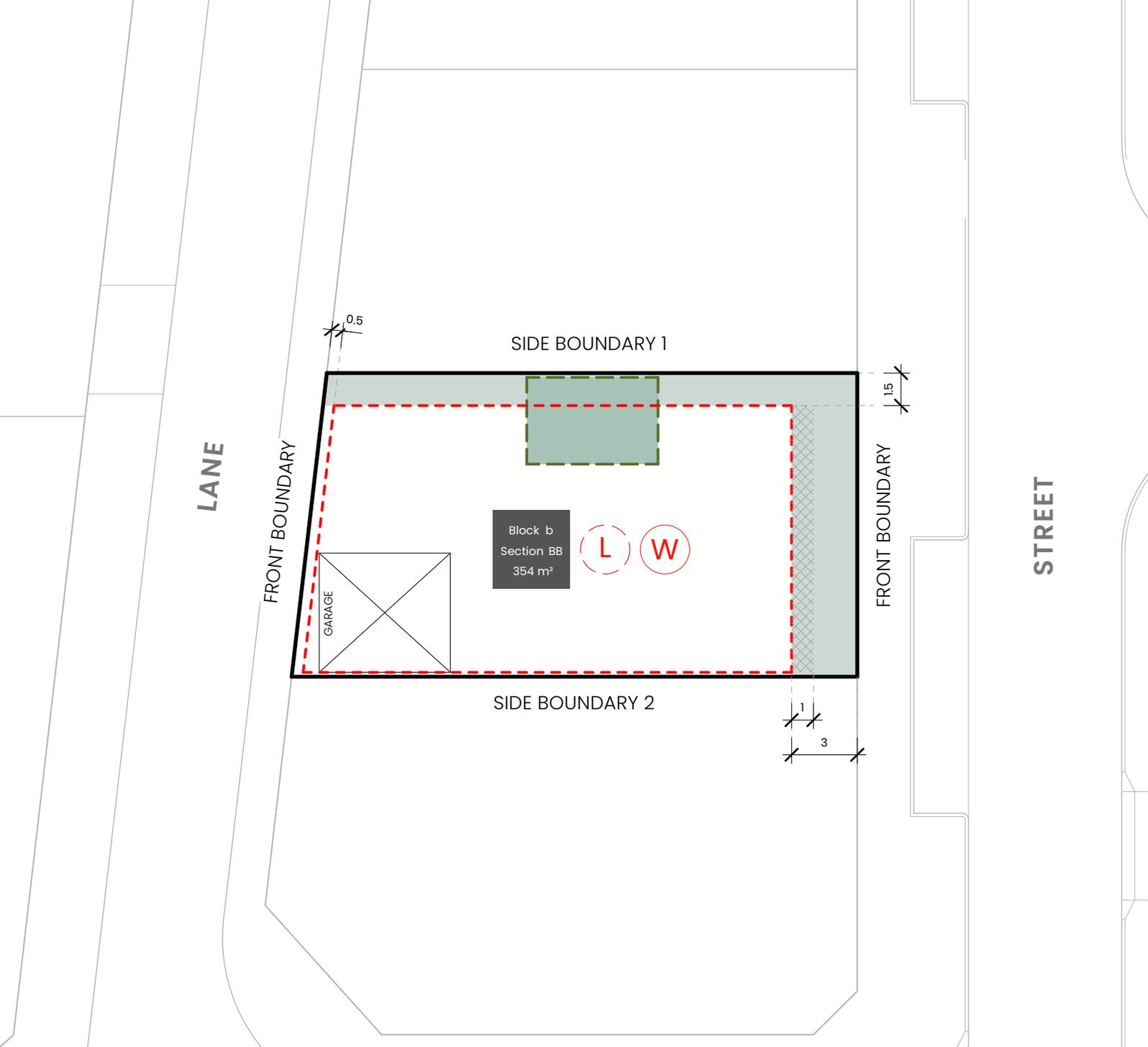
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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary**
 - Boundary Type**
As defined by Territory Plan Definitions
 - Indicative Garage Location**
 - Limited Development Potential**
Refer to EDP Planning Controls Plan
 - 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 |

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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BB
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

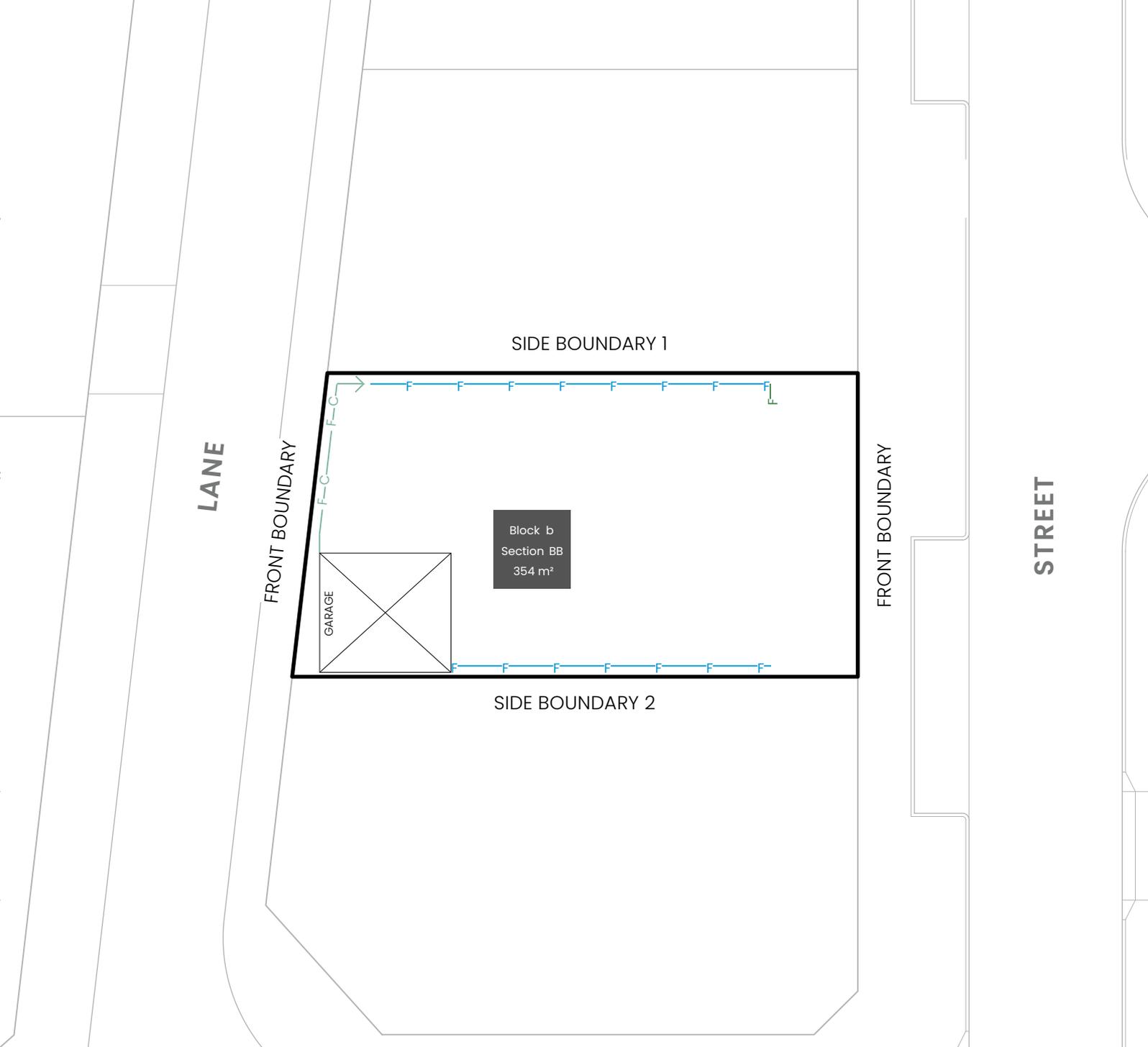
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SCALE
1:250 @A4



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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
 Mandatory height: 1.8m
 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	BB
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
 1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary**
 - Boundary Type**
As defined by Territory Plan Definitions
 - Indicative Garage Location**
 - Limited Development Potential**
Refer to EDP Planning Controls Plan
 - 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 |

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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BB
BLOCK	c
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

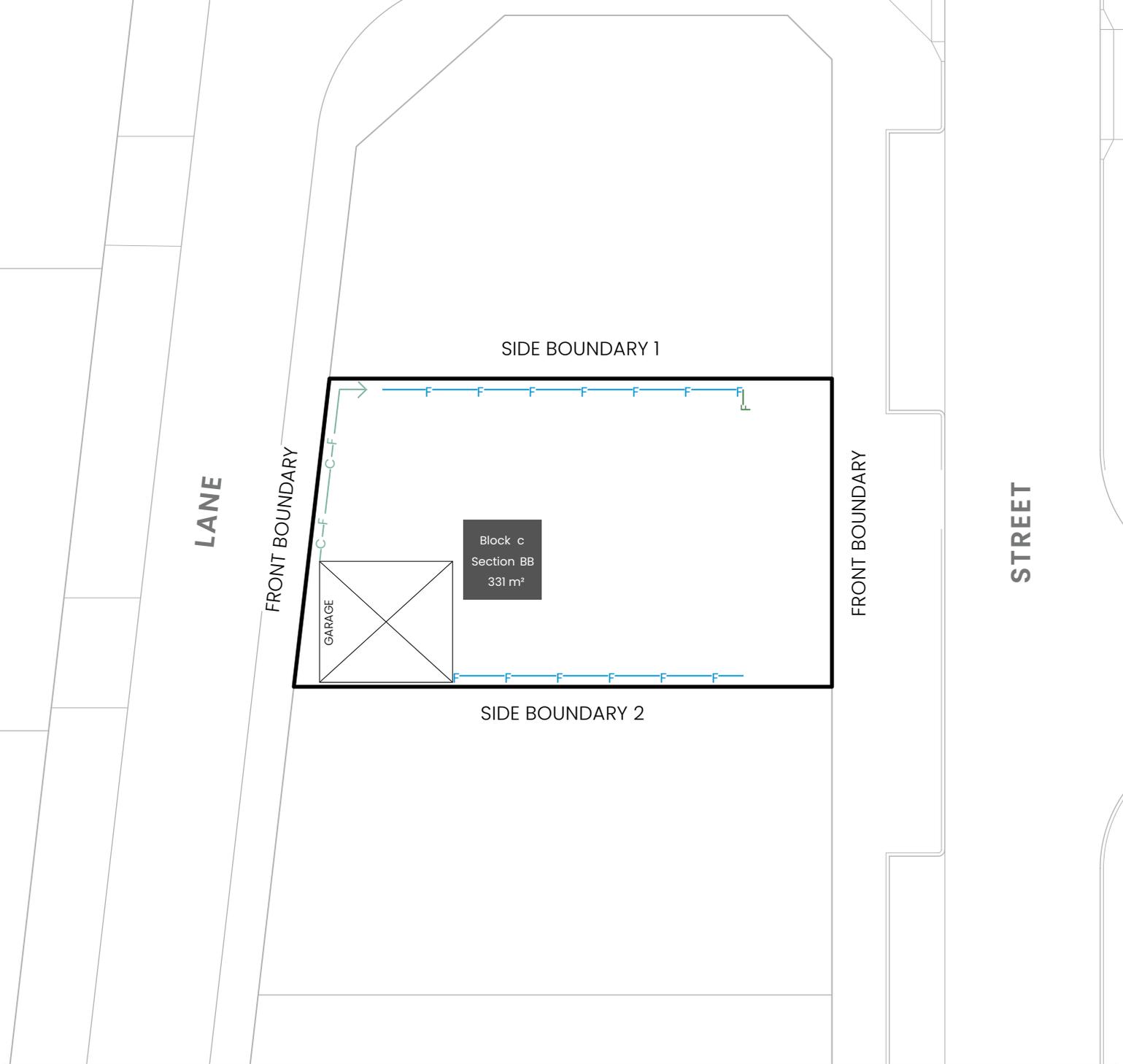
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SCALE
1:250 @A4

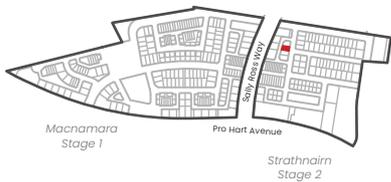


BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
 Mandatory height: 1.8m
 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	BB
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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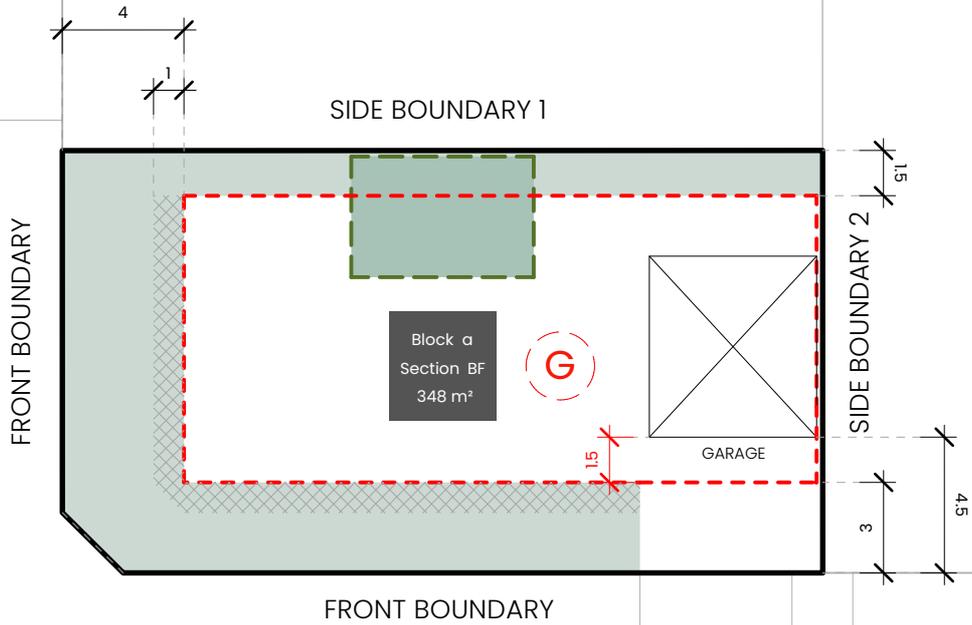
SCALE
 1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

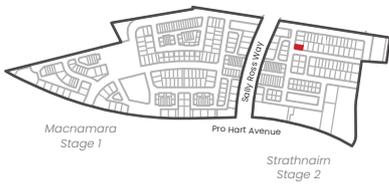
STREET



STREET

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**
- 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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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SCALE
1:250 @A4



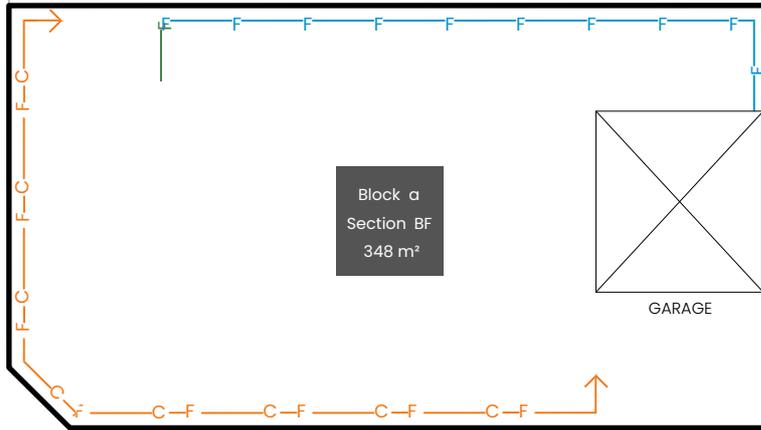
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1



SIDE BOUNDARY 2

FRONT BOUNDARY

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	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

REAR BOUNDARY

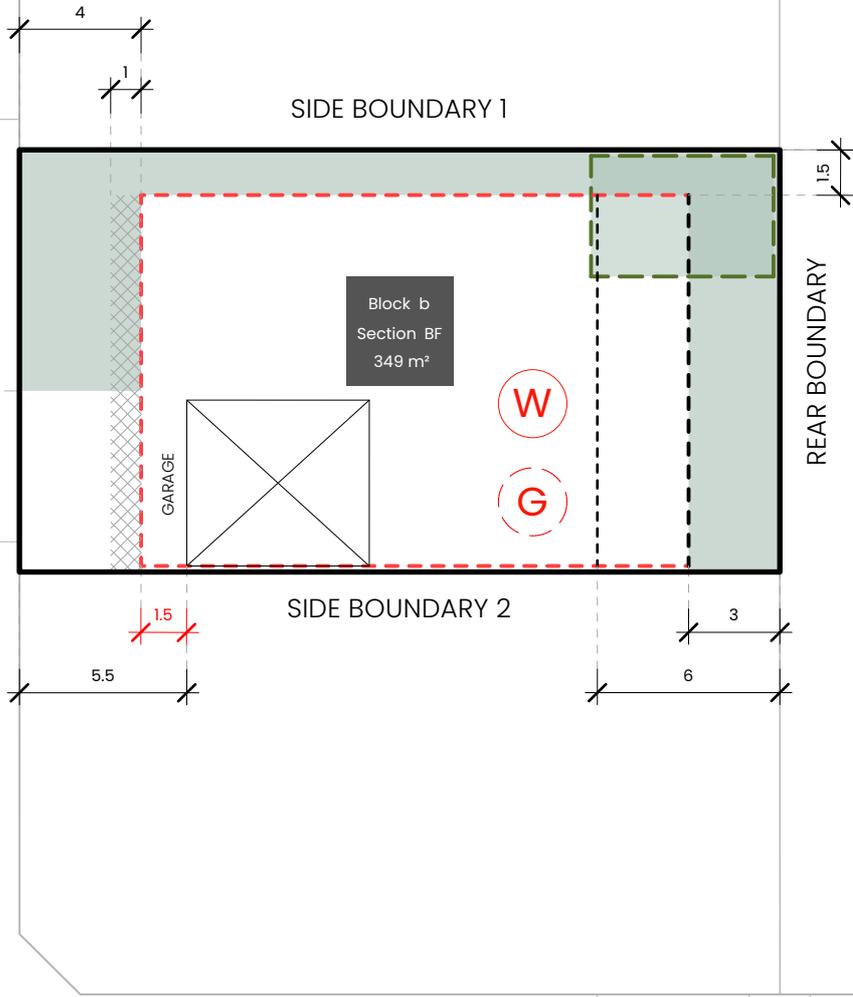
Block b
Section BF
349 m²

GARAGE

W

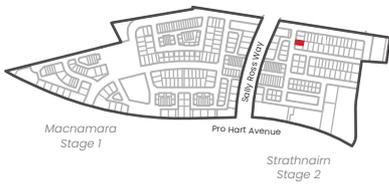
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SIDE BOUNDARY 2



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
- 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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4



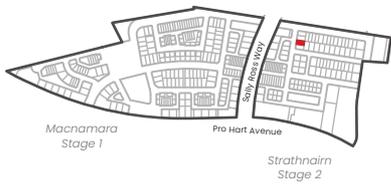
Ginninderry

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



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	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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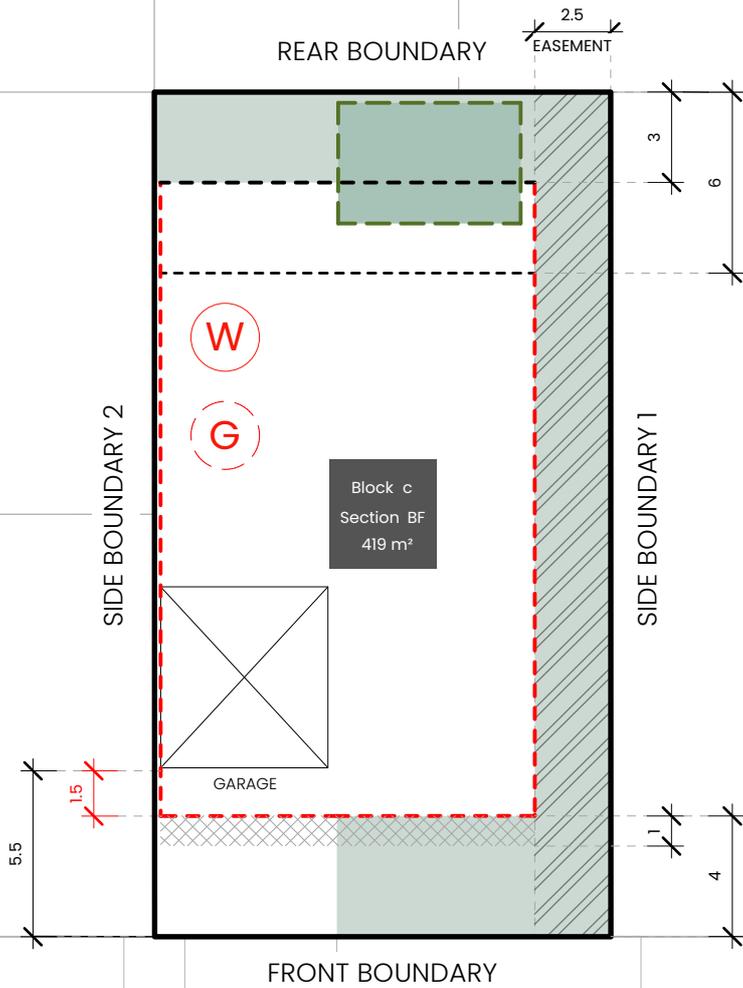
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SCALE
1:250 @A4



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 (m²) 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 Service Easement**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	c
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4



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



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	BF
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

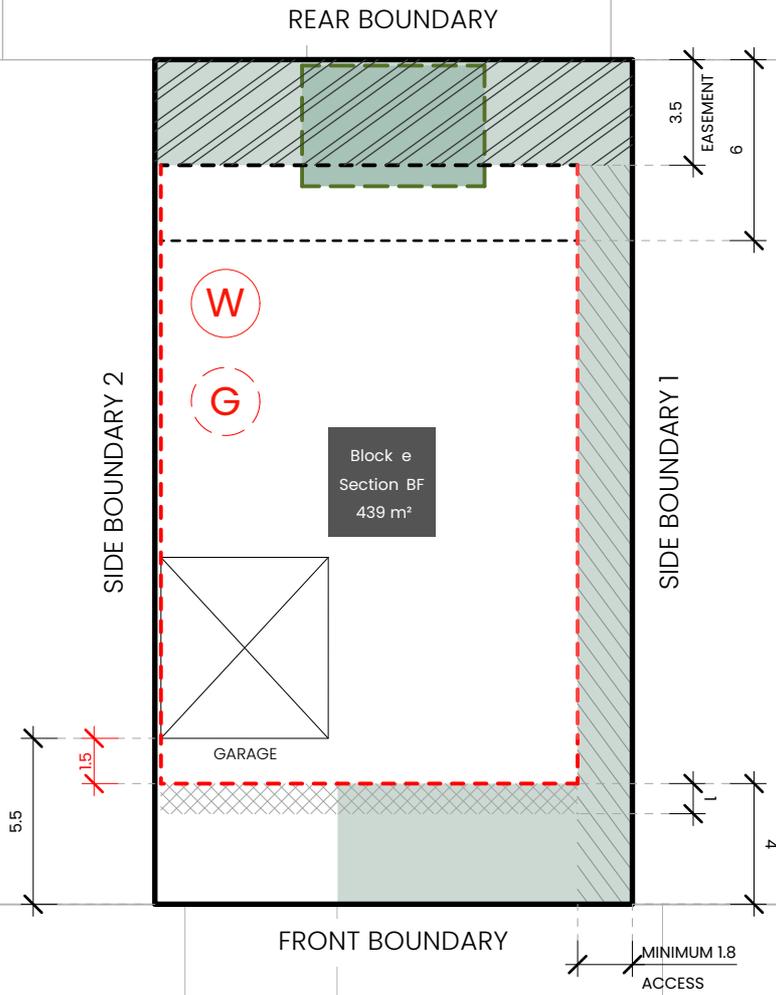
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SCALE
1:250 @A4



Ginninderry

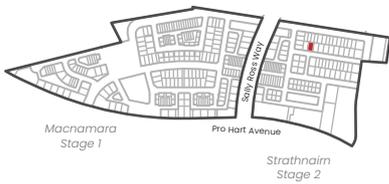
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



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



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).

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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	BF
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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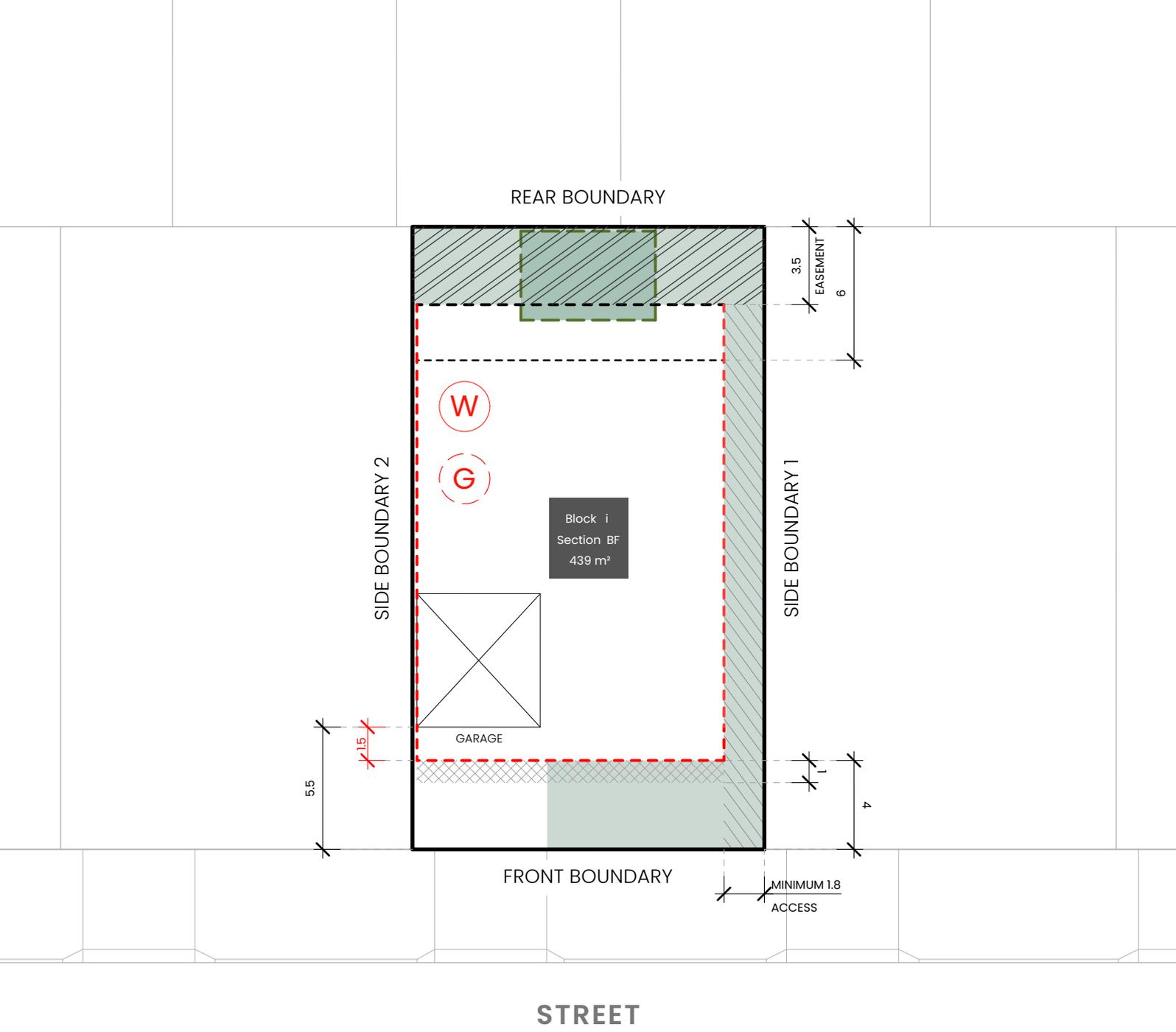
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SCALE
1:250 @A4



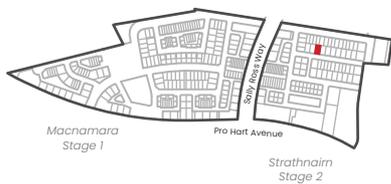
Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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

- 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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SCALE
1:250 @A4



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



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	BF
BLOCK	i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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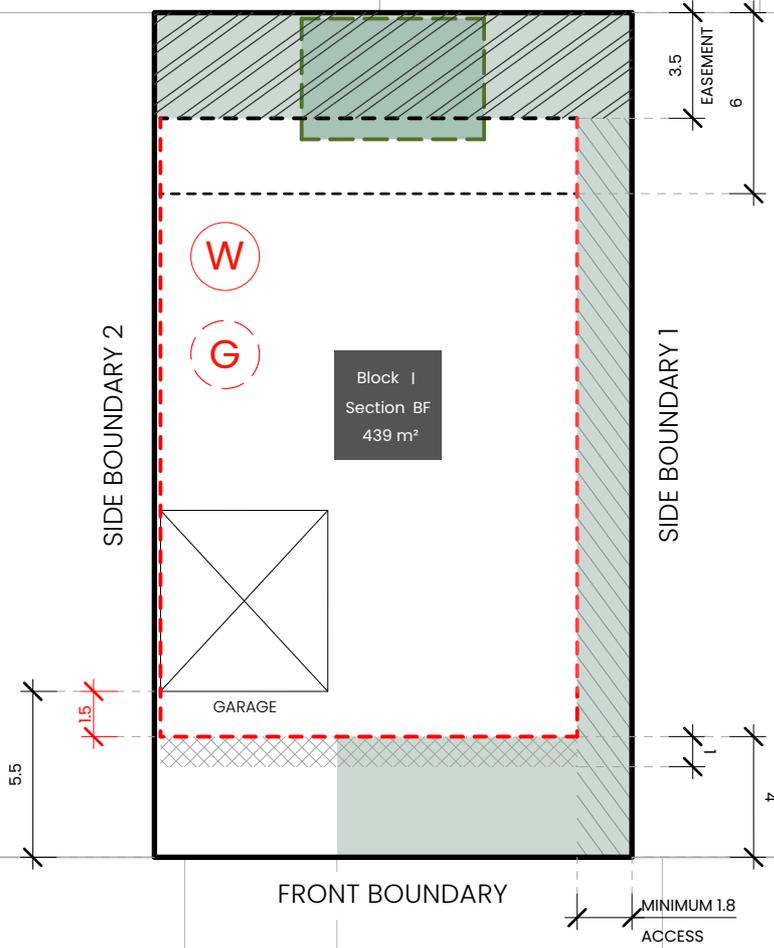
SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

REAR BOUNDARY



STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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Ginninderry

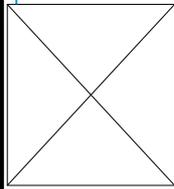
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

Block 1
Section BF
439 m²

SIDE BOUNDARY 1



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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	BF
BLOCK	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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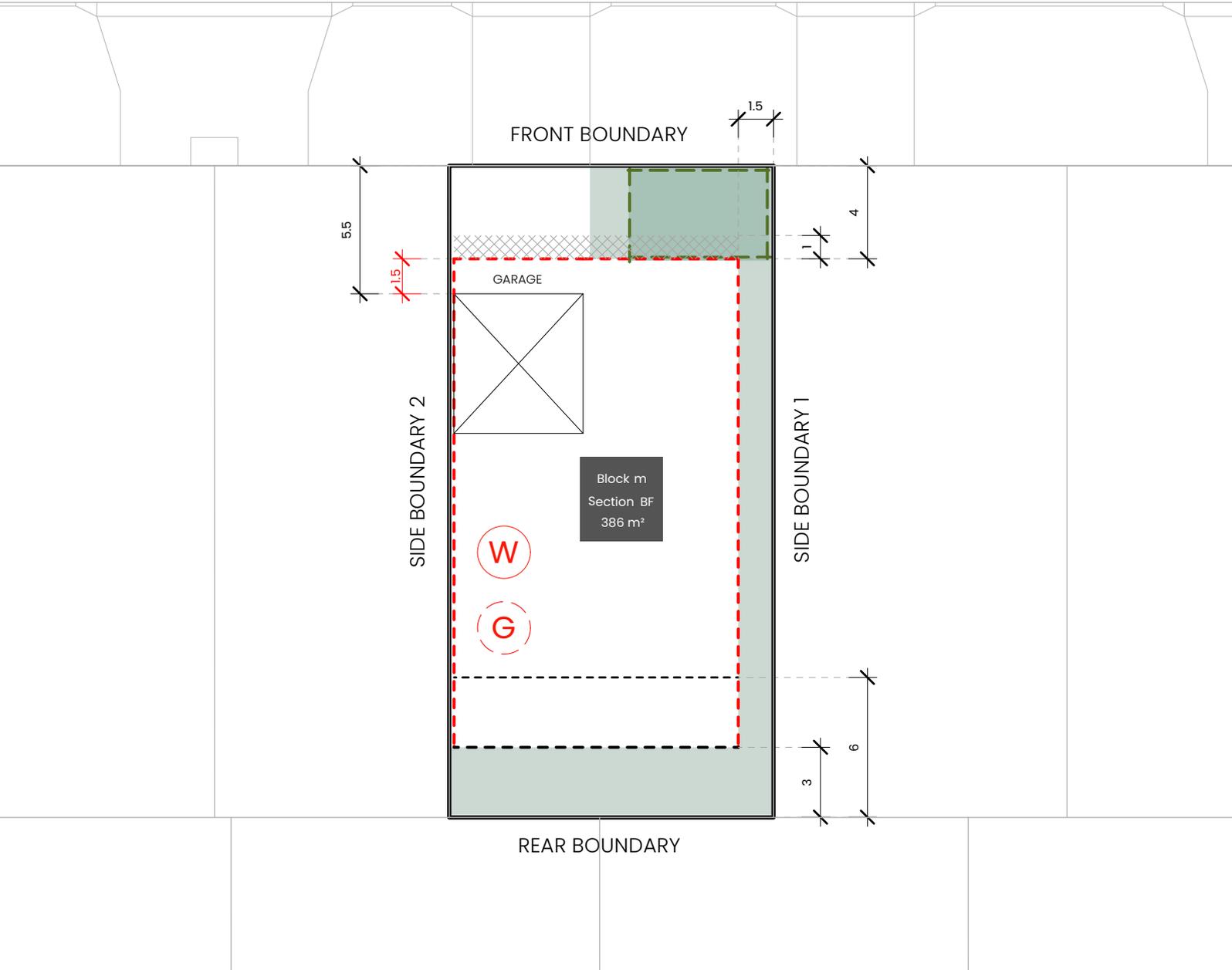
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SCALE
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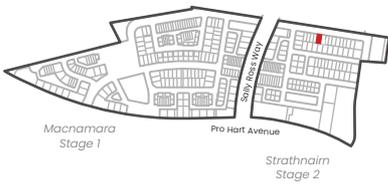
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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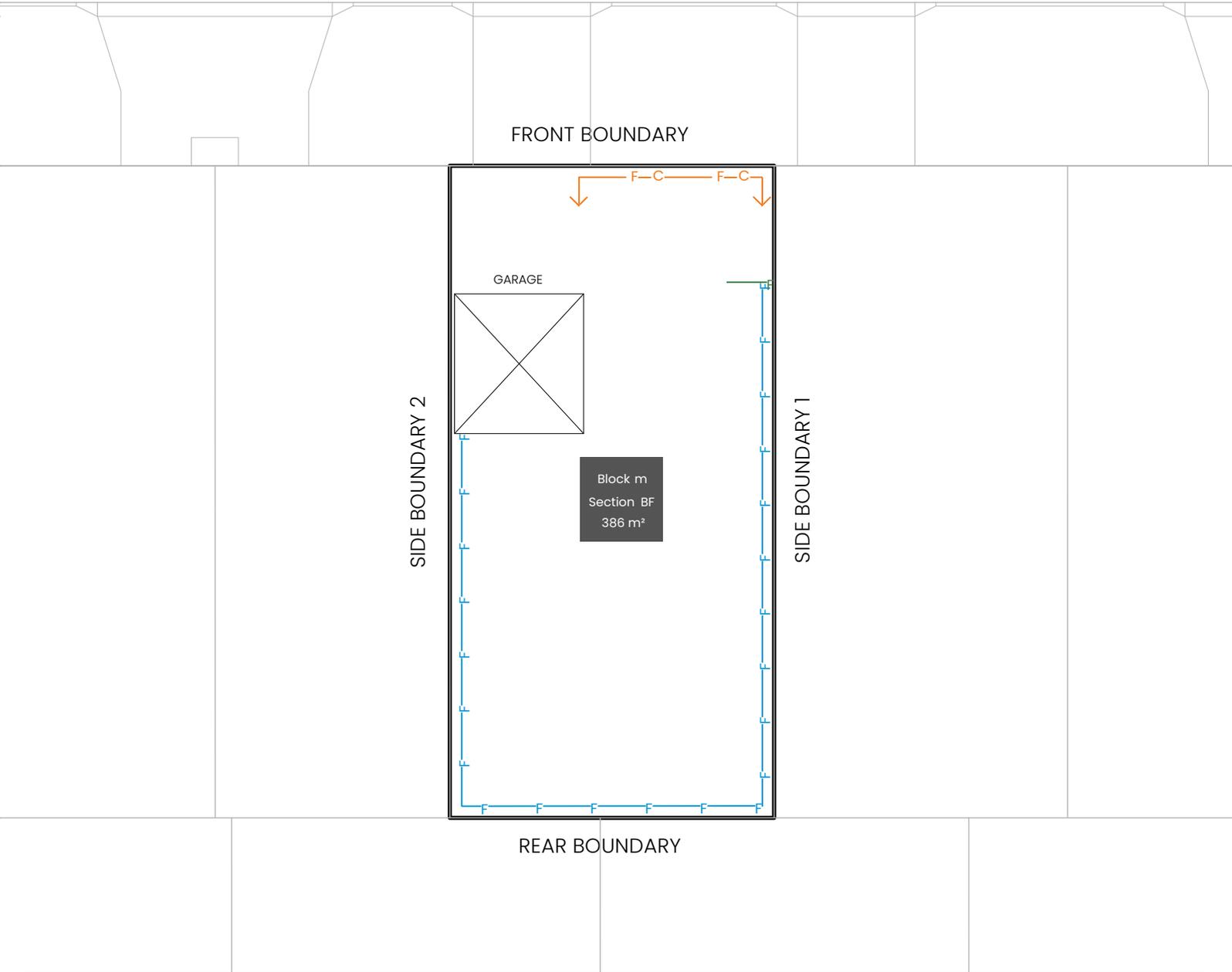
SCALE
1:250 @A4



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	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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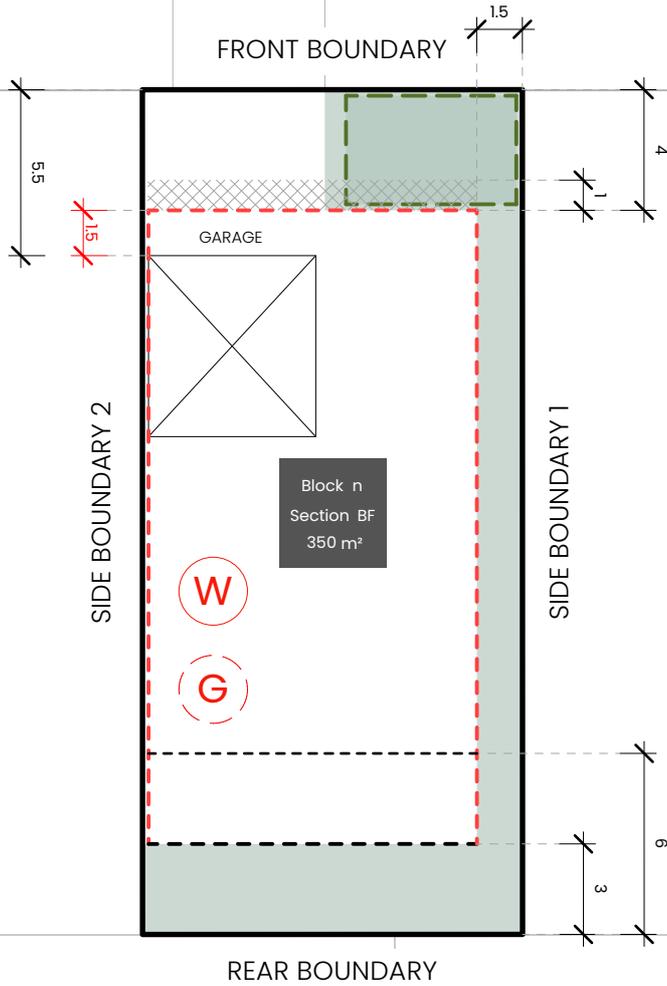
SCALE
1:250 @A4



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
- 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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	n
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
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Ginninderry

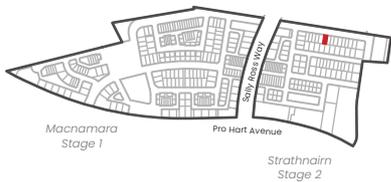
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

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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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	n
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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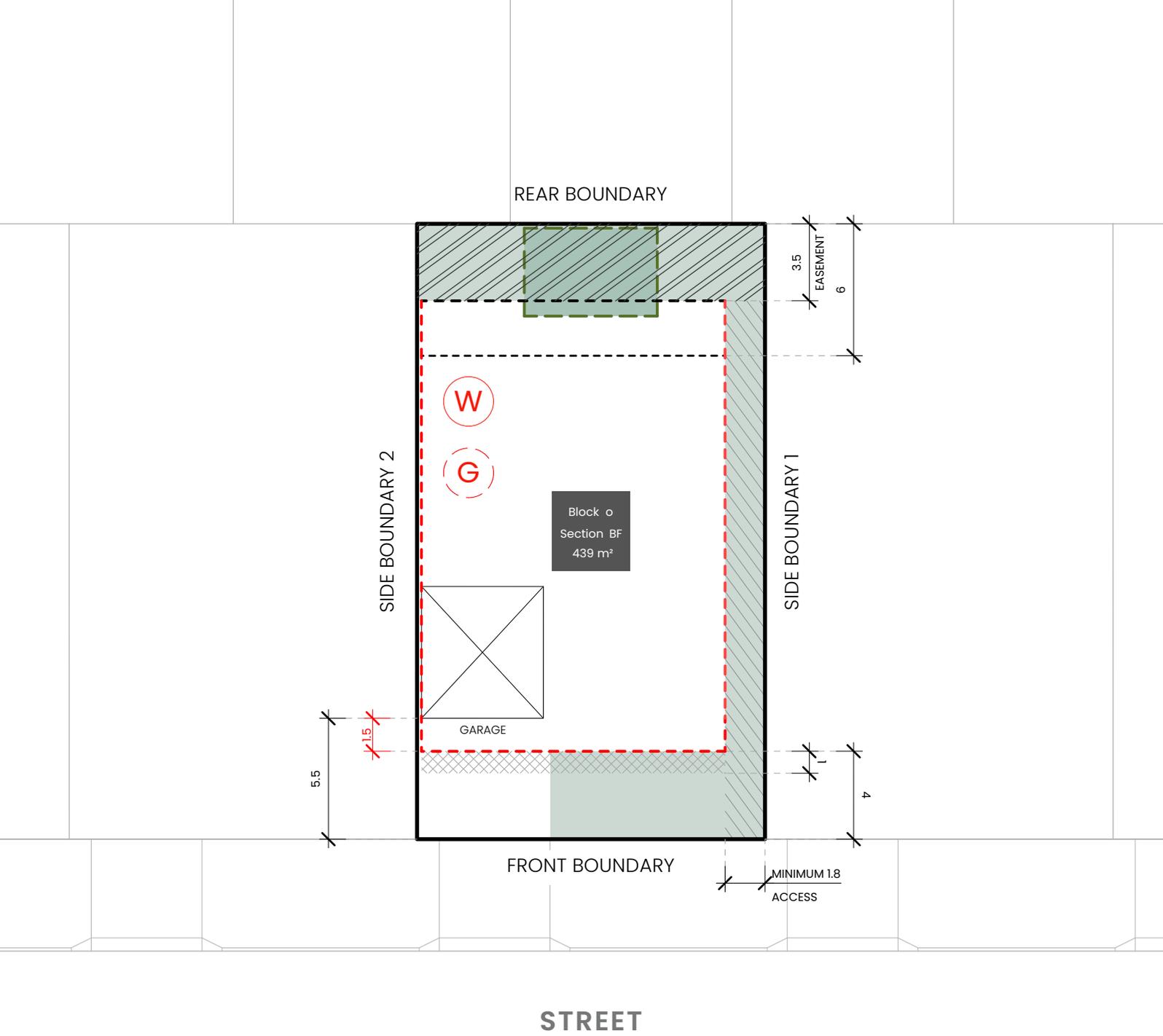
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SCALE
1:250 @A4



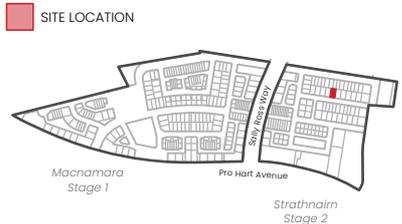
Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



STREET

KEY MAP



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

- 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 Service Easement**
 - Indicative Area Required for Access**
 - Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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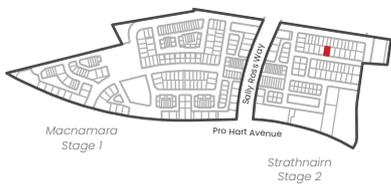
Ginninderry

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



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	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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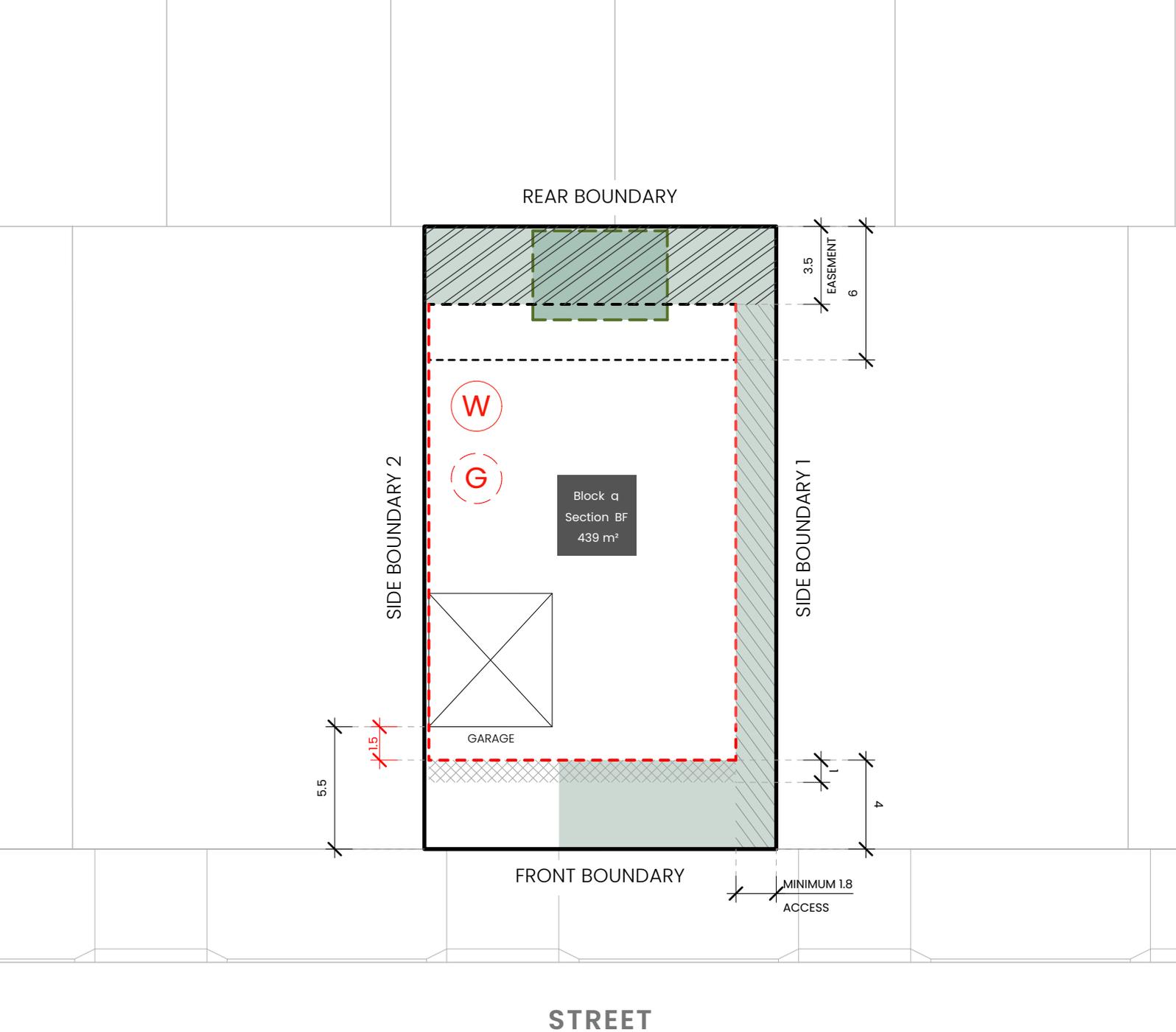
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
 - Boundary Type**
As defined by Territory Plan Definitions
 - Indicative Garage Location**
 - Water tank requirements**
 - Garage Setback Requirement**
Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan
- | BLOCK SIZE (m ²) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350 | 2,000 |
| 351 ≤ 599 | 4,000 |
| 600 ≤ 800 | 8,000 |
| > 801 | 10,000 |

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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



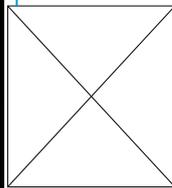
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block α
Section BF
439 m²



GARAGE

FRONT BOUNDARY

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



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	α
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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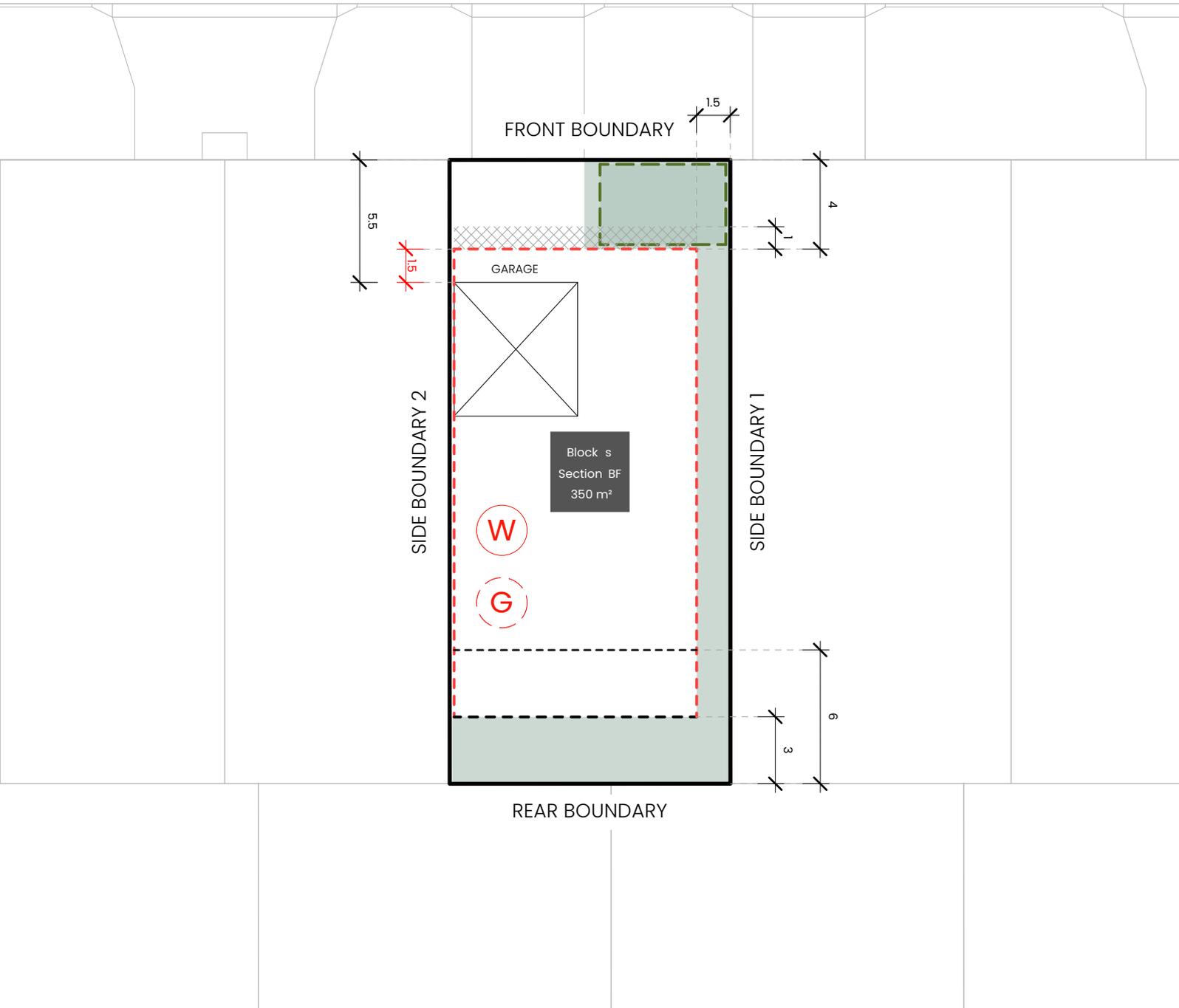
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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1:250 @A4

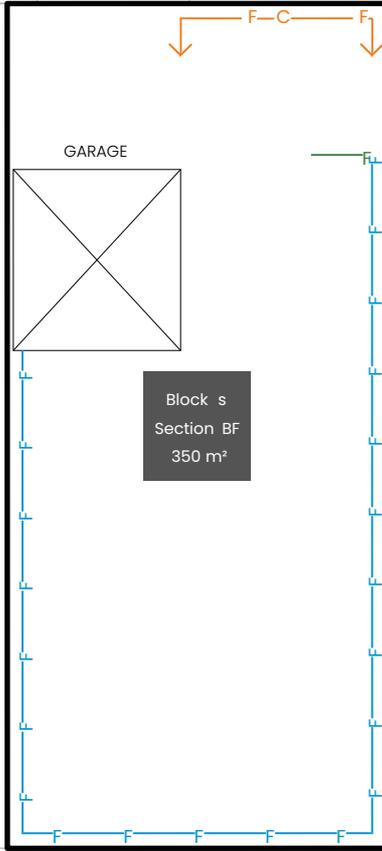


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY



REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block s
Section BF
350 m²

GARAGE

F-C

F-C

F-F

F-F

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location

F-C

Fencing Type F4:

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

F-F

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



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 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	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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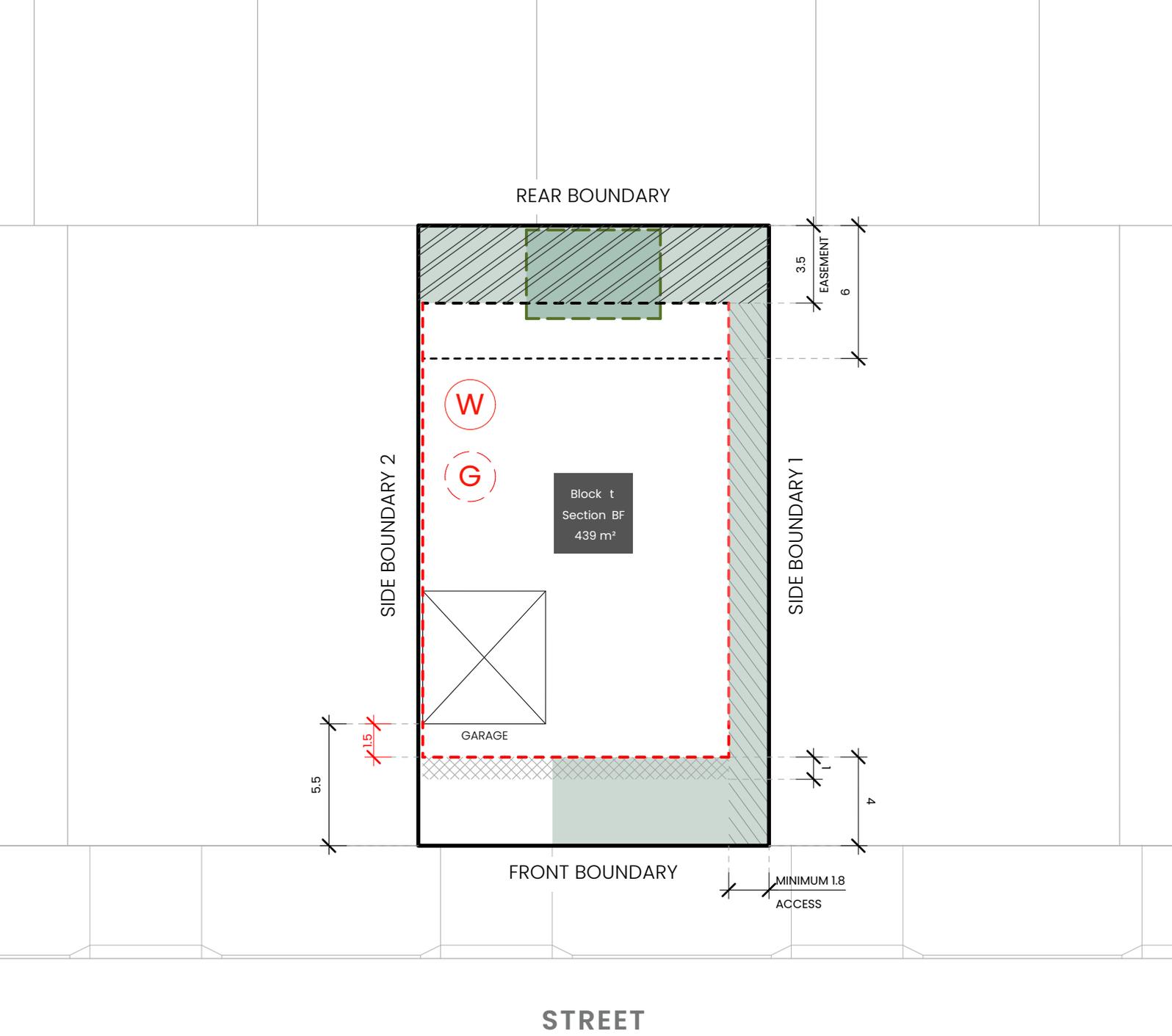
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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

- 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	t
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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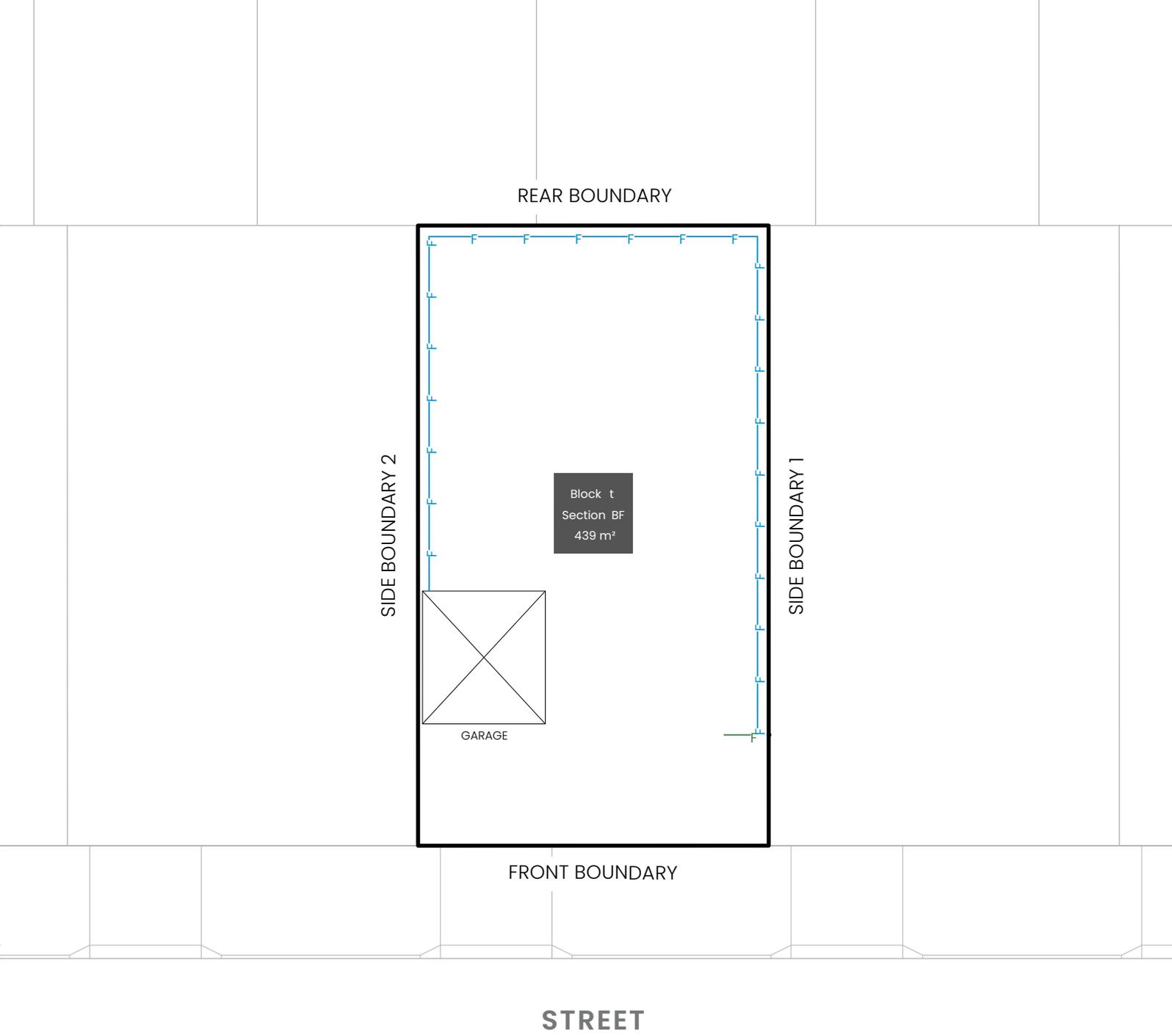
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SCALE
1:250 @A4



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



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	t
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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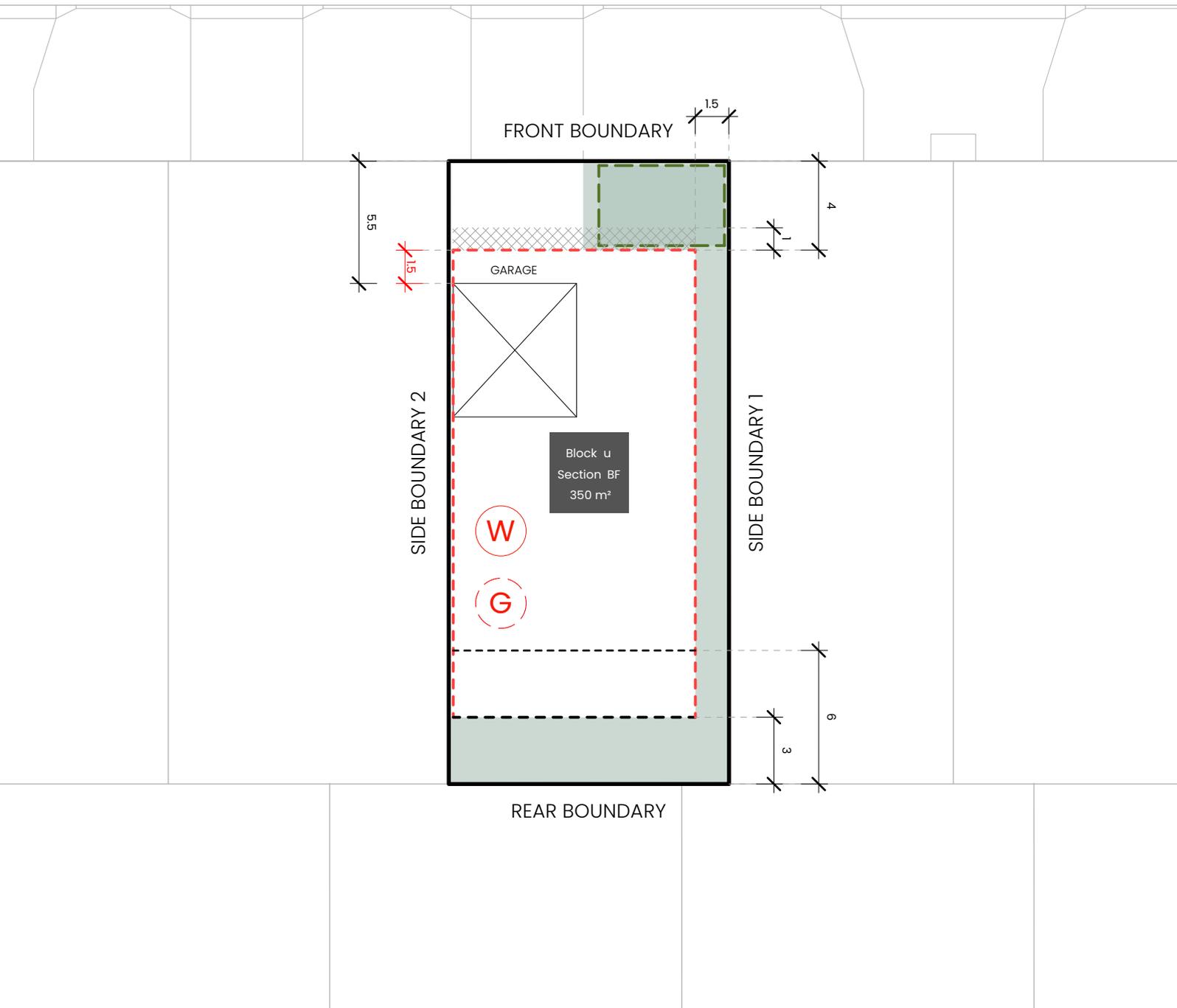
SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	u
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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1:250 @A4

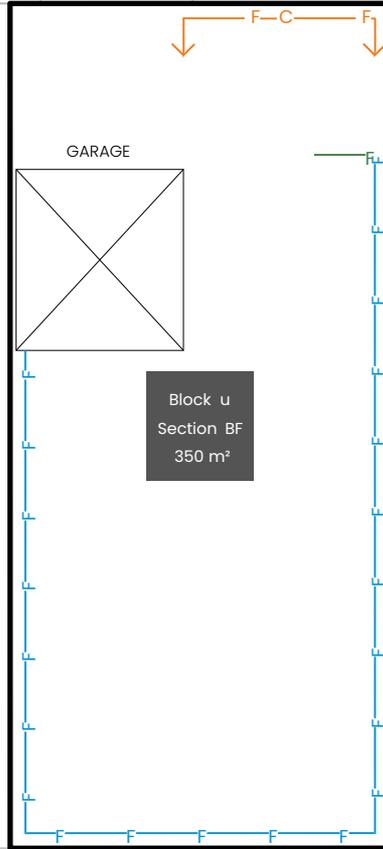


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT 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	u
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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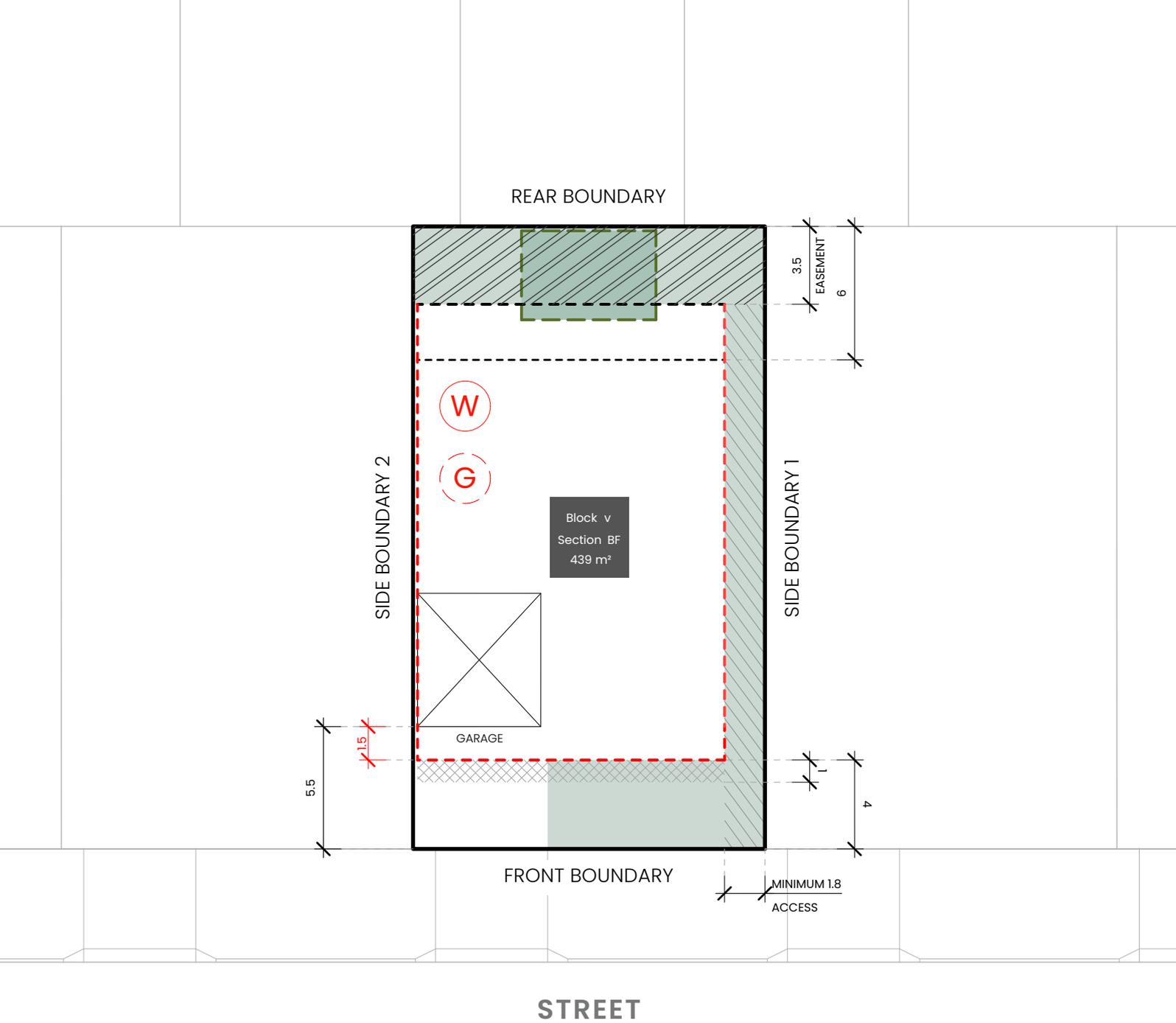
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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

- 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	v
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

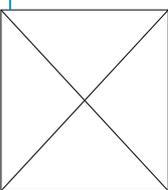


REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block v
Section BF
439 m²



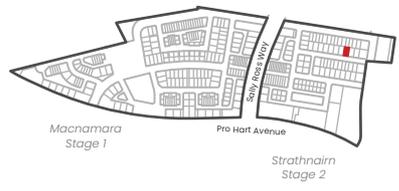
GARAGE

FRONT BOUNDARY

STREET

KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary

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



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

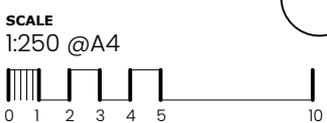
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Openings to be a minimum of 10mm.
Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	v
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

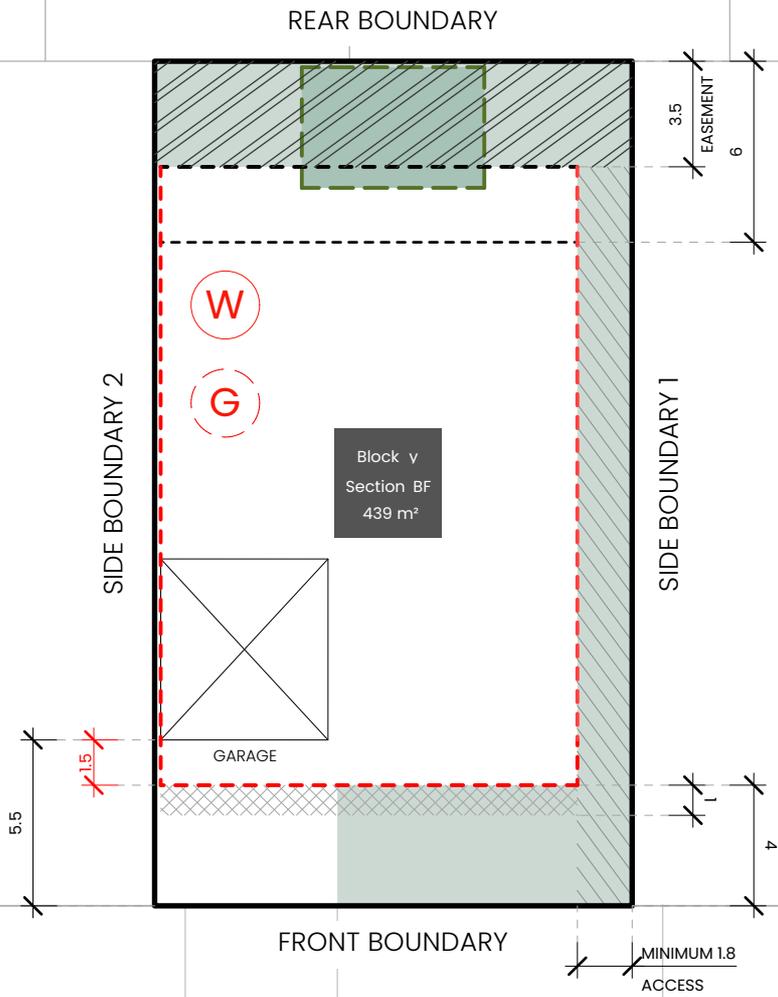
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
B	DC	JM	JM	25/02/26

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Ginninderry

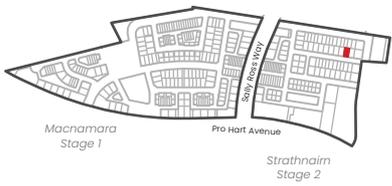
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



STREET

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**
- Water tank requirements**
BLOCK SIZE (m²) 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

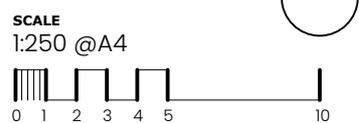
BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	y
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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Ginninderry

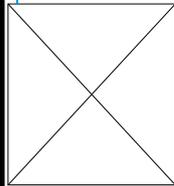
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block y
Section BF
439 m²



GARAGE

FRONT BOUNDARY

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



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	y
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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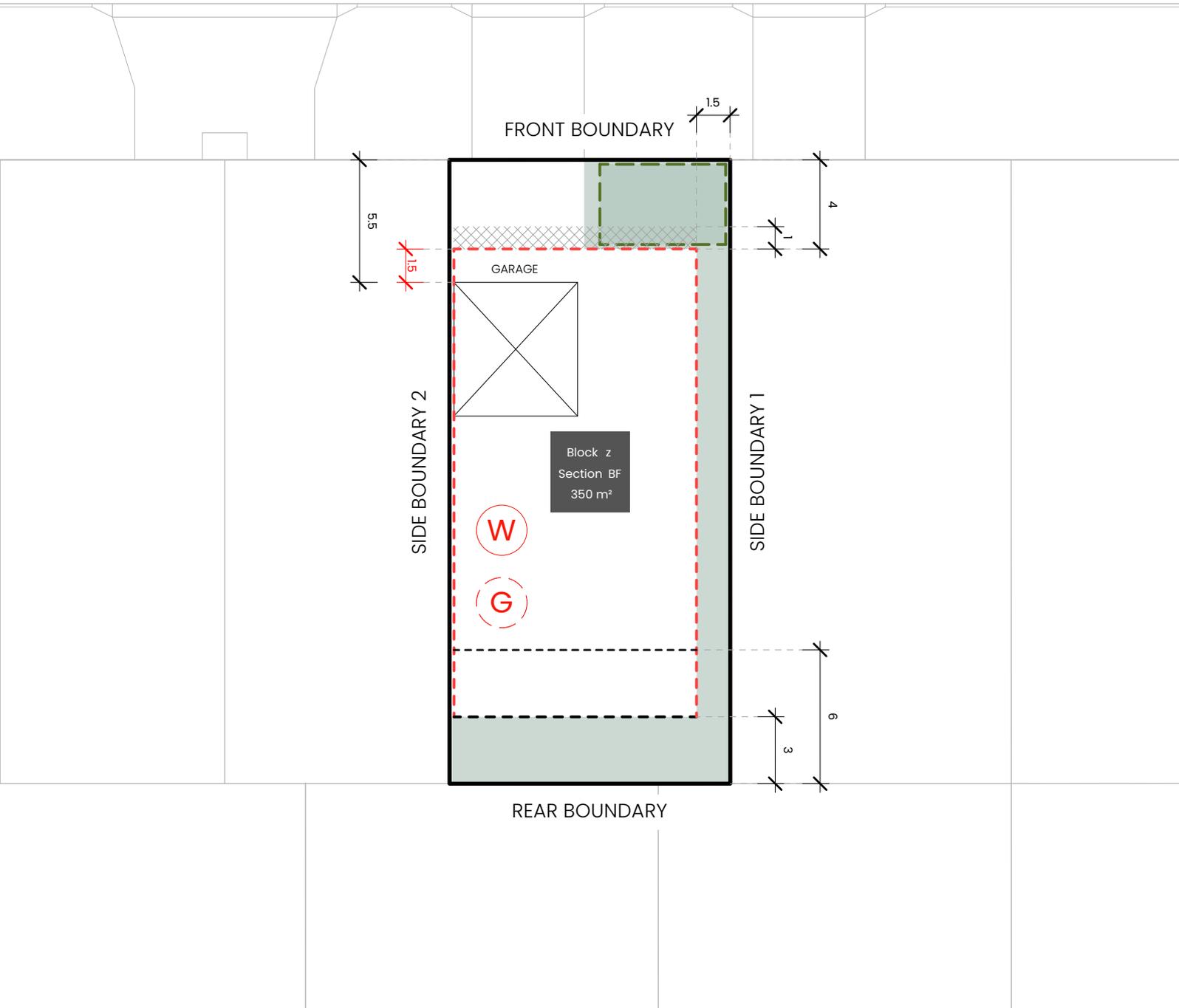
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	z
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	17/02/26
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SCALE
1:250 @A4

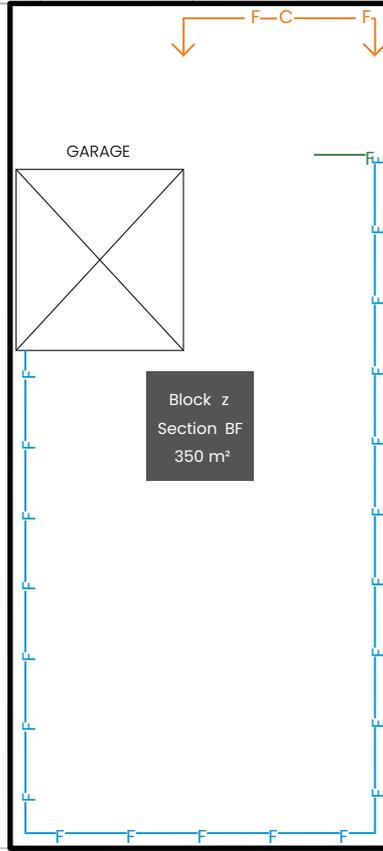


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

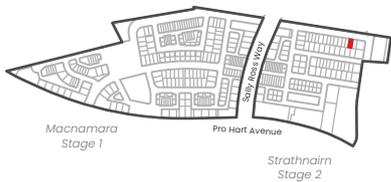
FRONT BOUNDARY



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	z
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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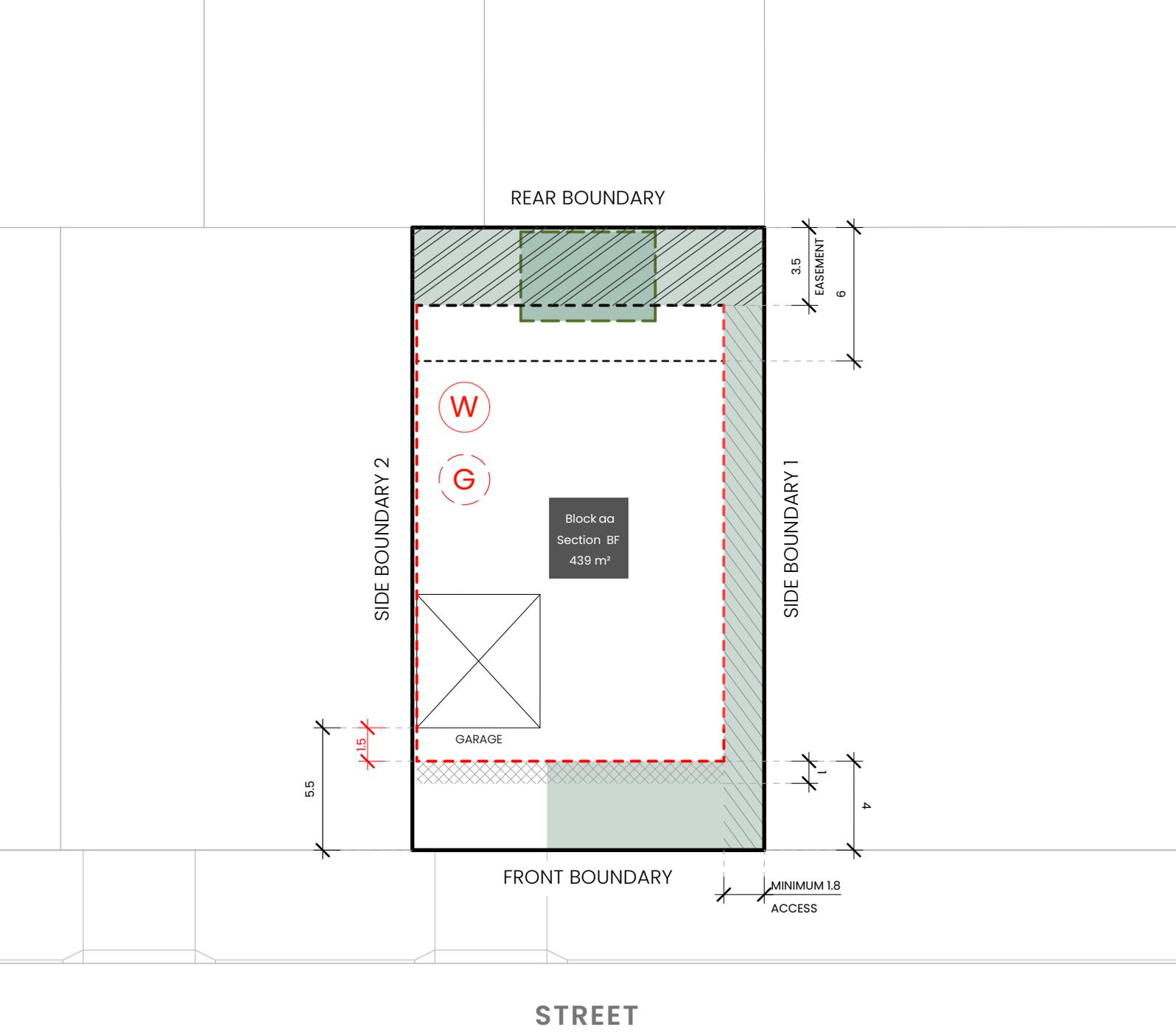
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SCALE
1:250 @A4



Ginninderry

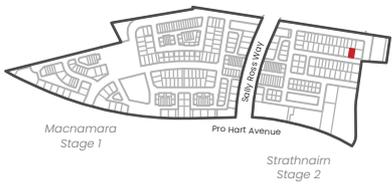
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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

- 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

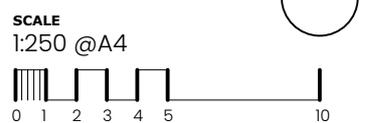
BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	aa
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

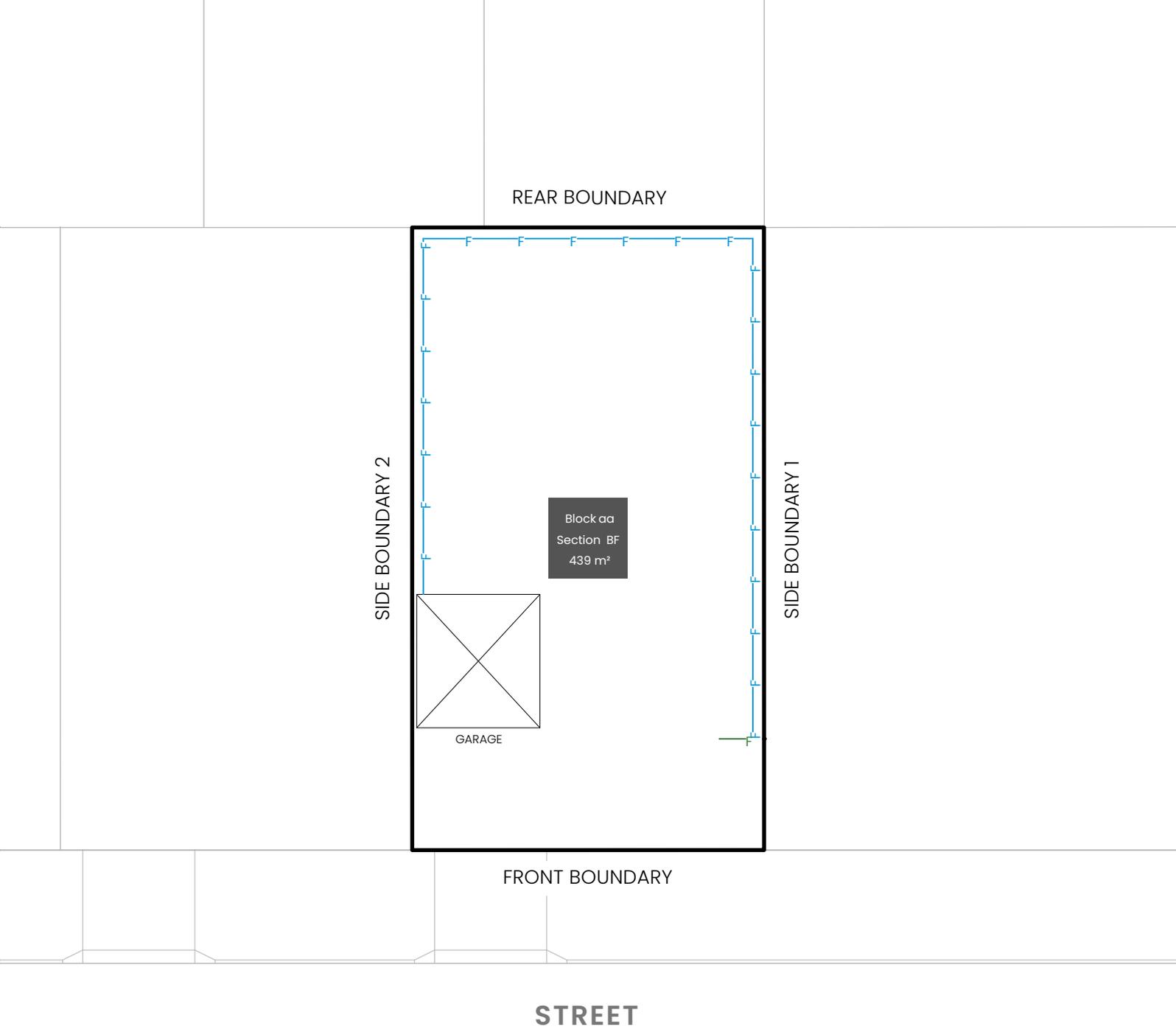
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Ginninderry

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



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	2A(?) to confirm
ZONE	RZ4
SECTION	BF
BLOCK	aa
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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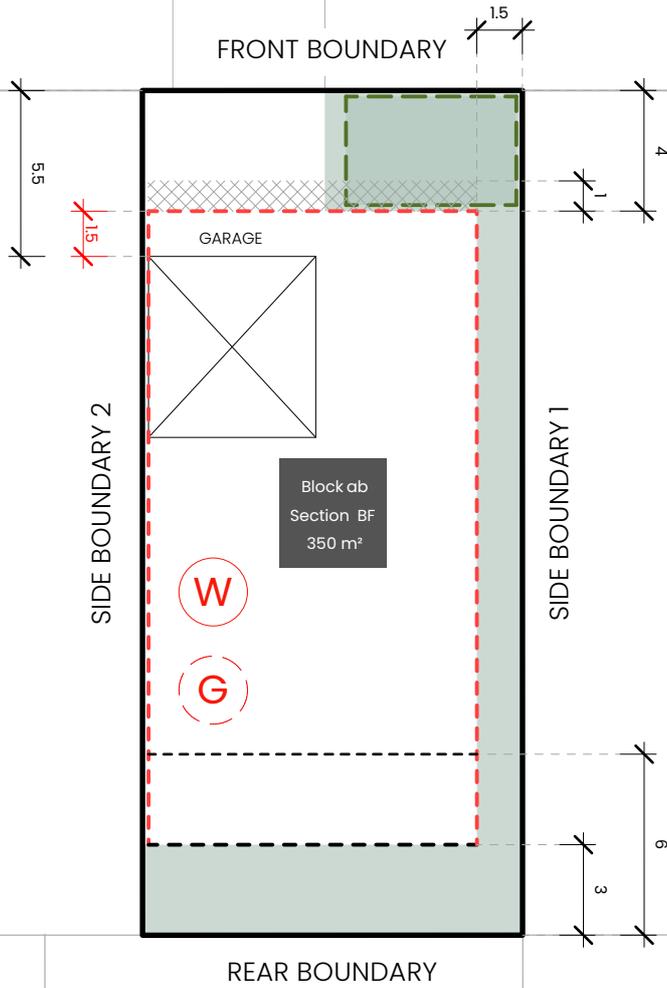
SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BF
BLOCK	ab
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
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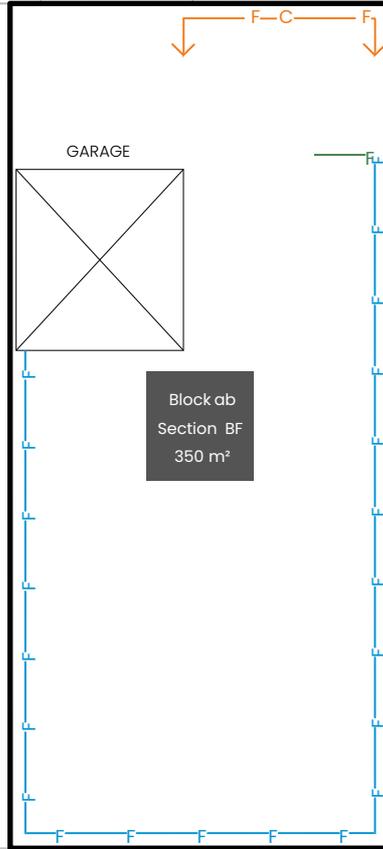


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT 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	ab
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
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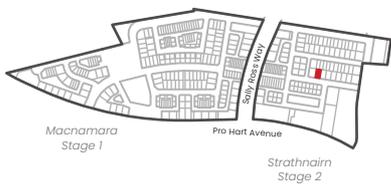
Ginninderry

BLOCK PLANNING CONTROLS
FENCING 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



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	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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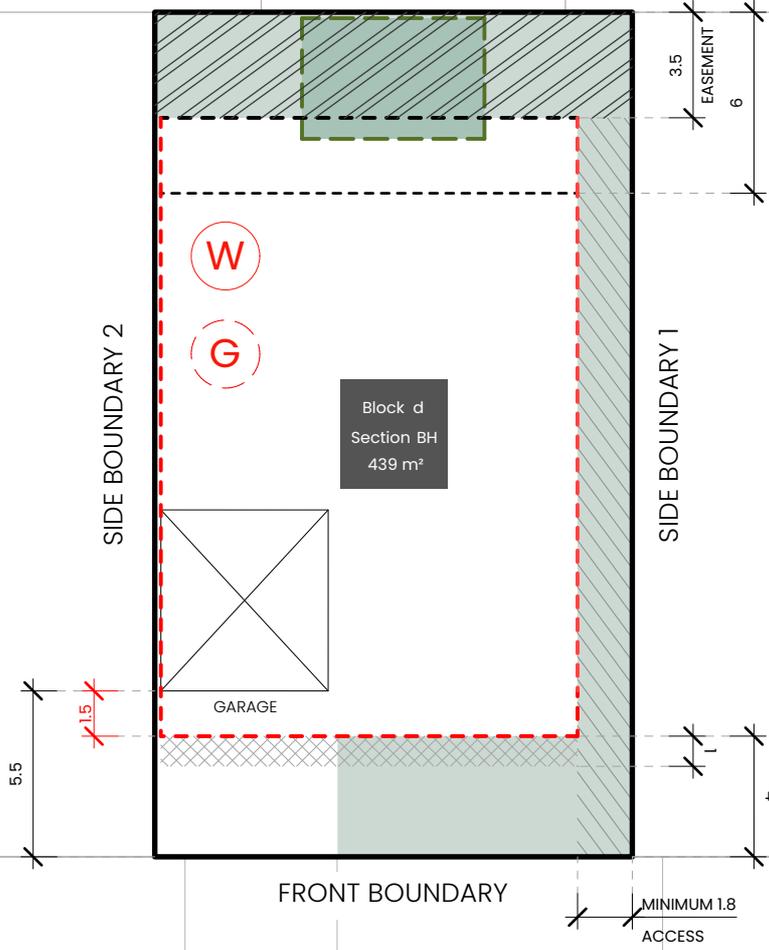
SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

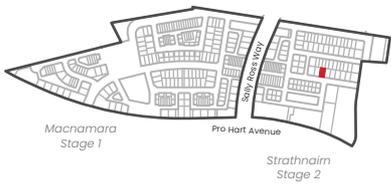
REAR BOUNDARY



STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4



Ginninderry

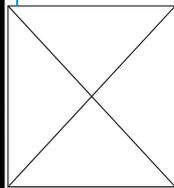
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block d
Section BH
439 m²



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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.

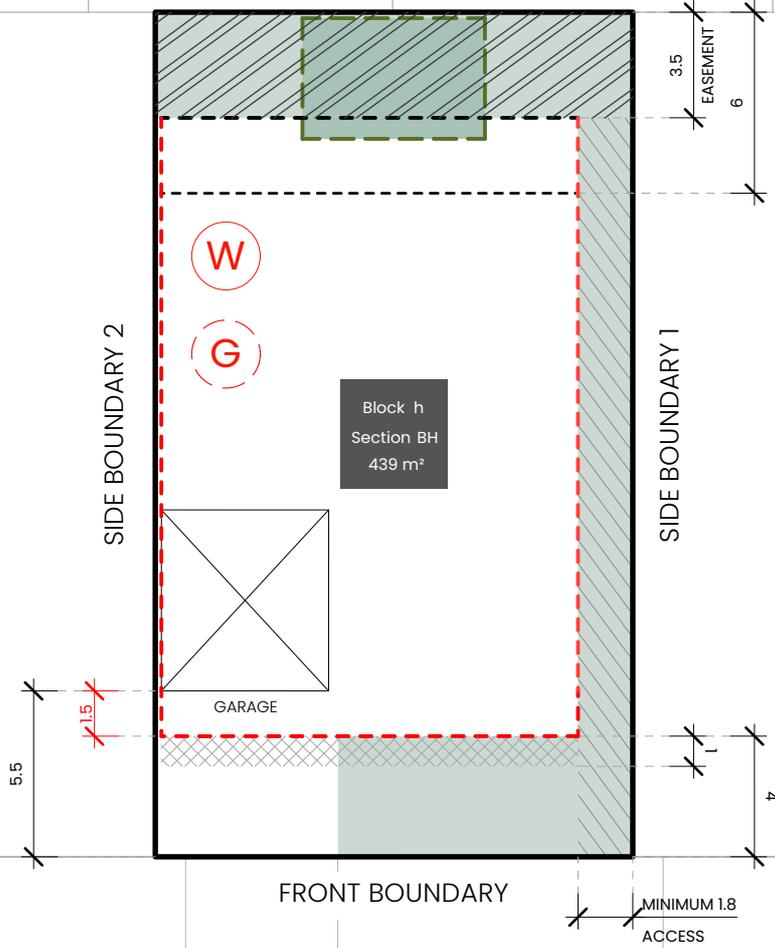
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

REAR BOUNDARY



FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



Ginninderry

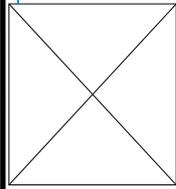
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block h
Section BH
439 m²



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

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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	BH
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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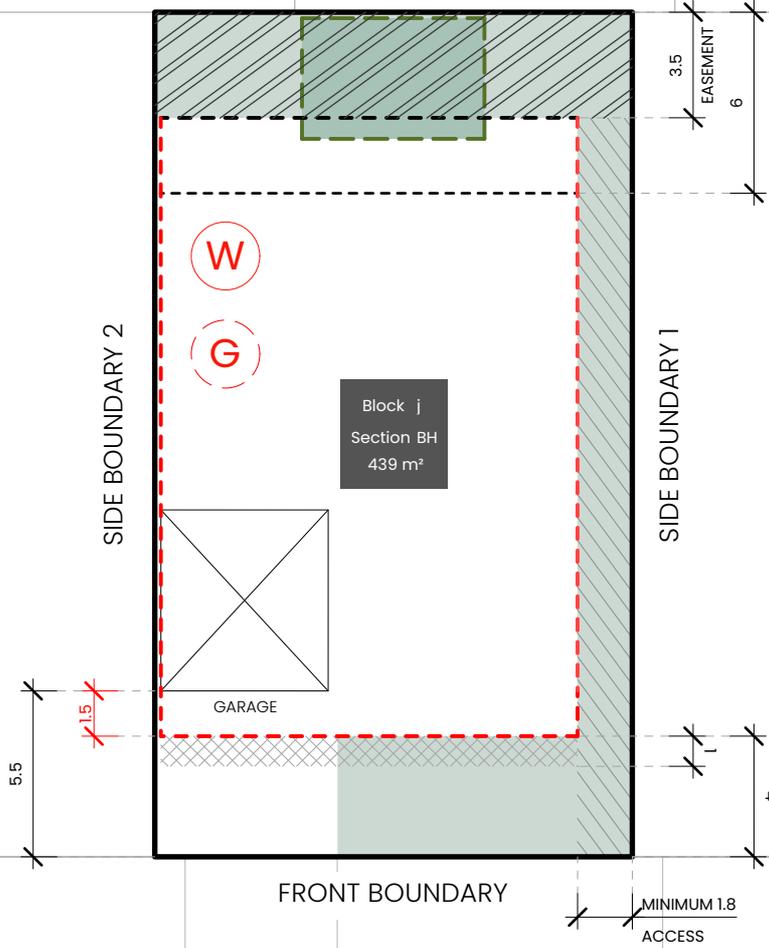
SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

REAR BOUNDARY



STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	j
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



Ginninderry

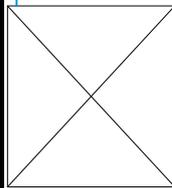
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block j
Section BH
439 m²



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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	BH
BLOCK	j
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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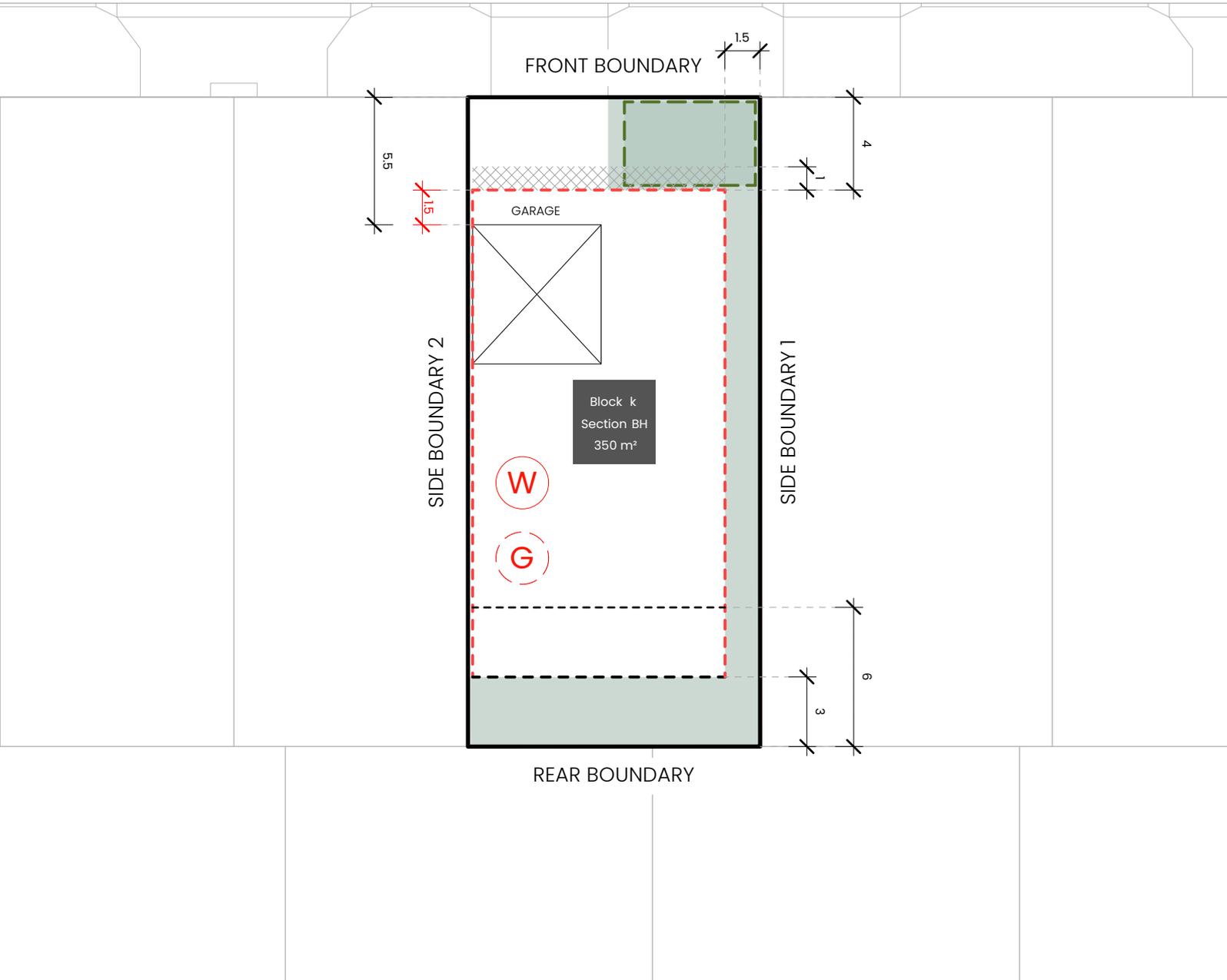
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SCALE
1:250 @A4



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 (m²) 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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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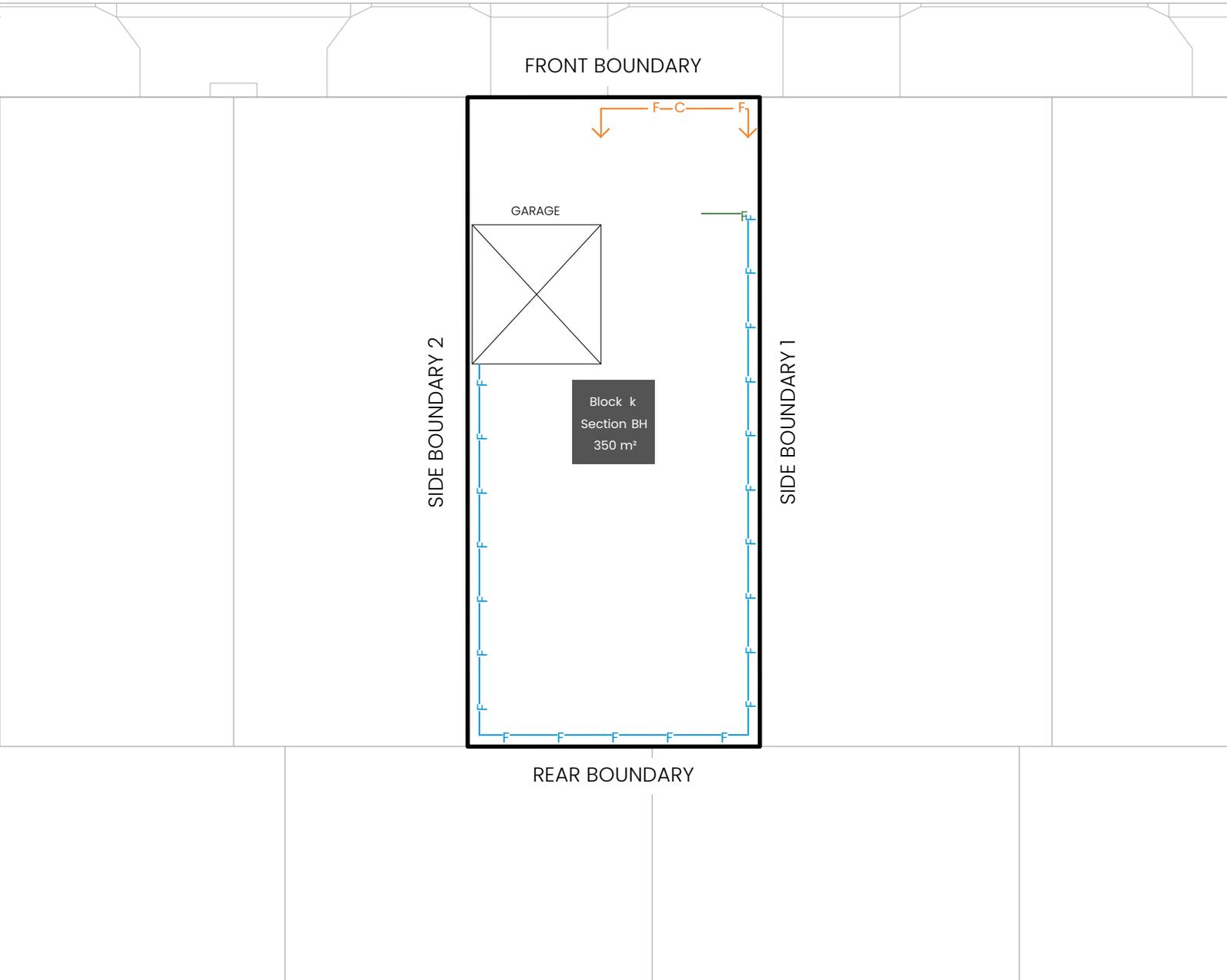
SCALE
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Ginninderry

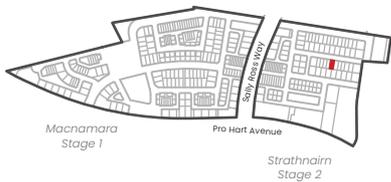
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

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	k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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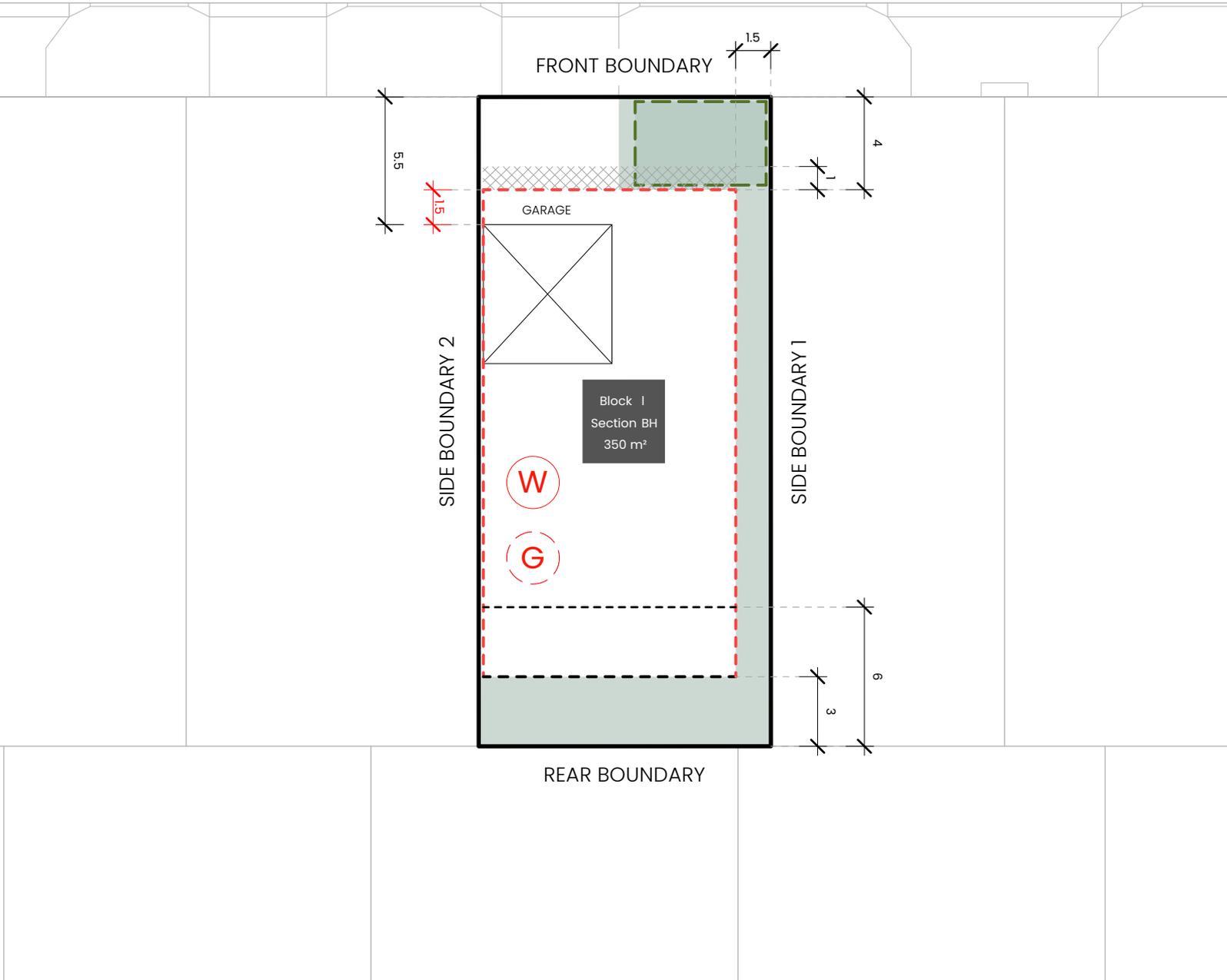
SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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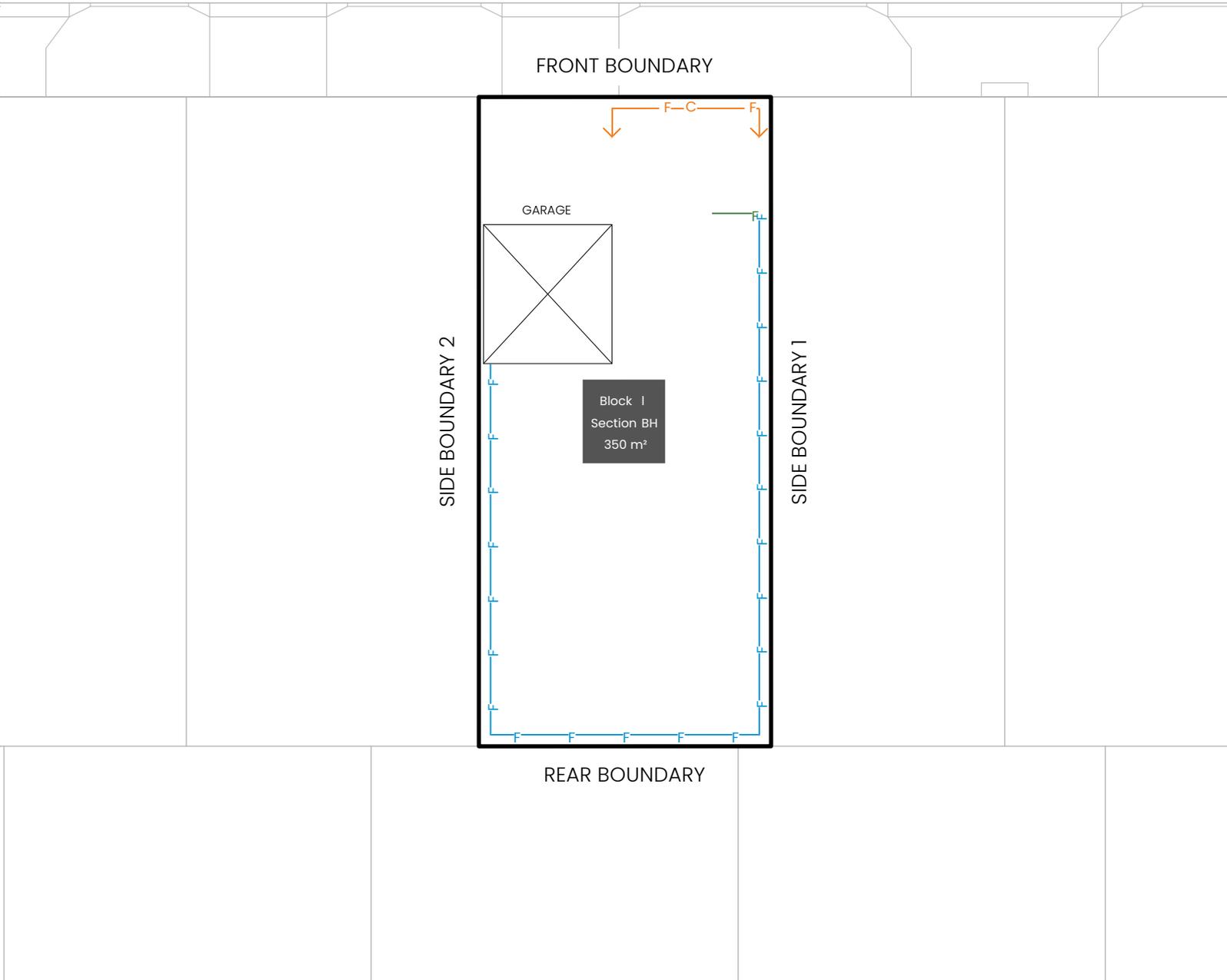
SCALE
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Ginninderry

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	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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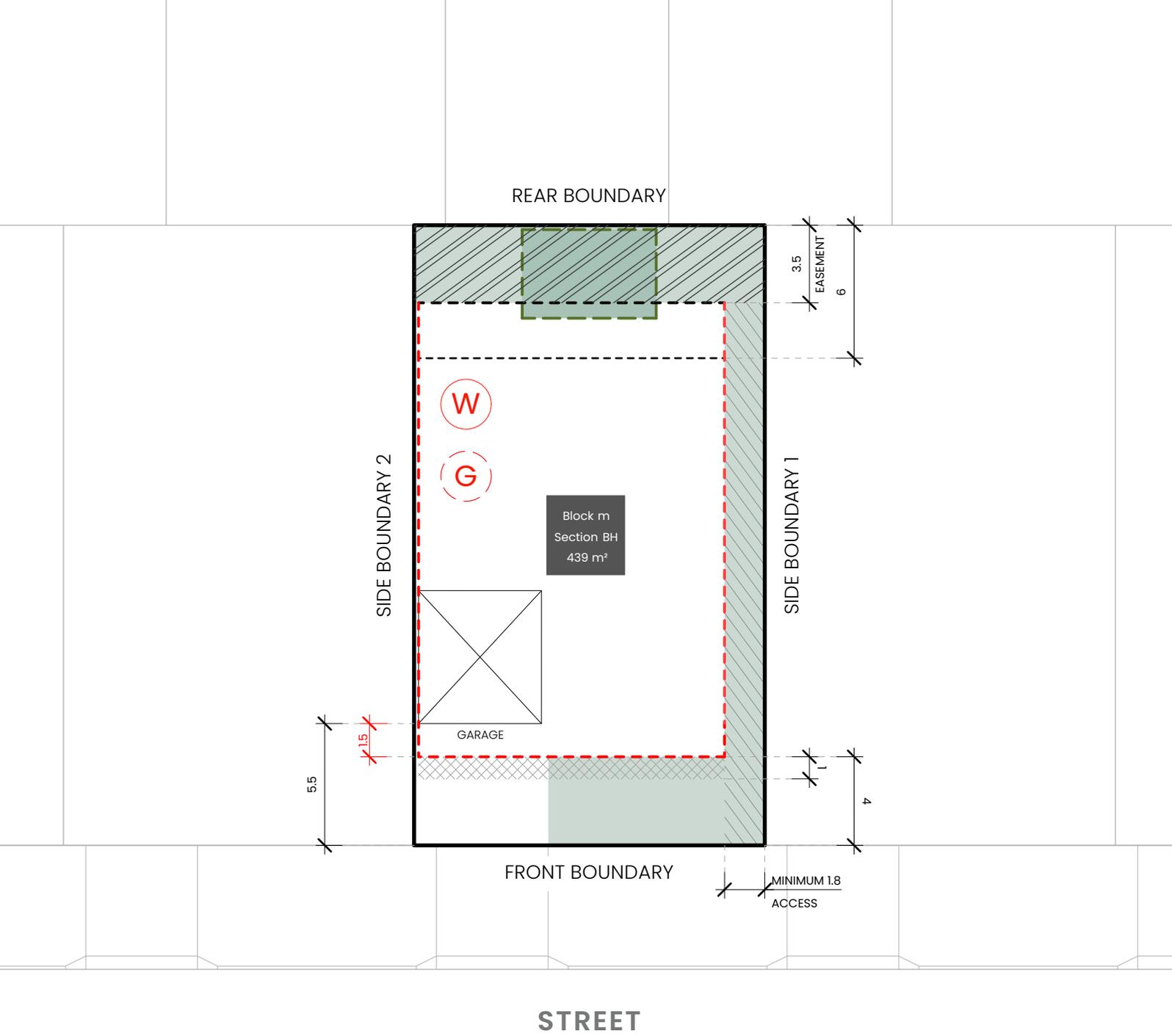
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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SCALE
1:250 @A4



Ginninderry

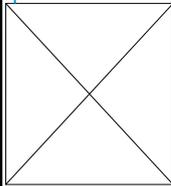
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block m
Section BH
439 m²



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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	BH
BLOCK	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

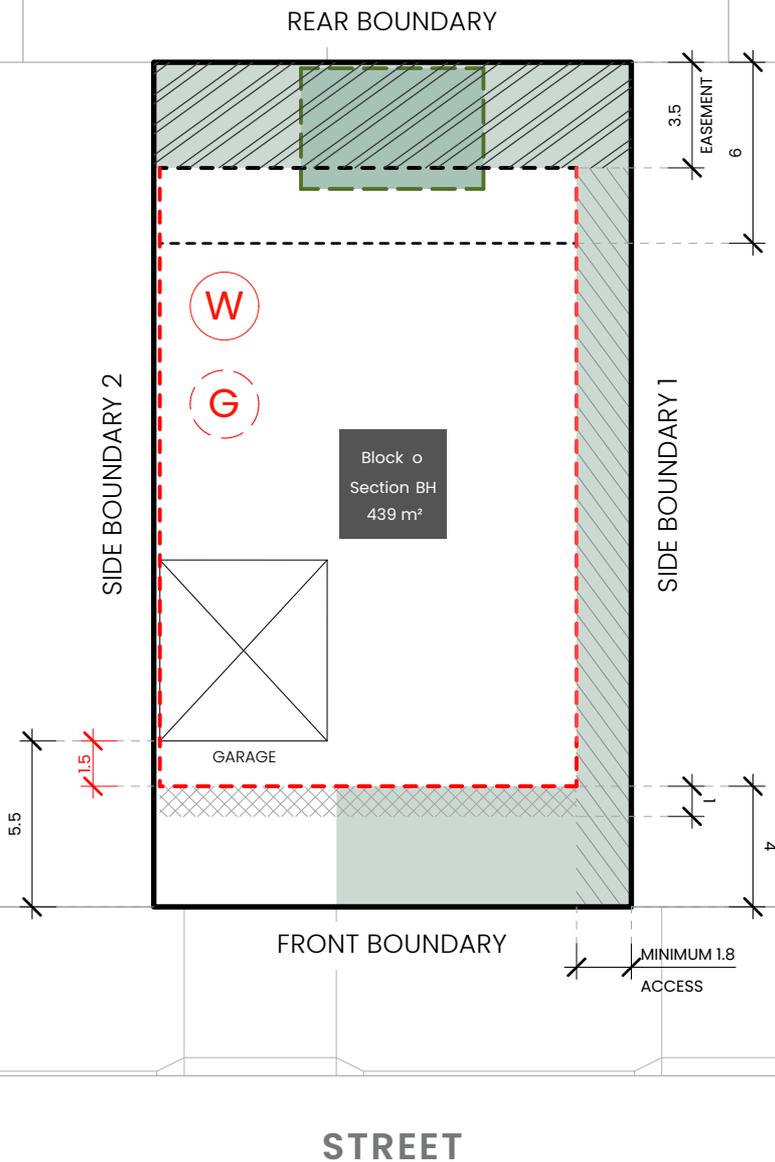
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



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 Service Easement



Indicative Area Required for Access



Indicative Principal Private Open Space Area

BLOCK INFORMATION

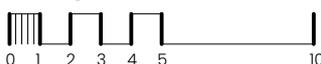
STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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



Ginninderry

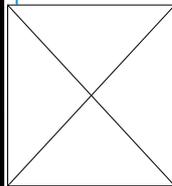
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block o
Section BH
439 m²



GARAGE

FRONT BOUNDARY

STREET

KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary

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



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	o
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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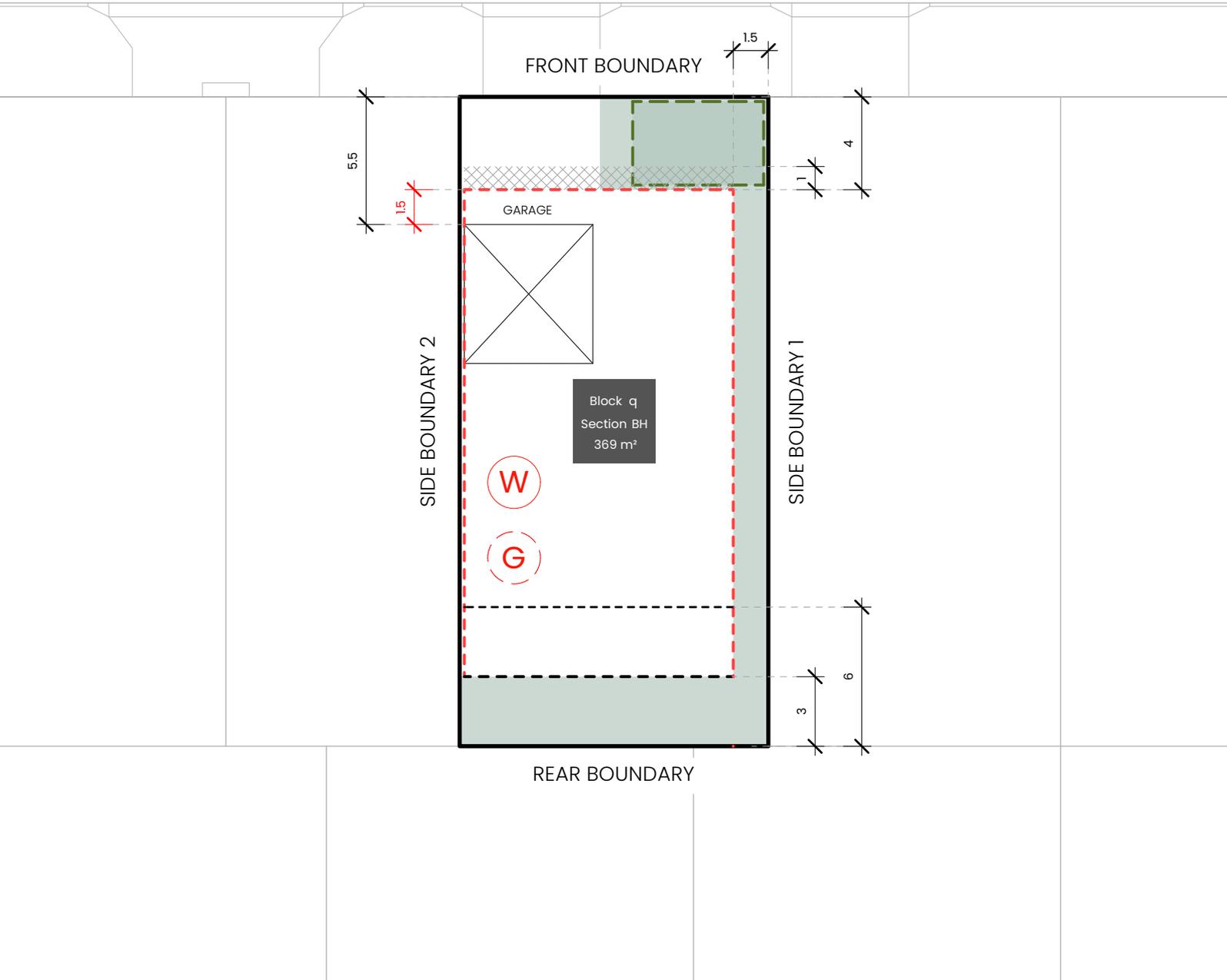
SCALE
1:250 @A4



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
- 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**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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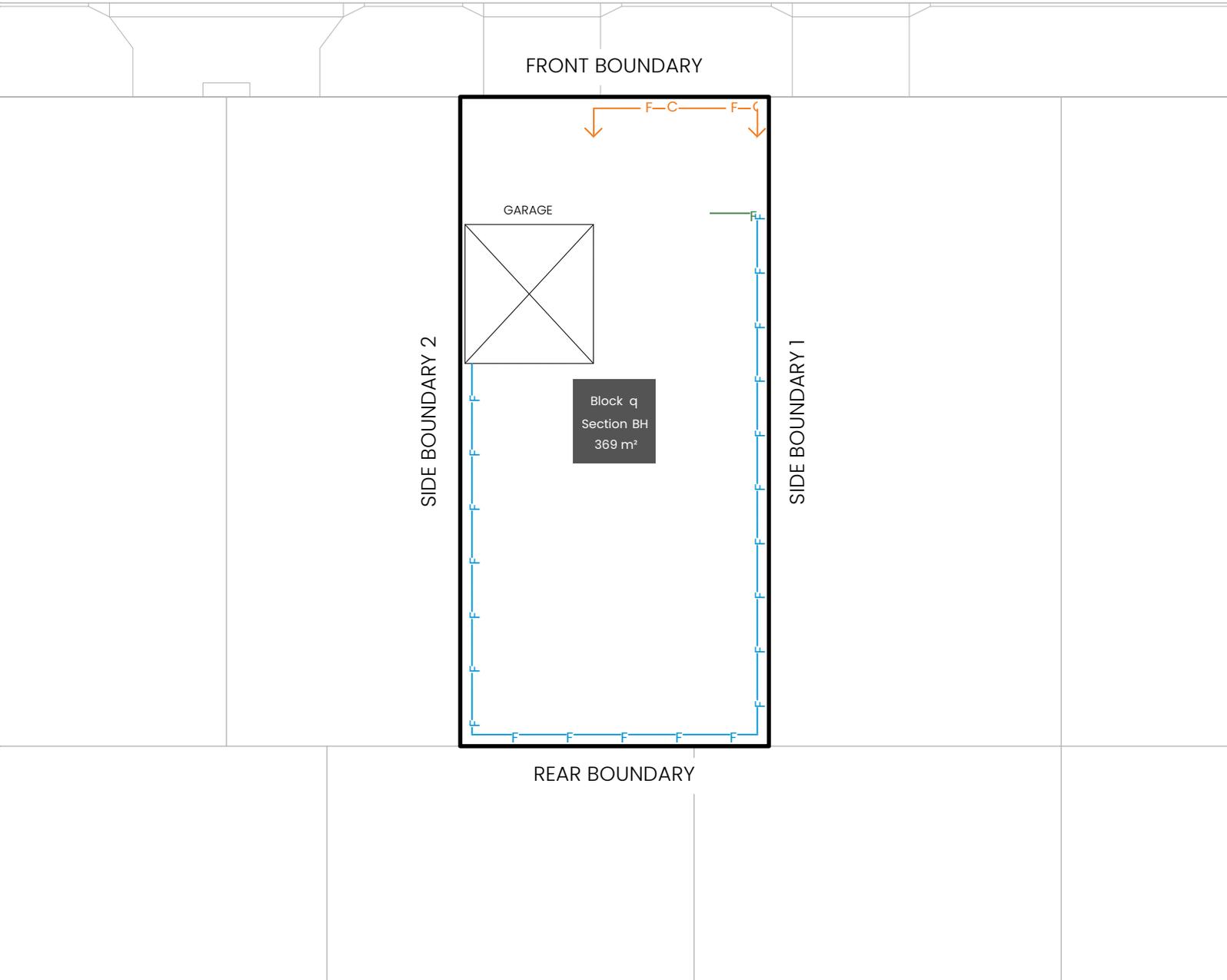
SCALE
1:250 @A4



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	q
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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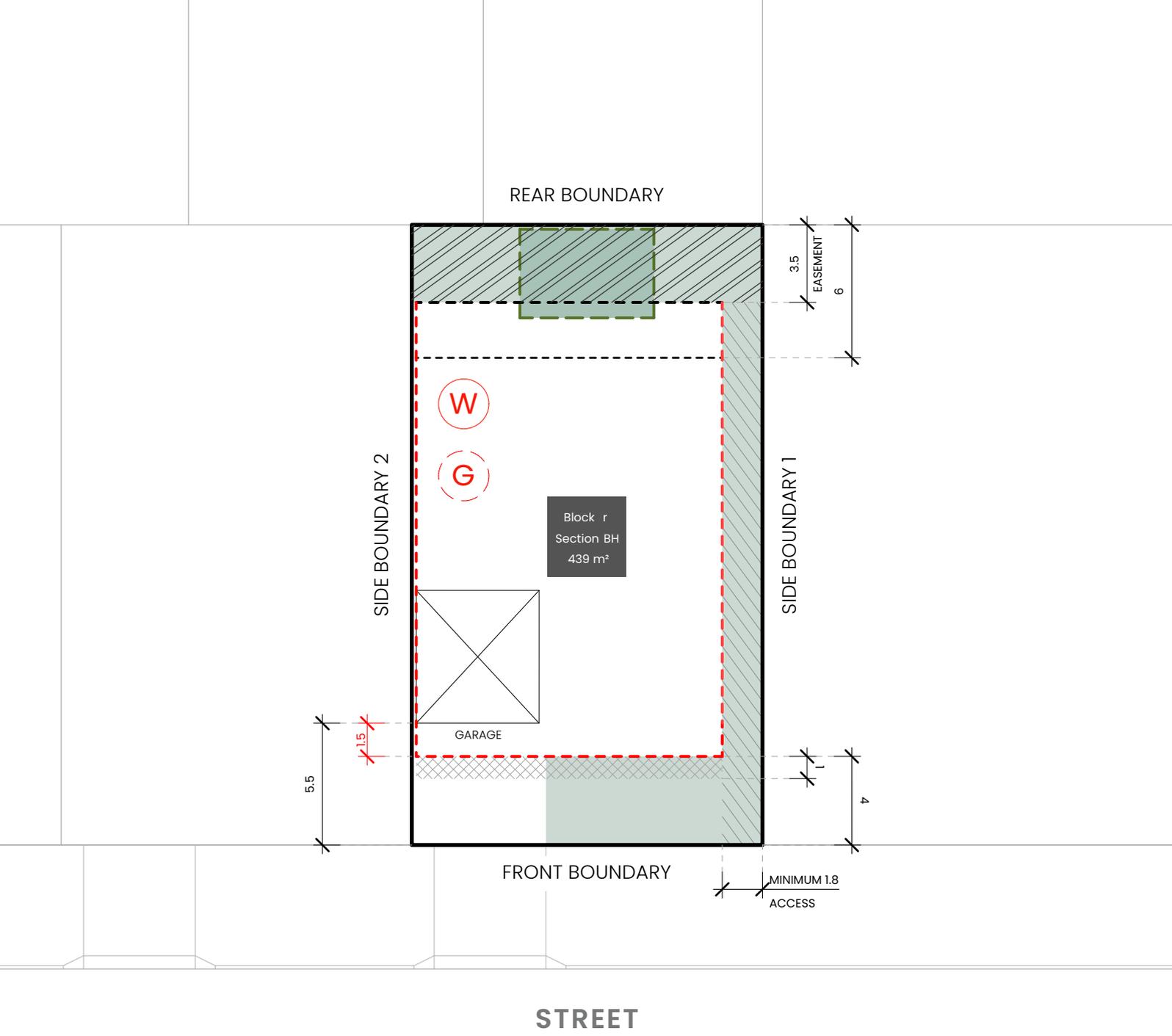
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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
- 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 Service Easement**
- Indicative Area Required for Access**
- Indicative Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
1:250 @A4



Ginninderry

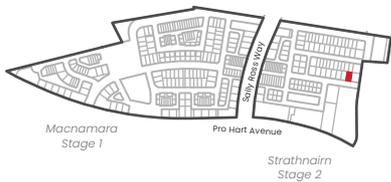
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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



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	r
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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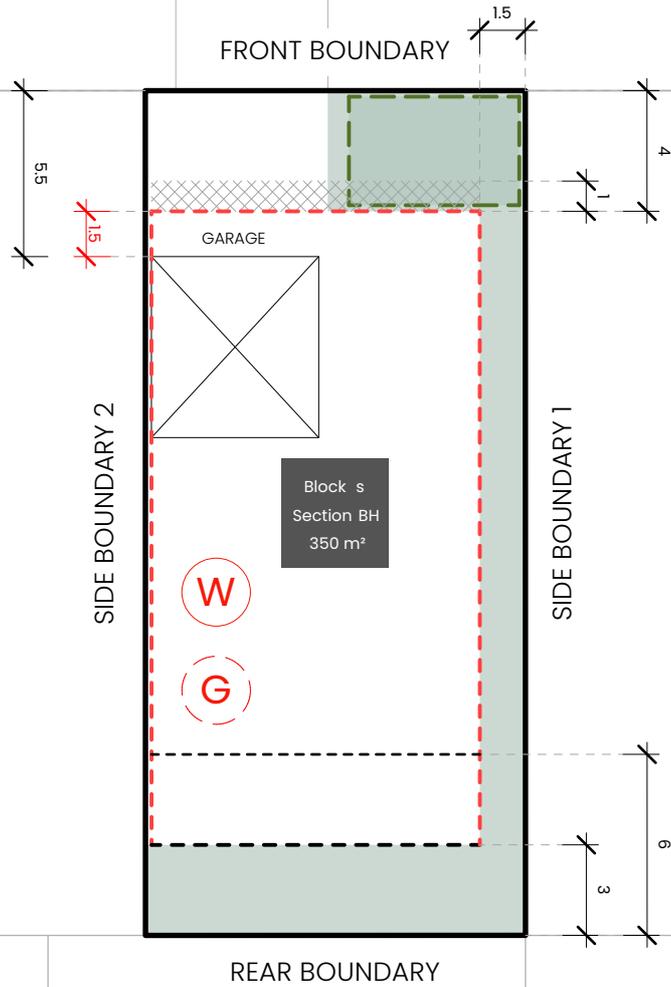
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Ginninderry

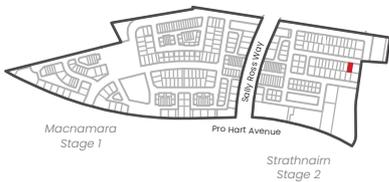
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary

BOUNDARY

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

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BH
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
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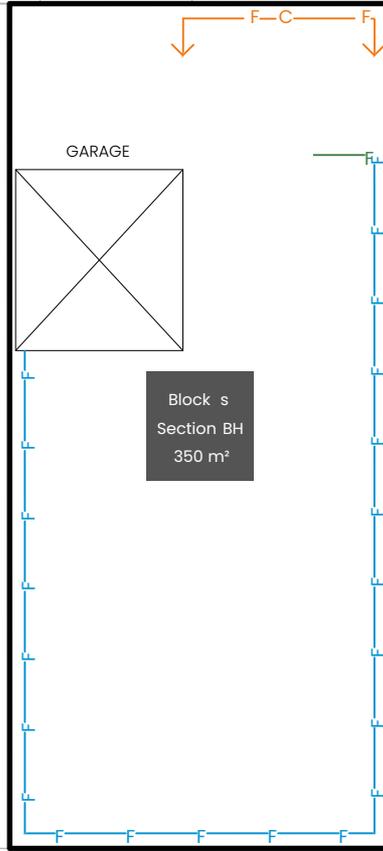


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT 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	BH
BLOCK	s
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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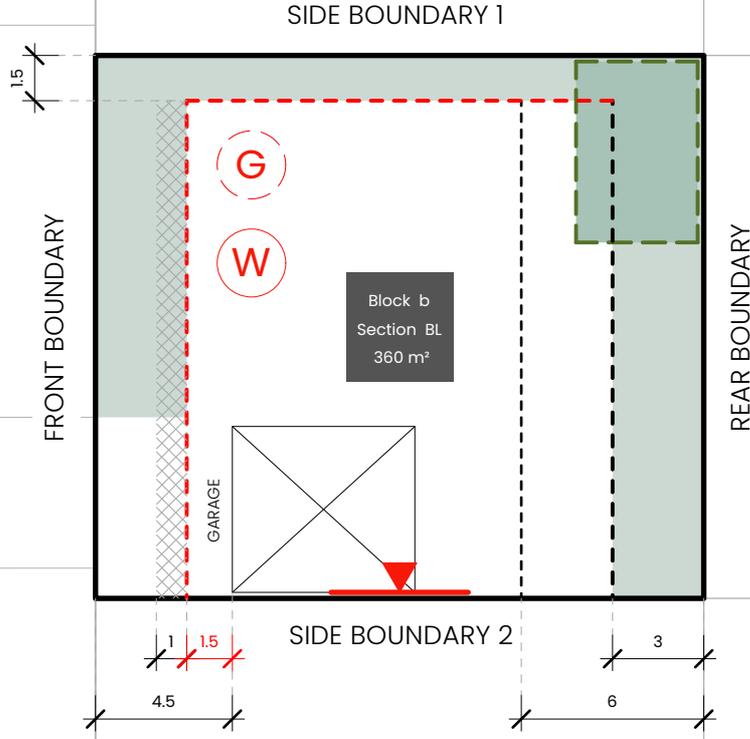
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Ginninderry

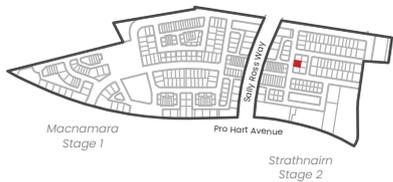
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**
- Water tank requirements**
BLOCK SIZE (m²) 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 Control Plan.

BLOCK INFORMATION

STAGE	1
ZONE	RZ4
SECTION	BL
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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SCALE
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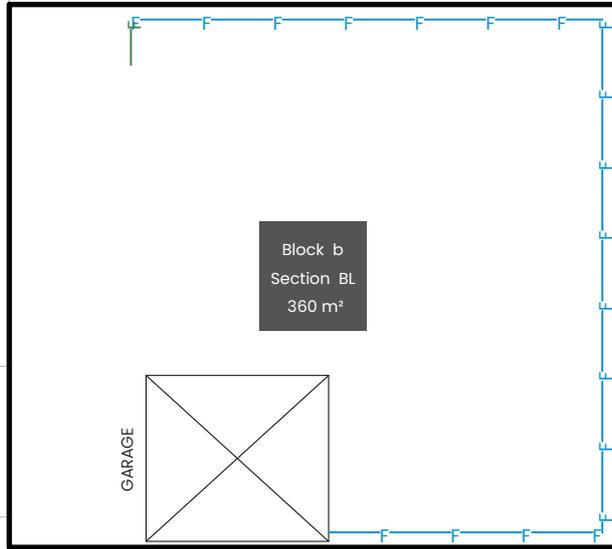
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1



REAR BOUNDARY

SIDE BOUNDARY 2

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



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	BL
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

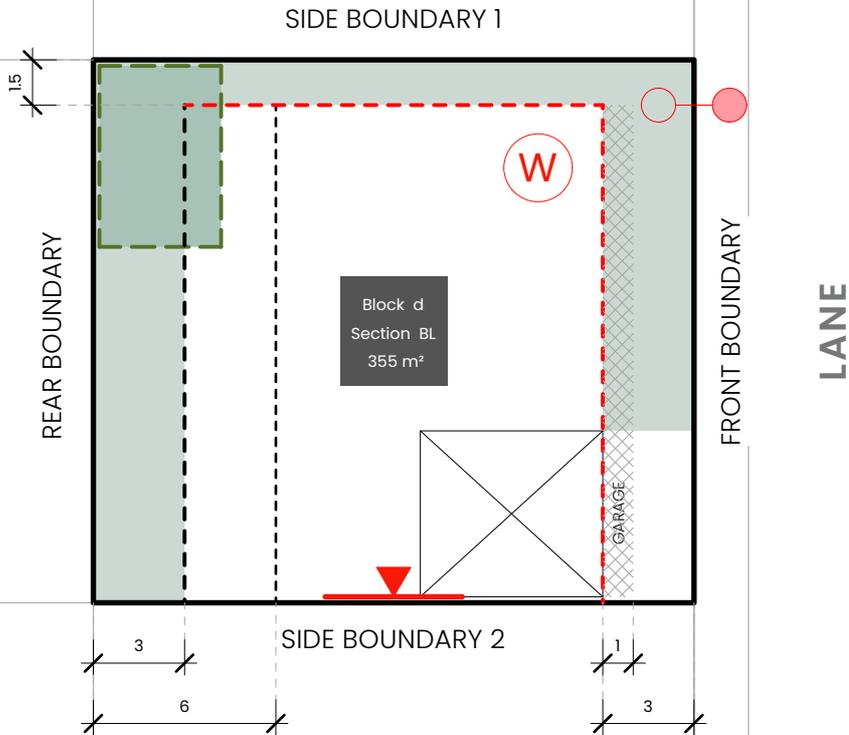
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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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



Street Address

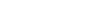
Gate, street address and letterbox to be off lane (as indicated)
Refer to EDP Planning Controls Plan

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	BL
BLOCK	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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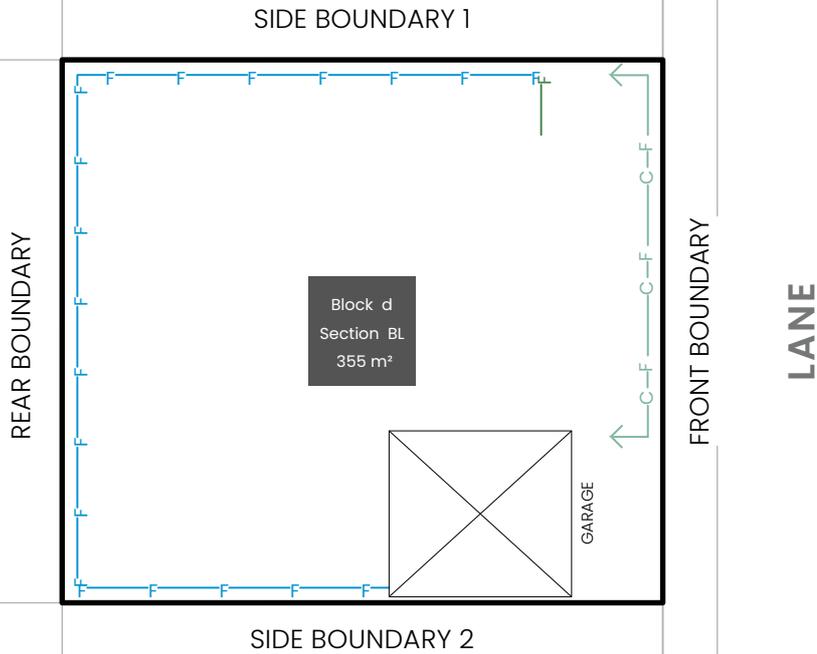
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SCALE
1:250 @A4



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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
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	BL
BLOCK	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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

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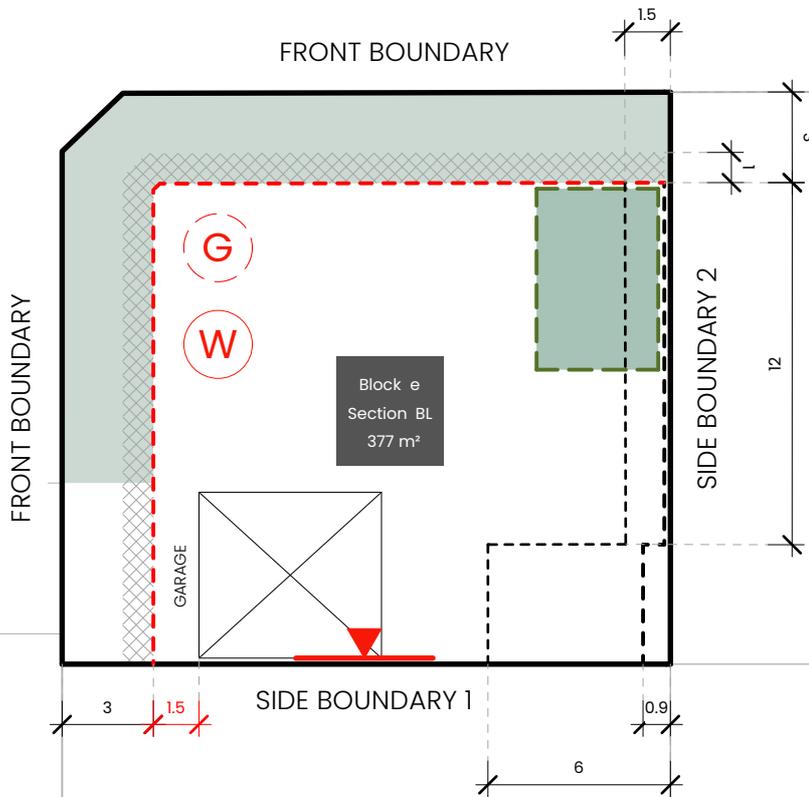


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

STREET



Block e
Section BL
377 m²

GARAGE

SIDE BOUNDARY 1

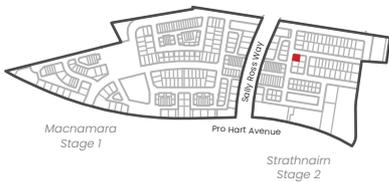
SIDE BOUNDARY 2

FRONT BOUNDARY

FRONT BOUNDARY

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

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



Garage Setback Requirement

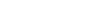
Minimum of 1.5m behind the front building line.
Refer to EDP Planning Controls Plan

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	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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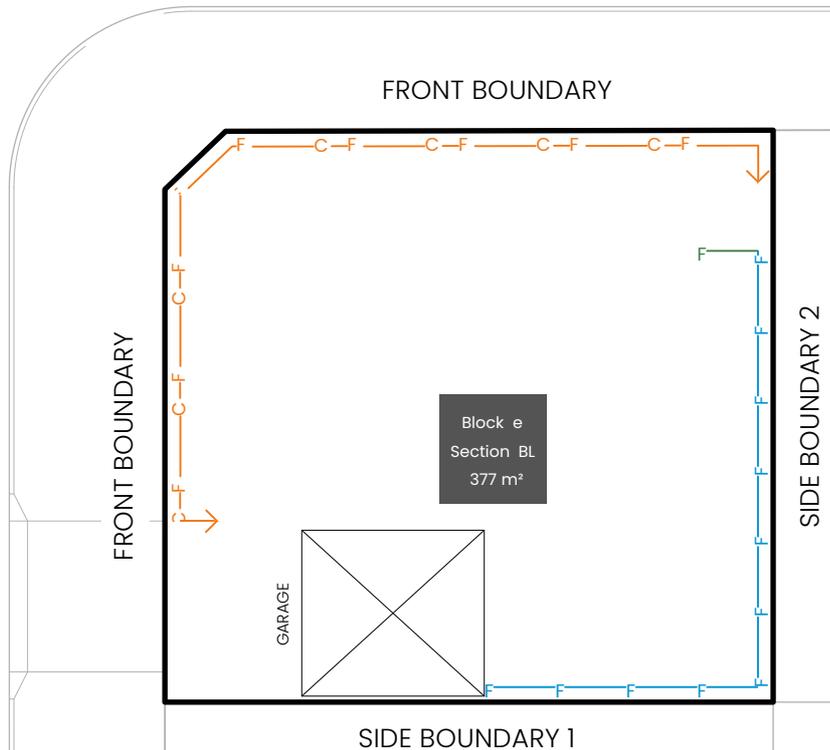


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

STREET



FRONT BOUNDARY

Block e
Section BL
377 m²

GARAGE

SIDE BOUNDARY 1

SIDE BOUNDARY 2

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	BL
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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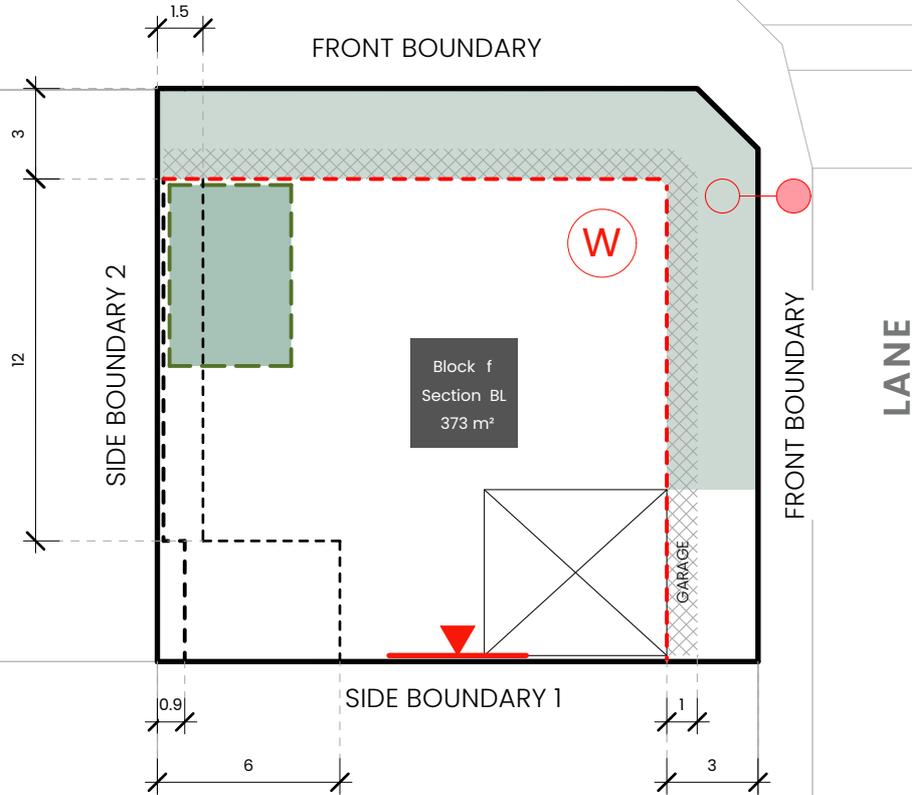
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Ginninderry

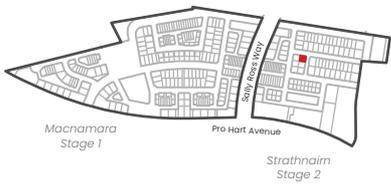
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

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



Street Address

Gate, street address and letterbox to be off lane (as indicated)
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	BL
BLOCK	f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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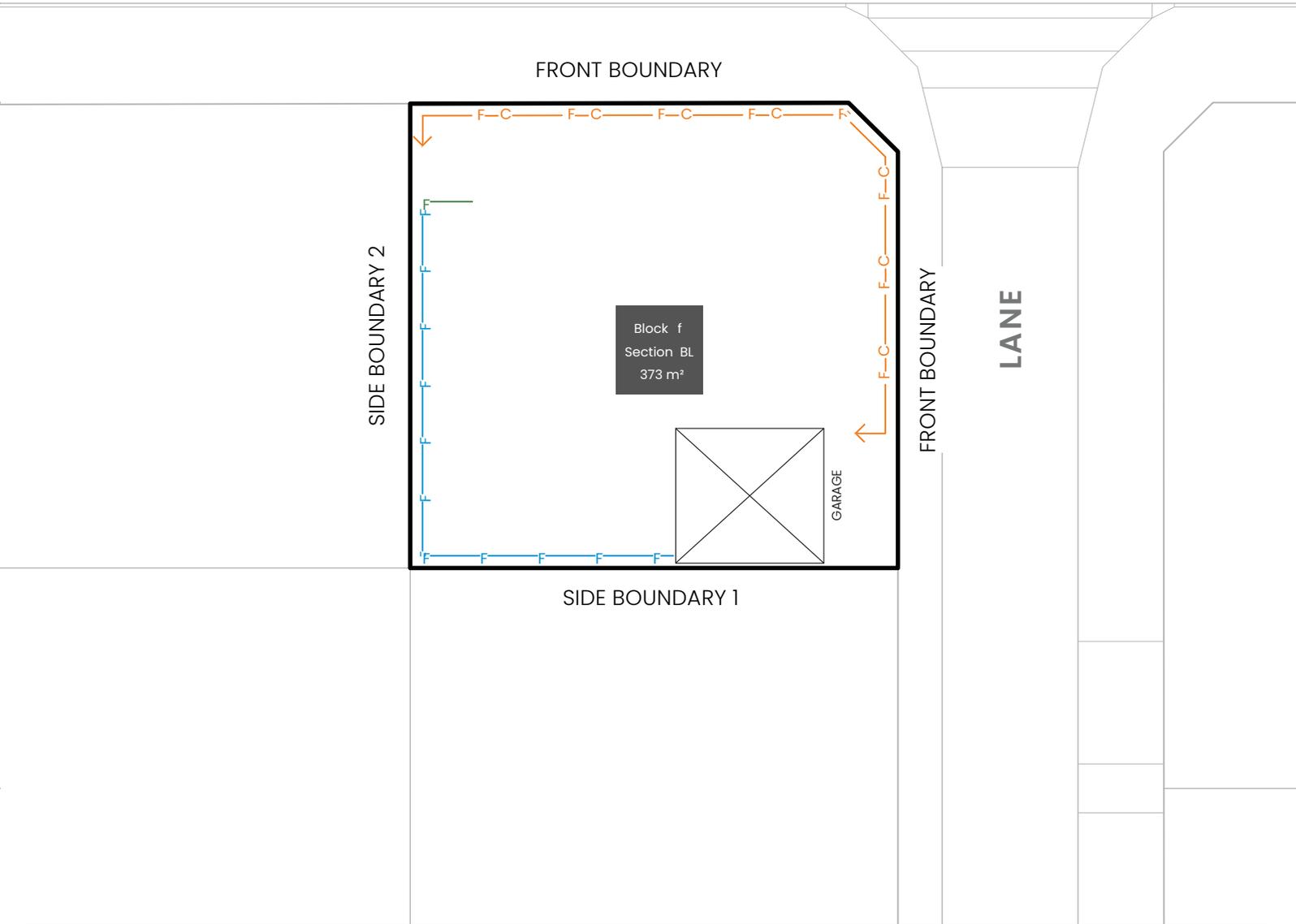
SCALE
1:250 @A4



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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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	f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN