



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

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 Solar Building Envelope controls in Control 8 and Control 12 of the Single Dwelling Housing Code. Refer to EDP Planning Control Plan.



INDICATIVE BUILDING AREA

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



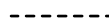
Indicative Articulation Zone



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	2
ZONE	RZ4
SECTION	AE
BLOCK	k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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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



Street facing side gate/fence:

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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ4
SECTION	AE
BLOCK	k
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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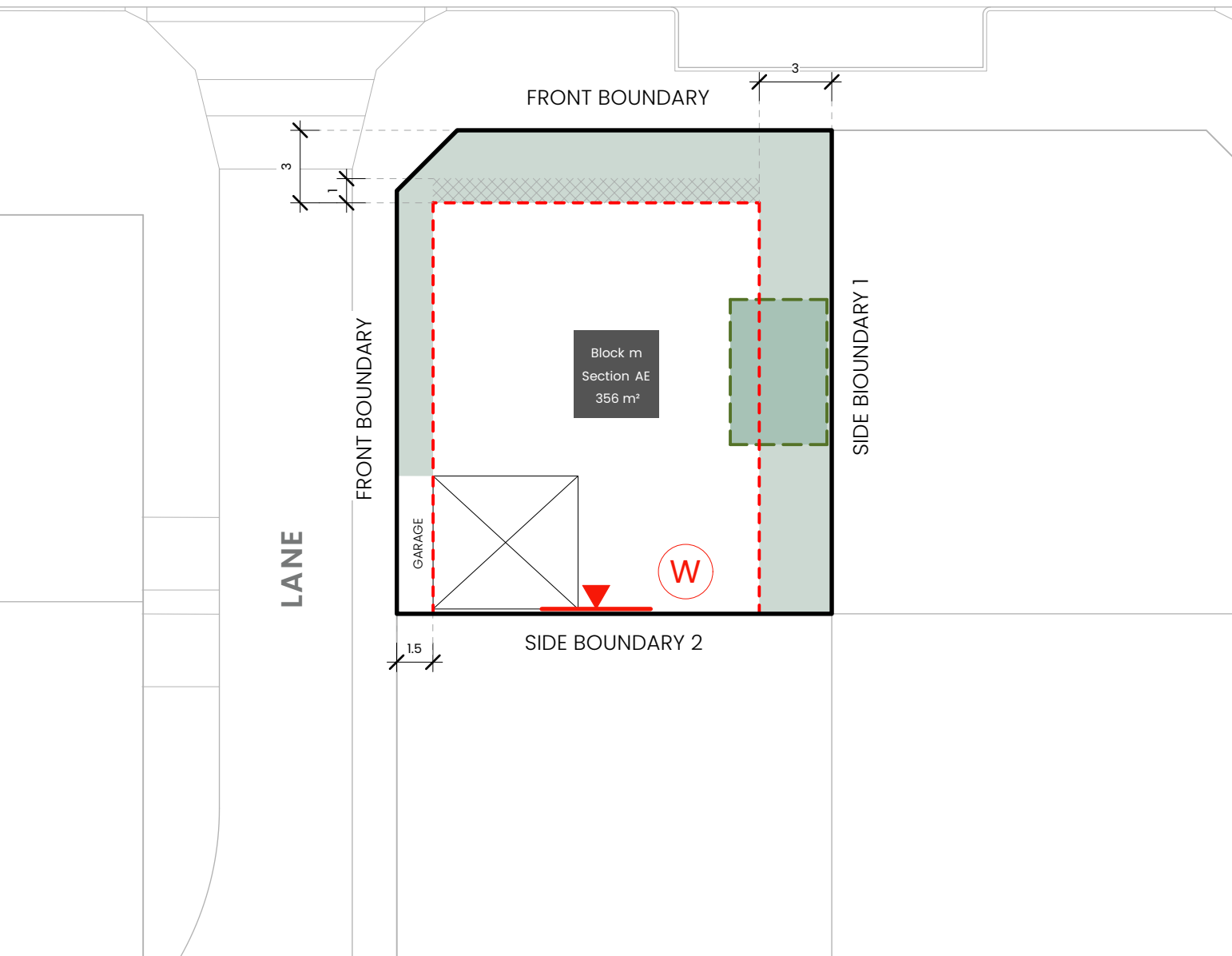
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary 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

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 Solar Building Envelope controls in Control 8 and Control 12 of the Single Dwelling Housing Code. Refer to EDP Planning Control 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

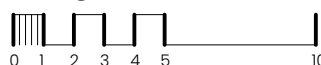
BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	AE
BLOCK	m
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
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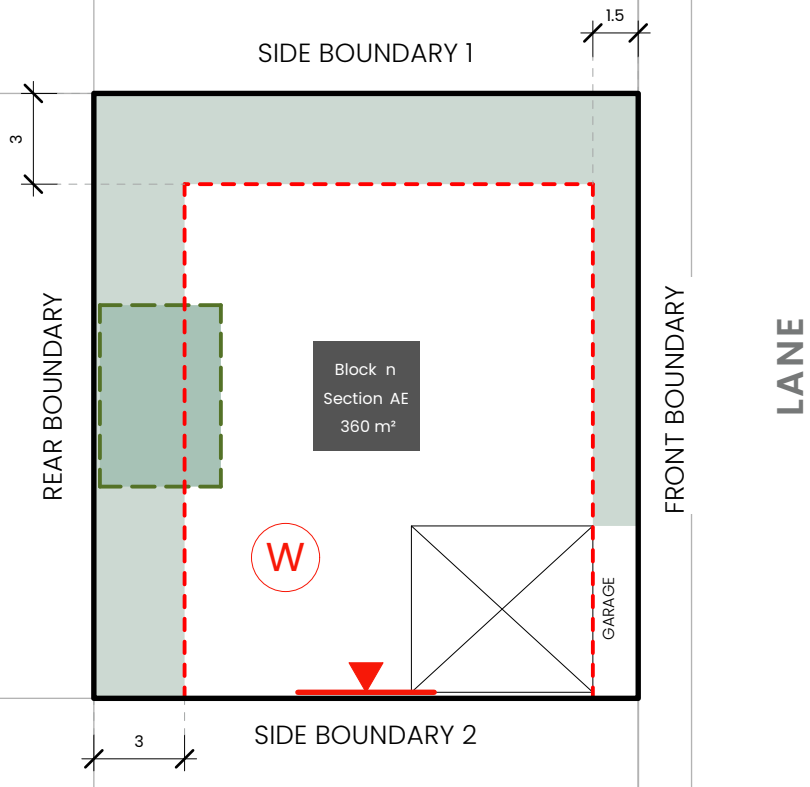
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SCALE
1:250 @A4



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



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

Build to Boundary Requirement

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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	2
ZONE	RZ4
SECTION	AE
BLOCK	n
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4

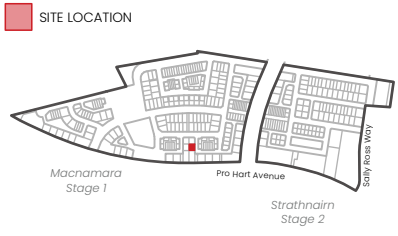


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary**
- BOUNDARY**
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 (Macnamara).
- Mandatory Fencing Type F2:**
Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ4
SECTION	AE
BLOCK	n
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

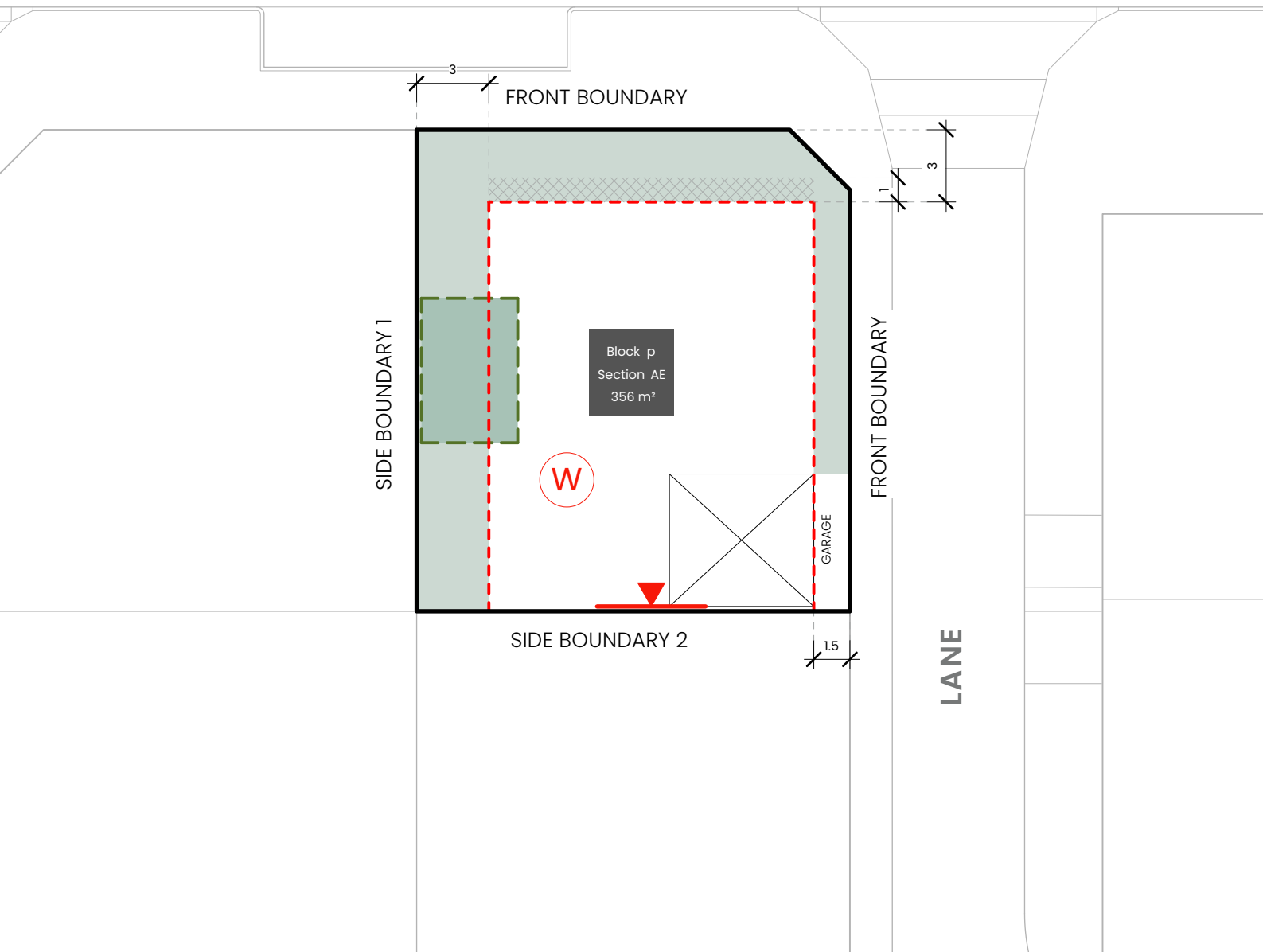
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Ginninderry

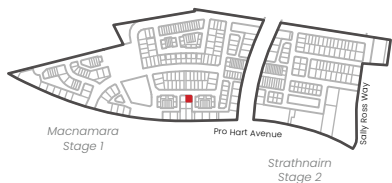
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET



KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Water tank requirements

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

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 Solar Building Envelope controls in Control 8 and Control 12 of the Single Dwelling Housing Code. Refer to EDP Planning Control Plan.



INDICATIVE BUILDING AREA

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



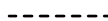
Indicative Articulation Zone



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

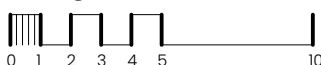
STAGE	2
ZONE	RZ4
SECTION	AE
BLOCK	P
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4



Ginninderry

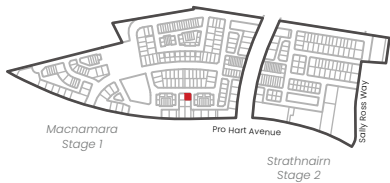
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

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



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 (Macnamara).

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ4
SECTION	AE
BLOCK	p
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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B	AM	DC	DC	14/05/26

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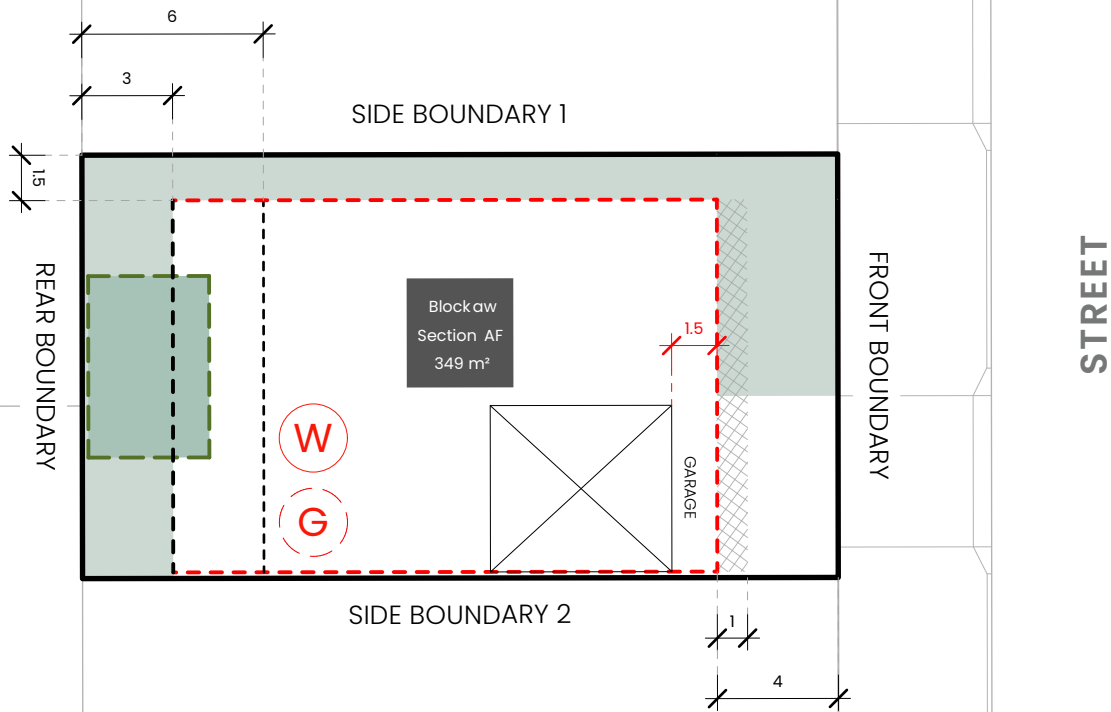
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SCALE
1:250 @A4



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 Principal Private Open Space Area**

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AF
BLOCK	aw
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

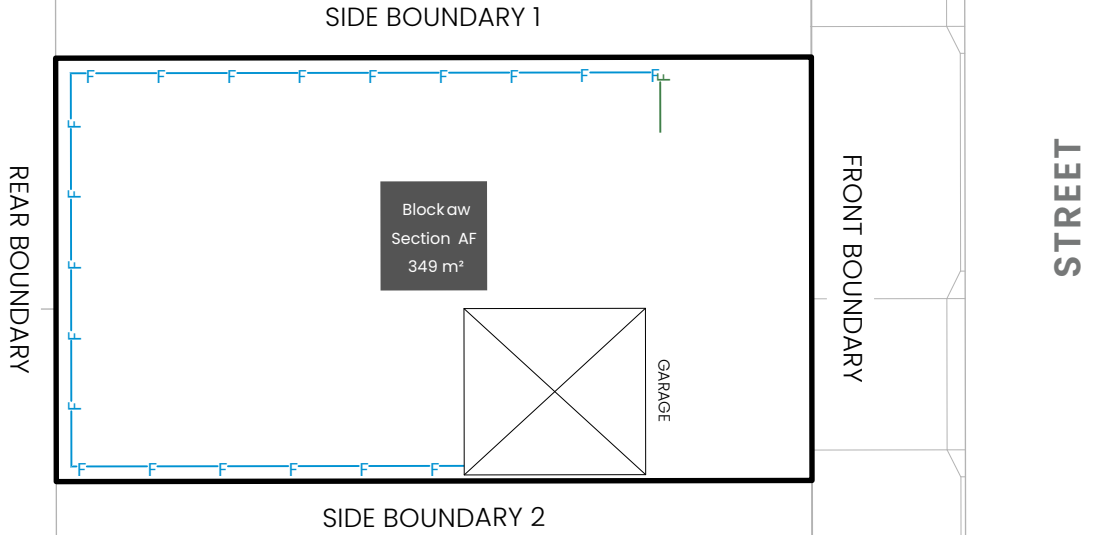
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SCALE
1:250 @A4



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



Street facing side gate/fence:

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

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AF
BLOCK	aw
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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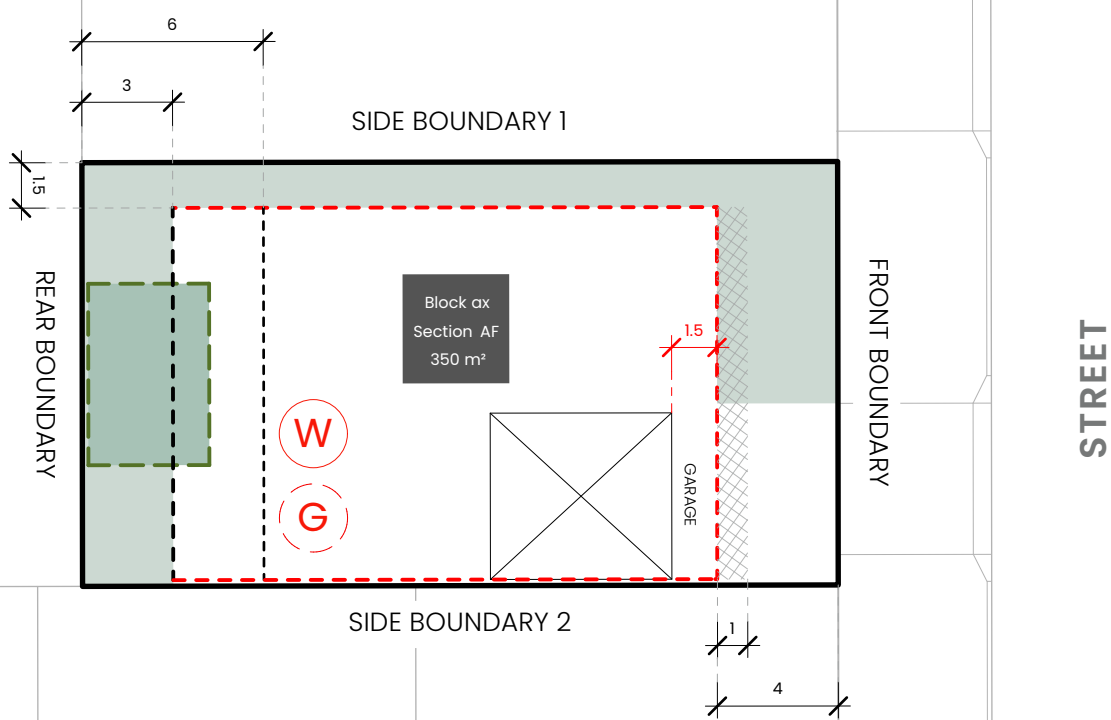
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SCALE
1:250 @A4



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
- Water tank**
- Gas tank**

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	2
ZONE	RZ3
SECTION	AF
BLOCK	ax
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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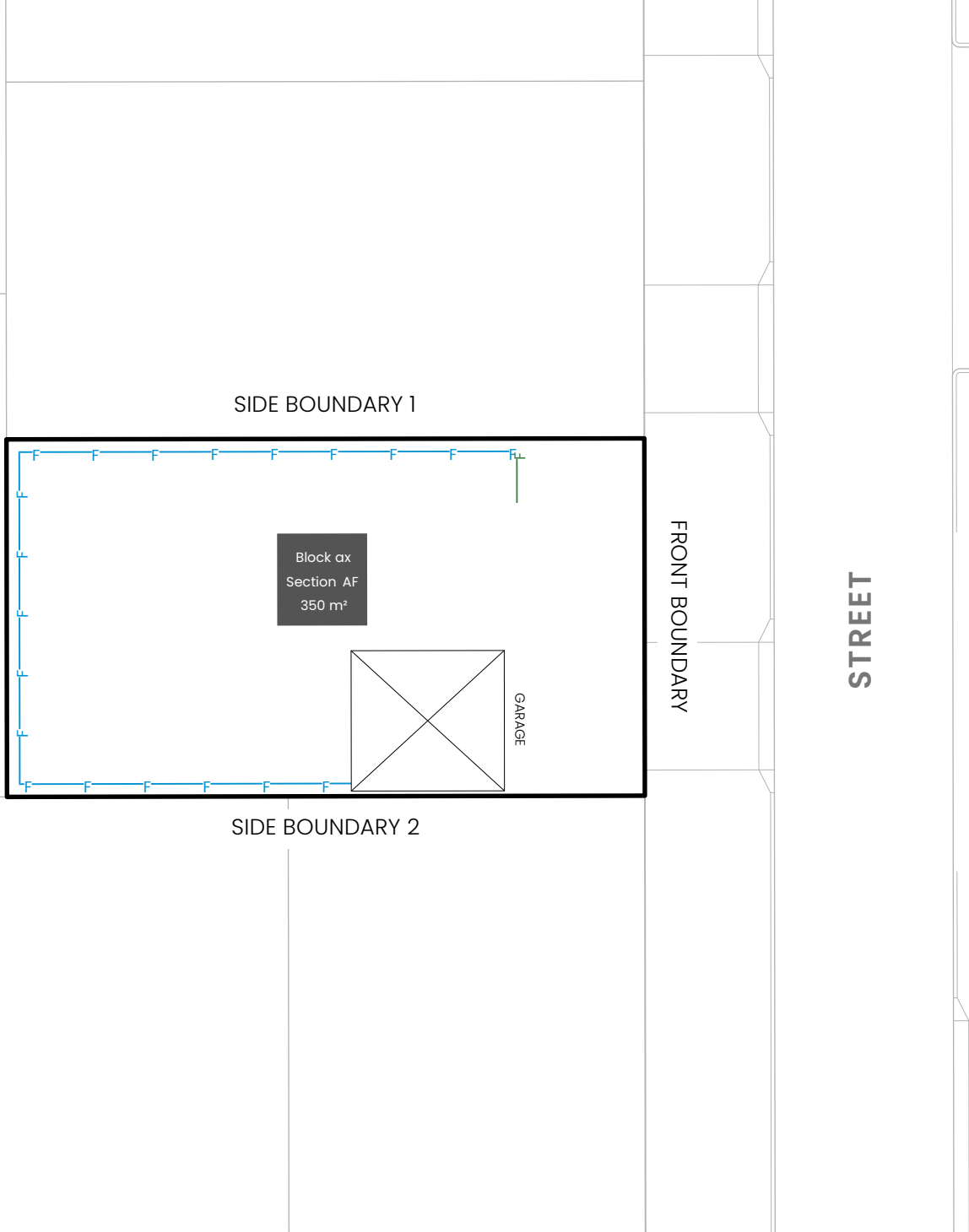
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AF
BLOCK	ax
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

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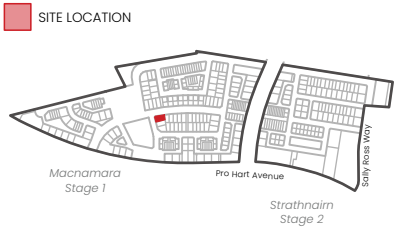
SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



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
- Blocks 500sqm < 550sqm**
Subject to mid size block provisions by 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**

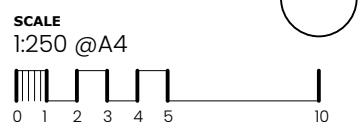
BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

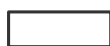


KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Boundary Type

As defined by Territory Plan Definitions



Indicative Garage Location



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. Minimum setback 0m. (100%)
Min 1.0m behind the front building line

Construction and Finish

Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing. If Colorbond is used, the profile must be Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Fencing Type F4:

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



Street facing side gate/fence:

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

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

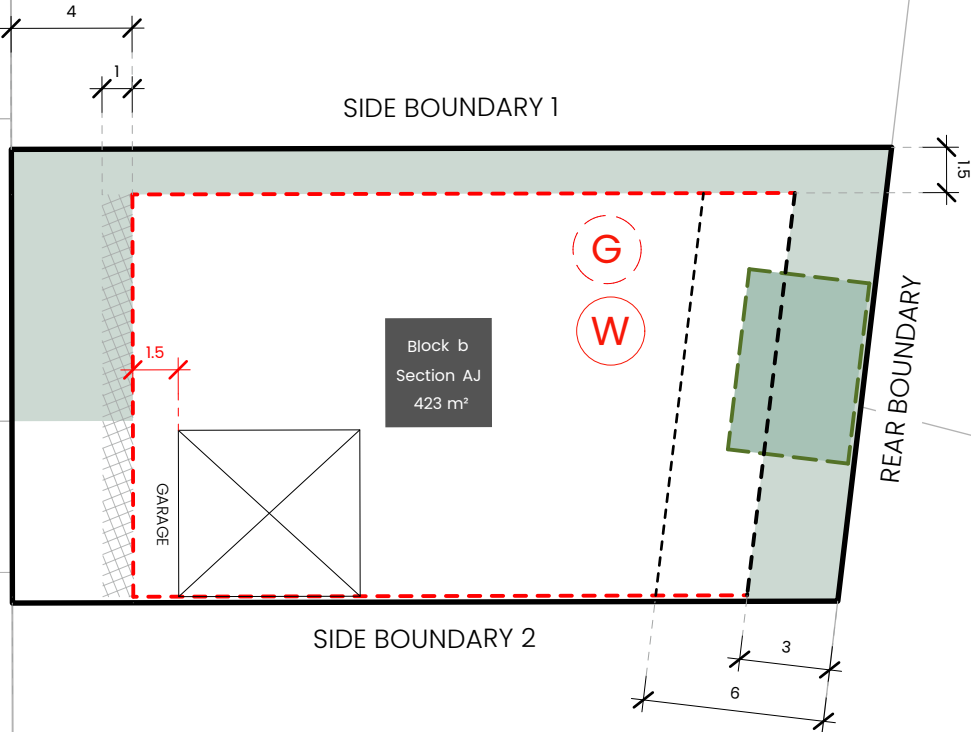
STREET

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**
- Water tank requirements**
- Garage Setback Requirement**
Minimum of 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

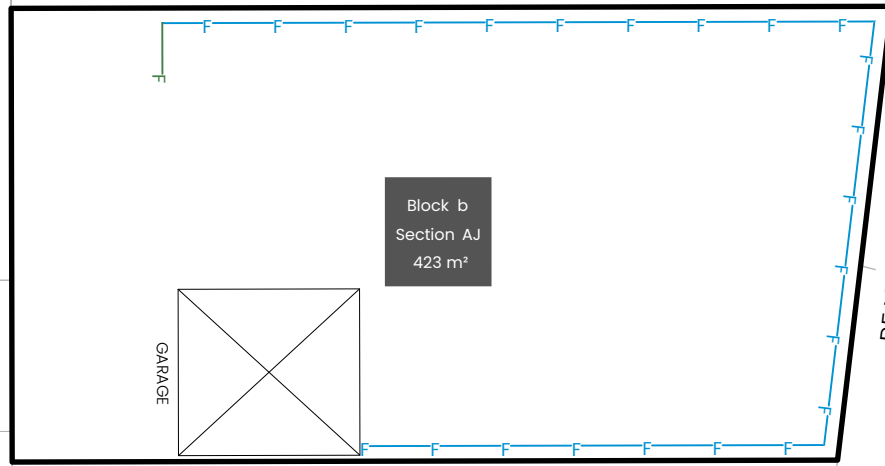
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT BOUNDARY

SIDE BOUNDARY 1

REAR BOUNDARY



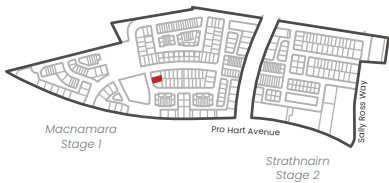
Block b
Section AJ
423 m²

GARAGE

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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	b
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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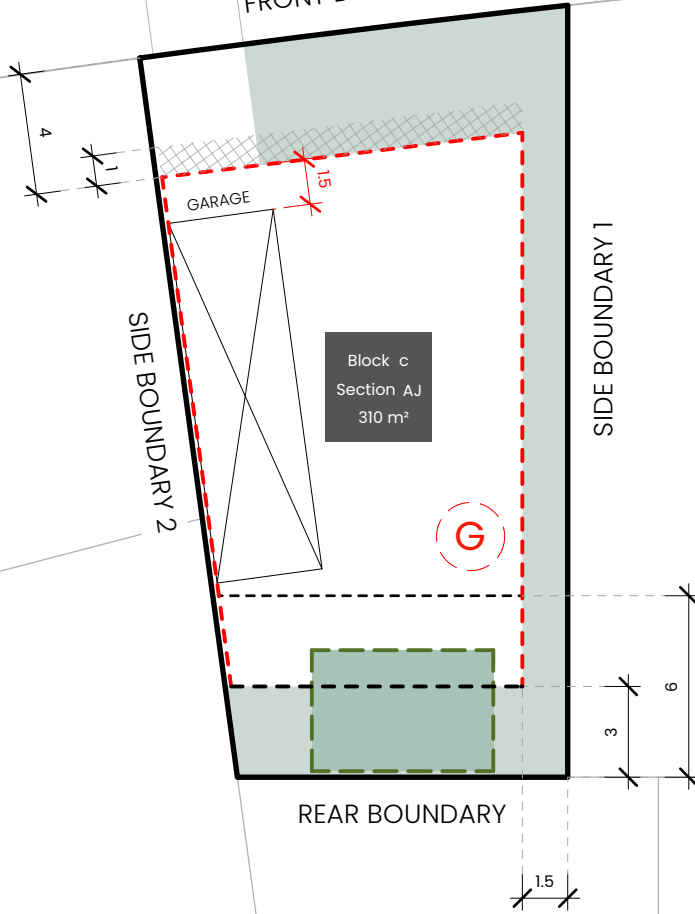
SCALE
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

FRONT BOUNDARY



Block c
Section AJ
310 m²

GARAGE

G

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	2
ZONE	RZ3
SECTION	AJ
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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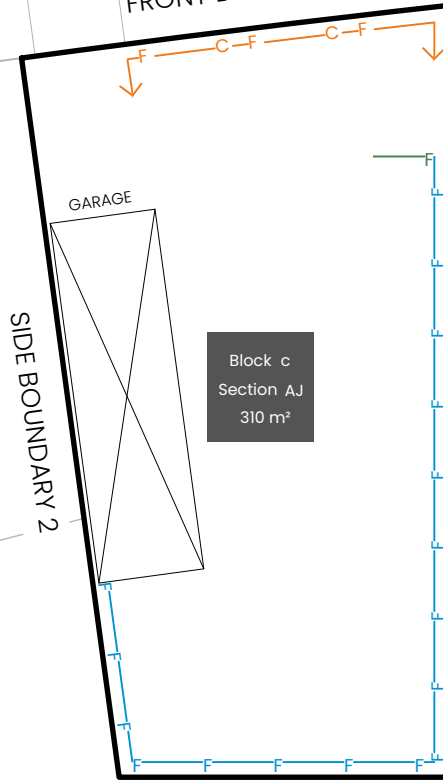
SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

FRONT 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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	C
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

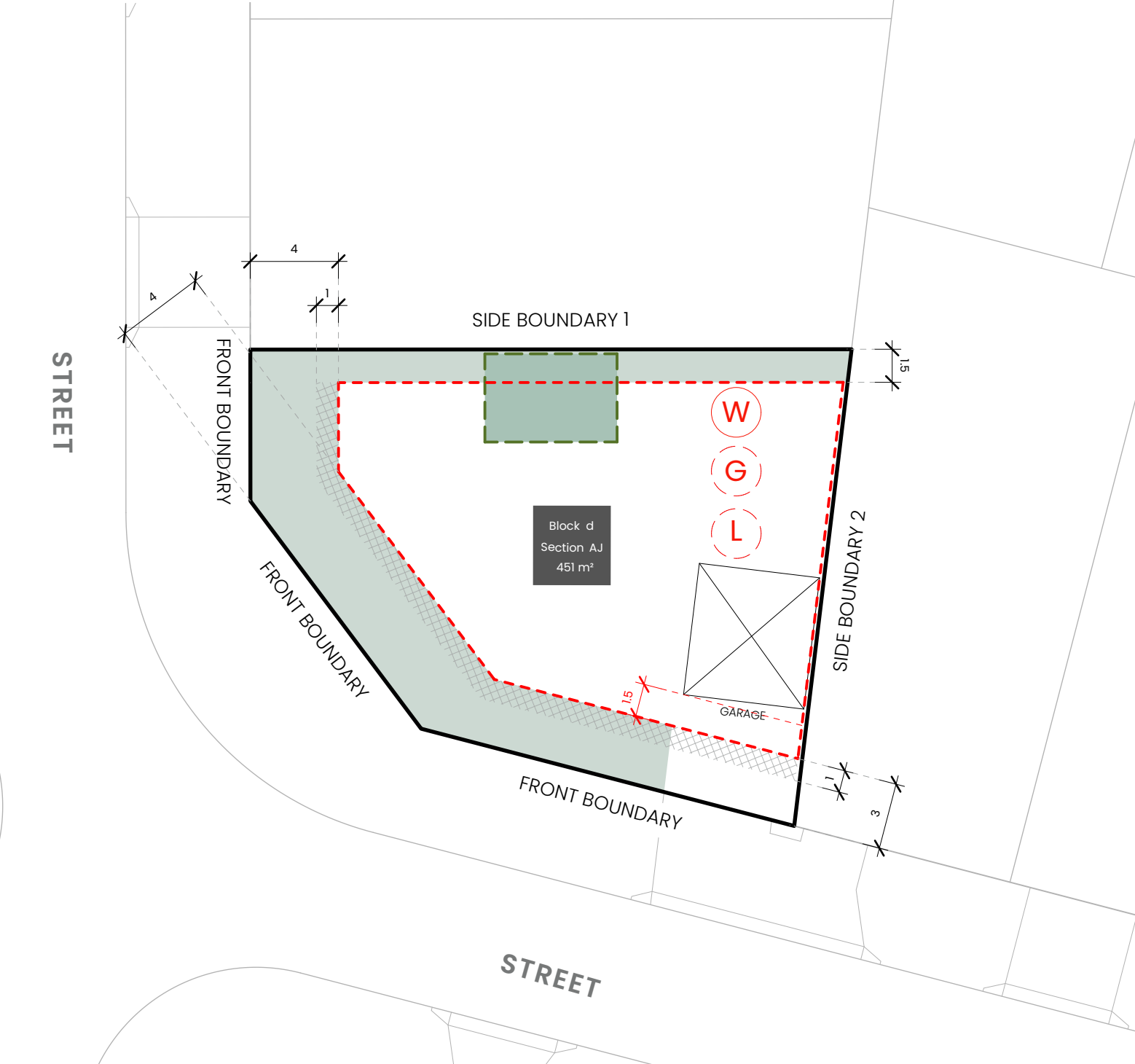
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SCALE
1:250 @A4



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**
- 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
- Limited Development Potential**
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	2
ZONE	RZ3
SECTION	AJ
BLOCK	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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



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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	d
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4

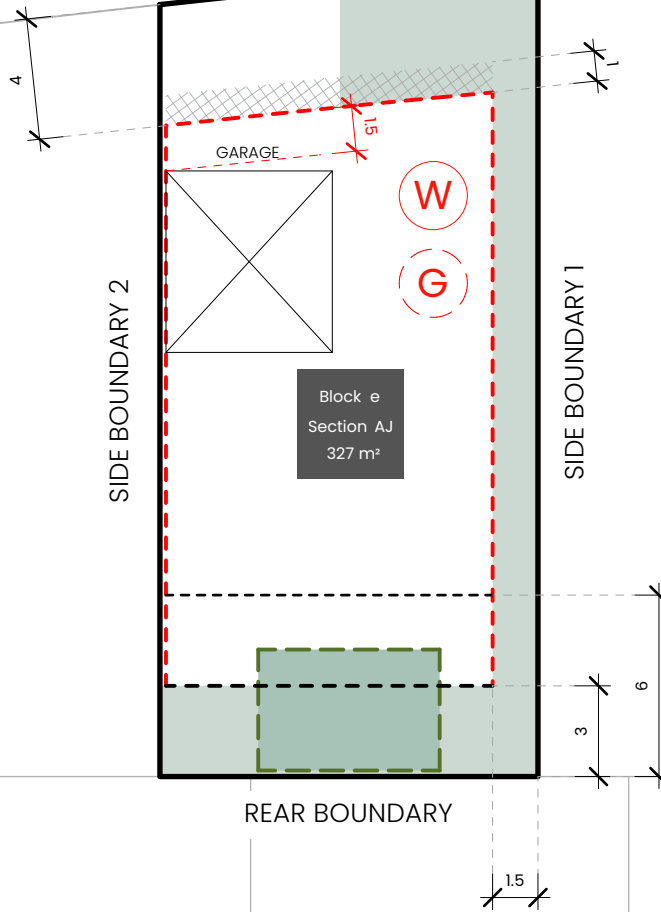


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

FRONT BOUNDARY



SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block e
Section AJ
327 m²

REAR 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 15m 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

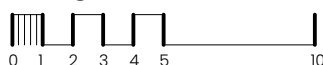
BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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



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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	e
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

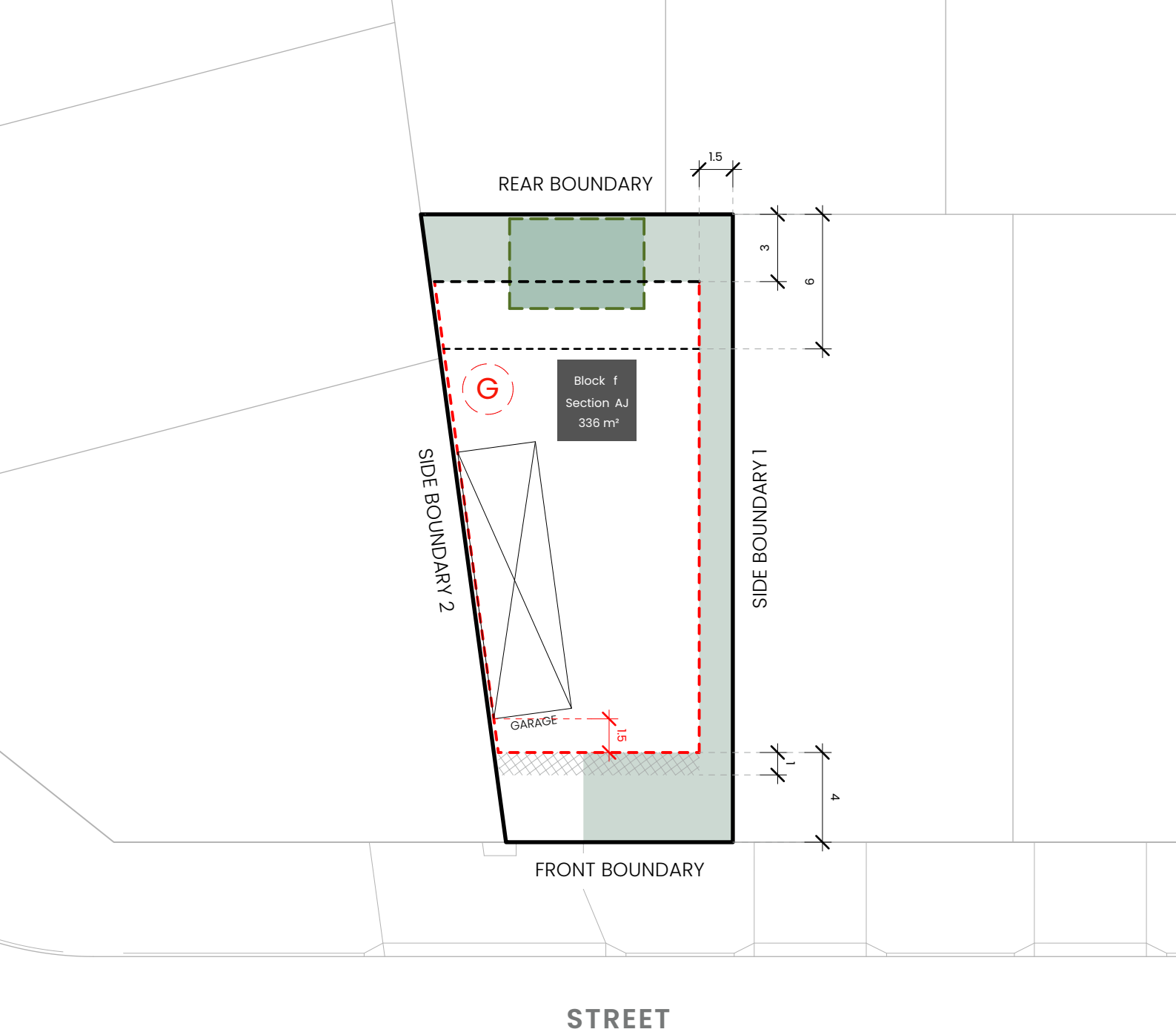
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SCALE
1:250 @A4



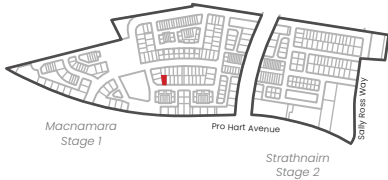
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



STREET

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
- BOUNDARY**
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	2
ZONE	RZ3
SECTION	AJ
BLOCK	f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	f
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

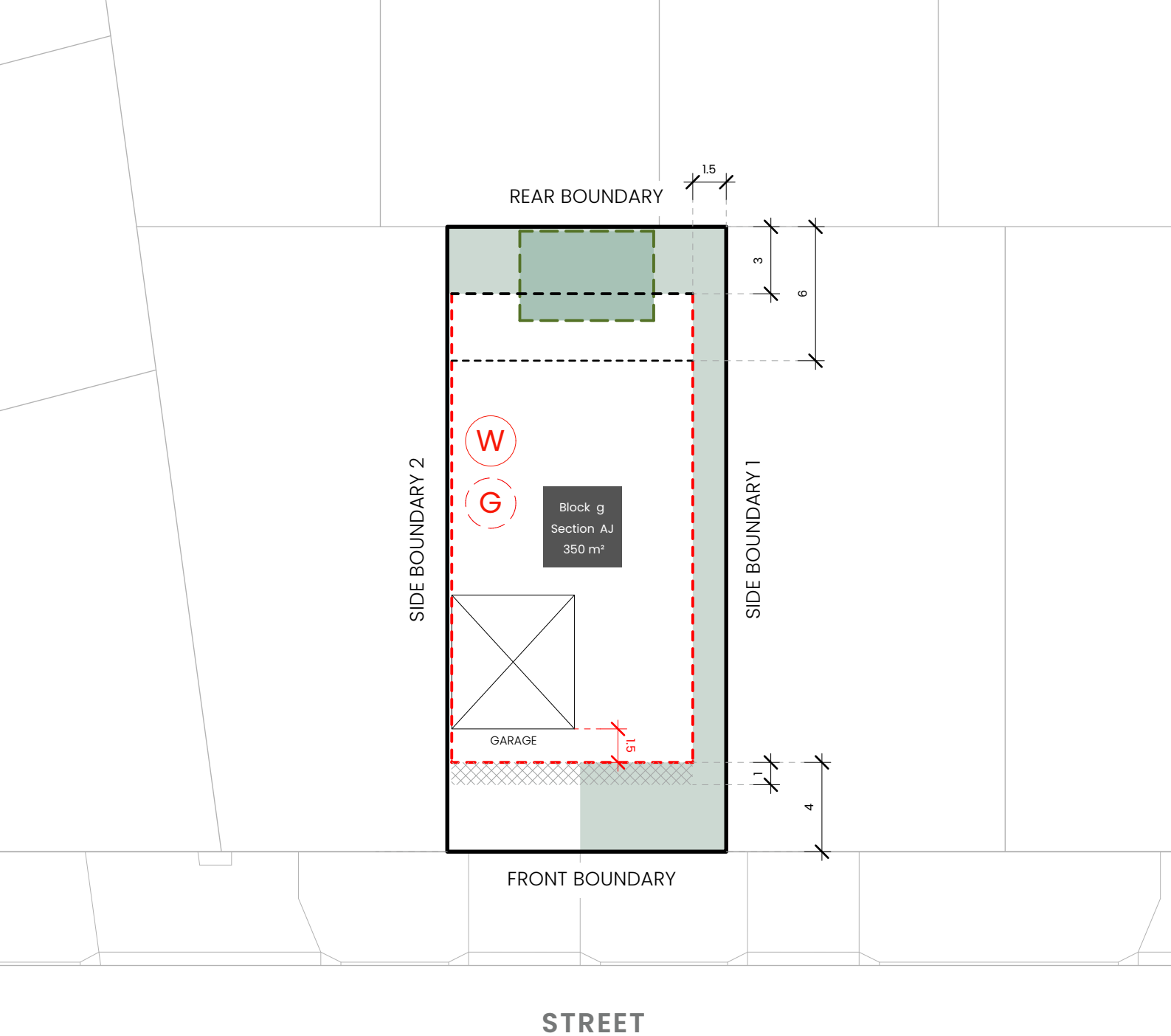
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

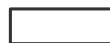


KEY MAP

■ 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 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	g
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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.

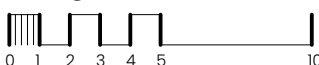
BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	g
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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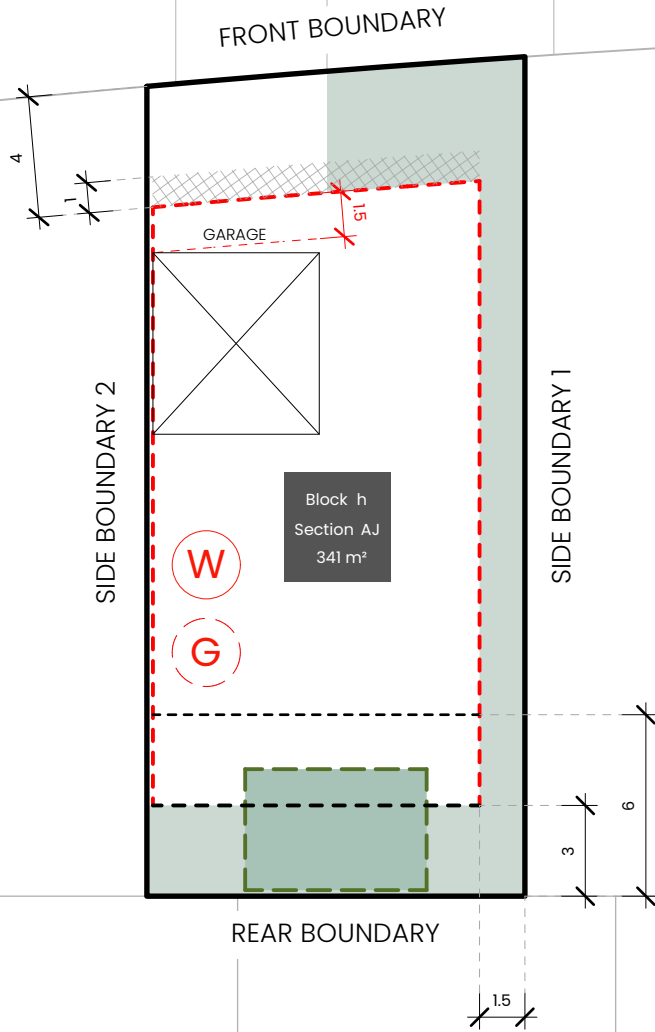
SCALE
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Ginninderry

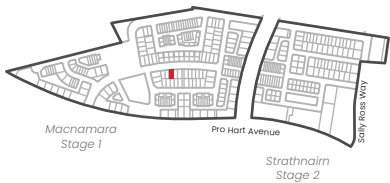
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

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.



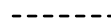
Indicative Articulation Zone



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	2
ZONE	RZ3
SECTION	AJ
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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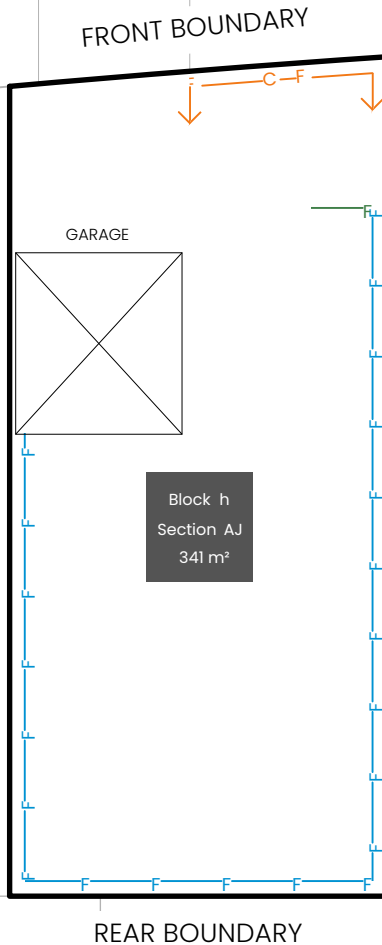
SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET



FRONT BOUNDARY

GARAGE

Block h
Section AJ
341 m²

SIDE BOUNDARY 2

SIDE BOUNDARY 1

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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	h
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

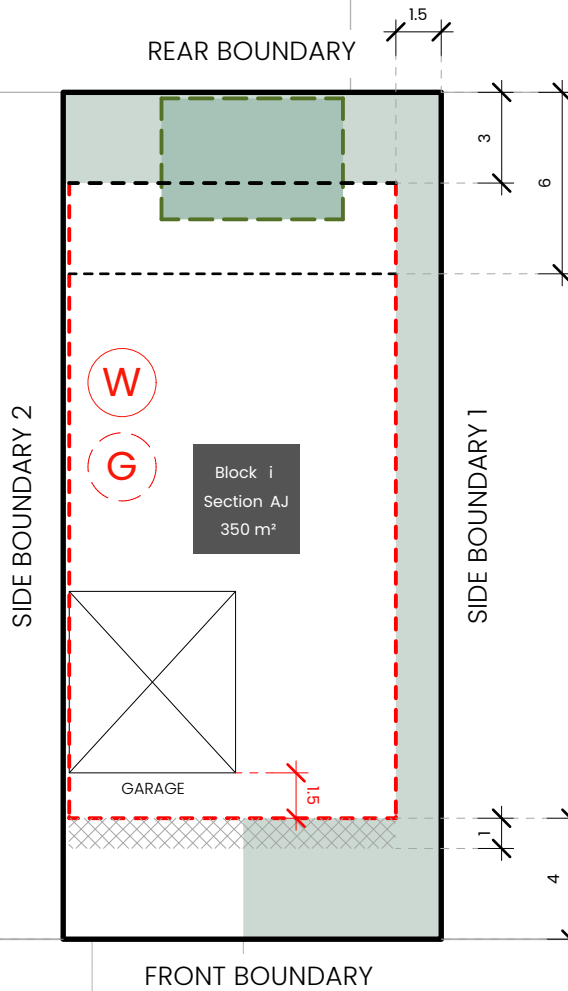
REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

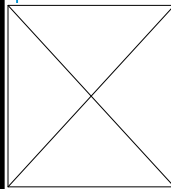
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

Block i
Section AJ
350 m²



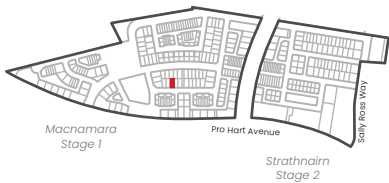
GARAGE

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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	i
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

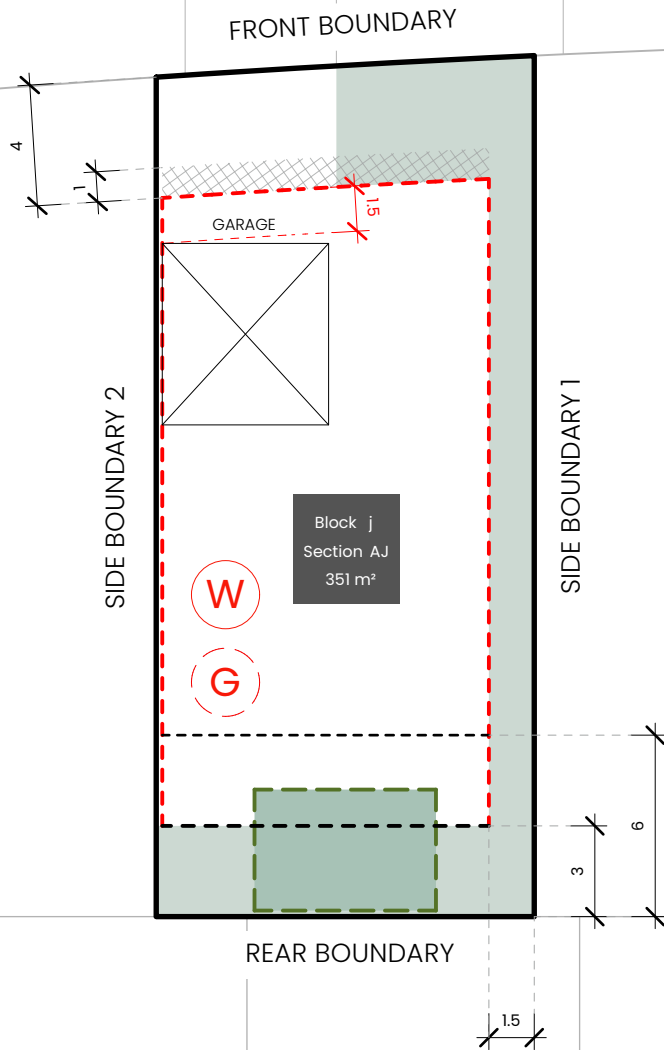
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SCALE
1:250 @A4



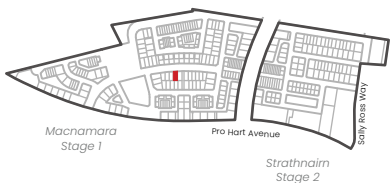
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

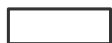


KEY MAP

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 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	j
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

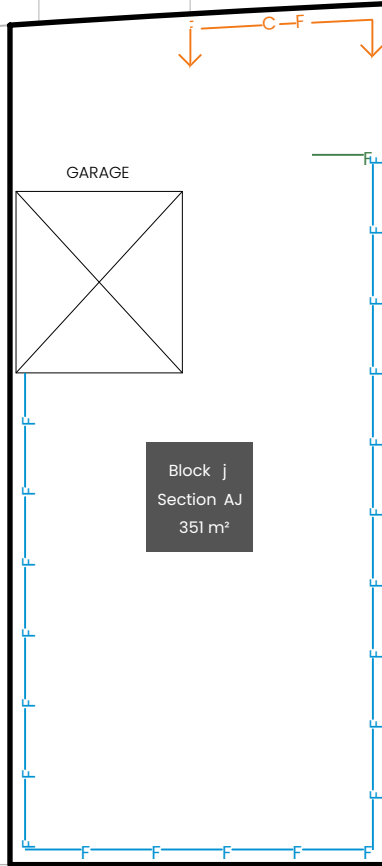
STREET

FRONT BOUNDARY

SIDE BOUNDARY 2

SIDE BOUNDARY 1

REAR BOUNDARY



Block j
Section AJ
351 m²

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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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.

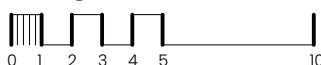
BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	j
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

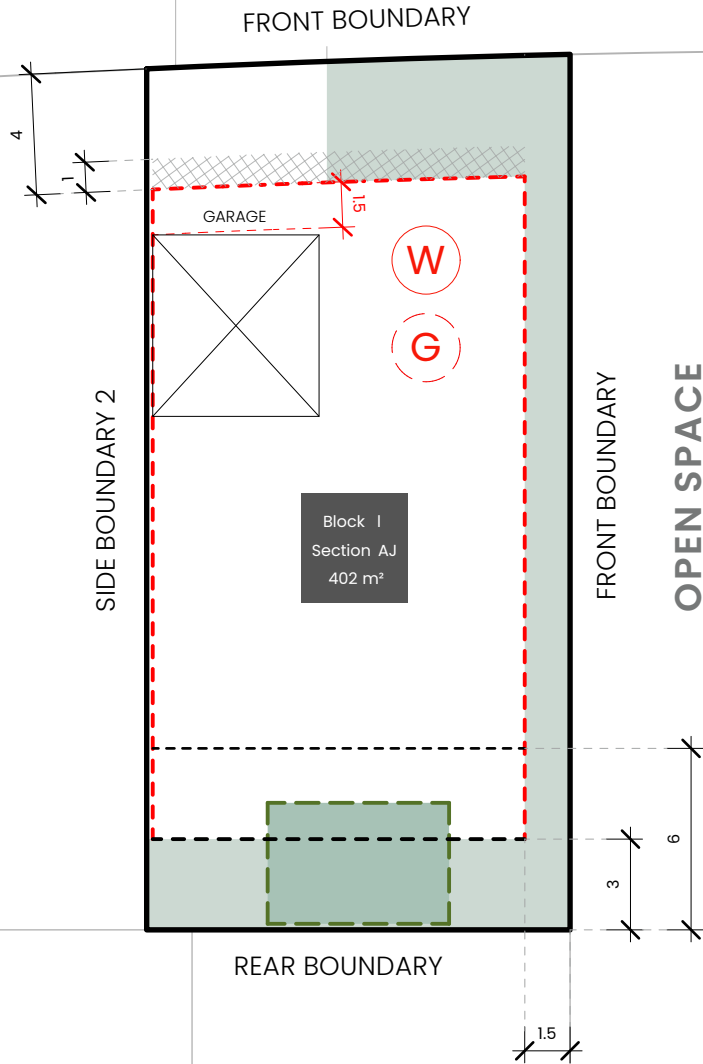
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SCALE
1:250 @A4



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 15m 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.



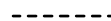
Indicative Articulation Zone



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	2
ZONE	RZ3
SECTION	AJ
BLOCK	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

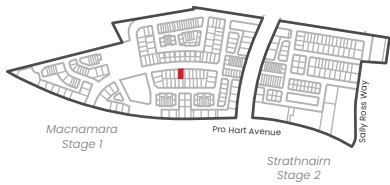
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

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



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Balconnen 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

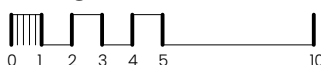
STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	I
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

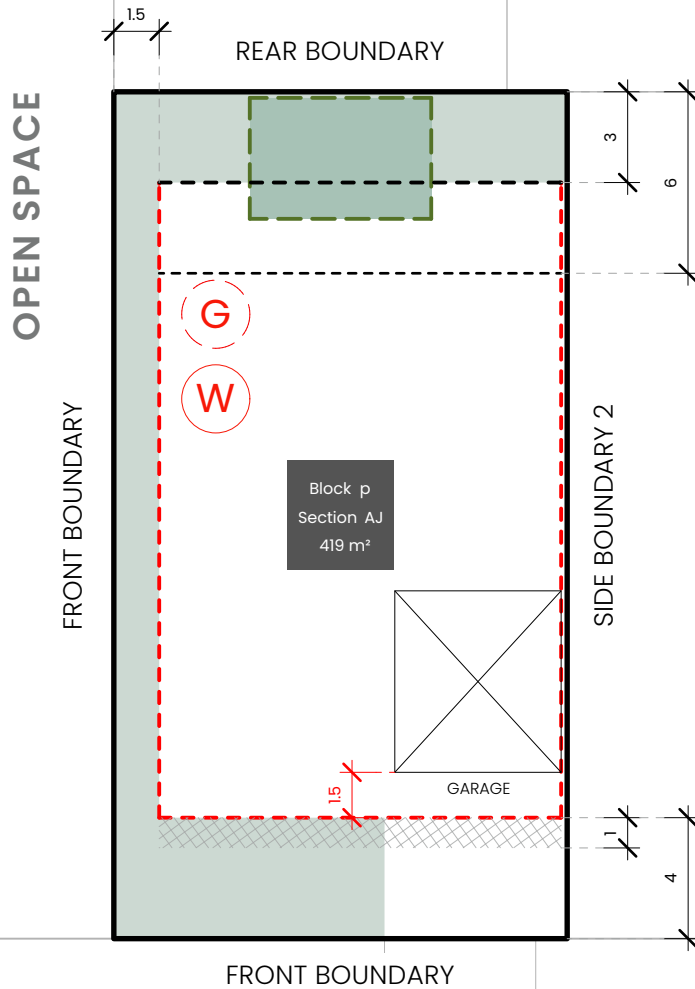
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SCALE
1:250 @A4



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 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	P
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

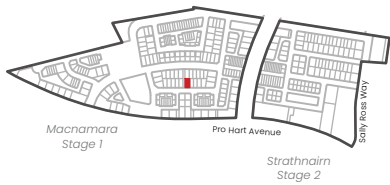
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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 (Macnamara)



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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

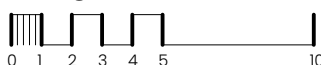
STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	p
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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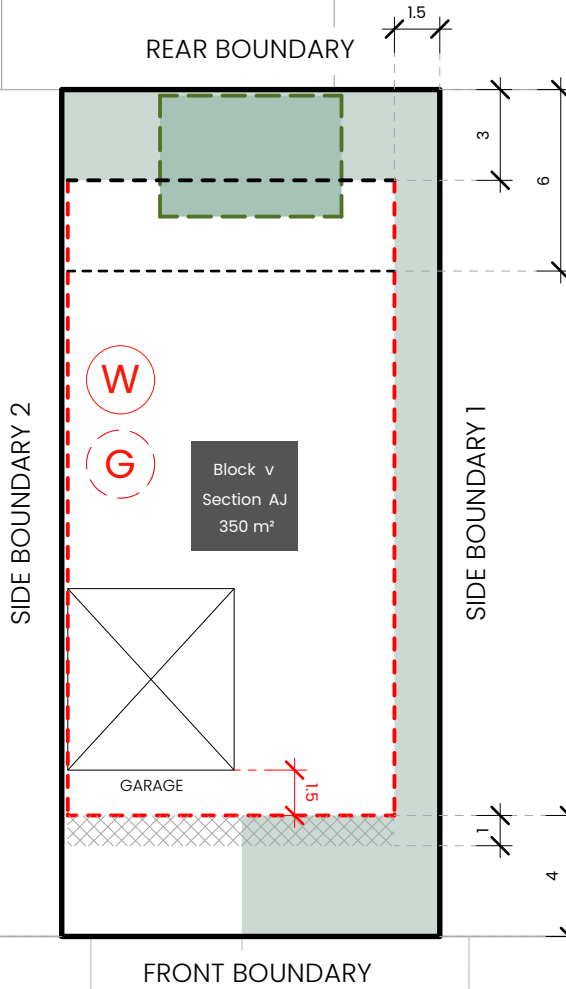
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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



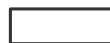
STREET

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

BOUNDARY

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	2
ZONE	RZ3
SECTION	AJ
BLOCK	v
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



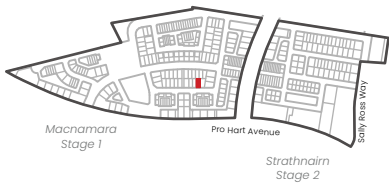
Ginninderry

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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	v
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

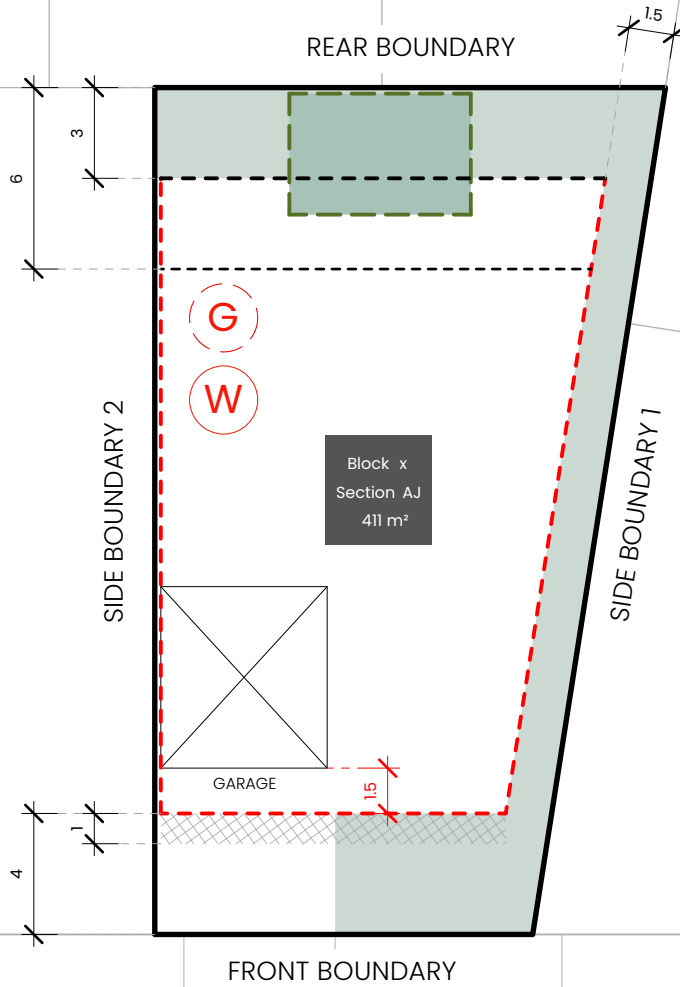
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SCALE
1:250 @A4



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 15m 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.



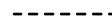
Indicative Articulation Zone



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	2
ZONE	RZ3
SECTION	AJ
BLOCK	x
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



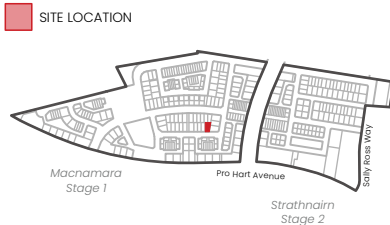
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



STREET

KEY MAP



LEGEND



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

Construction and Finish
 No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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.

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

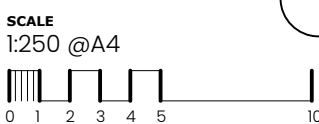
Construction and Finish
 Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing. If Colorbond is used, the profile must be Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements.
 Refer to Ginninderry Housing Design Requirements.
Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	AJ
BLOCK	x
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

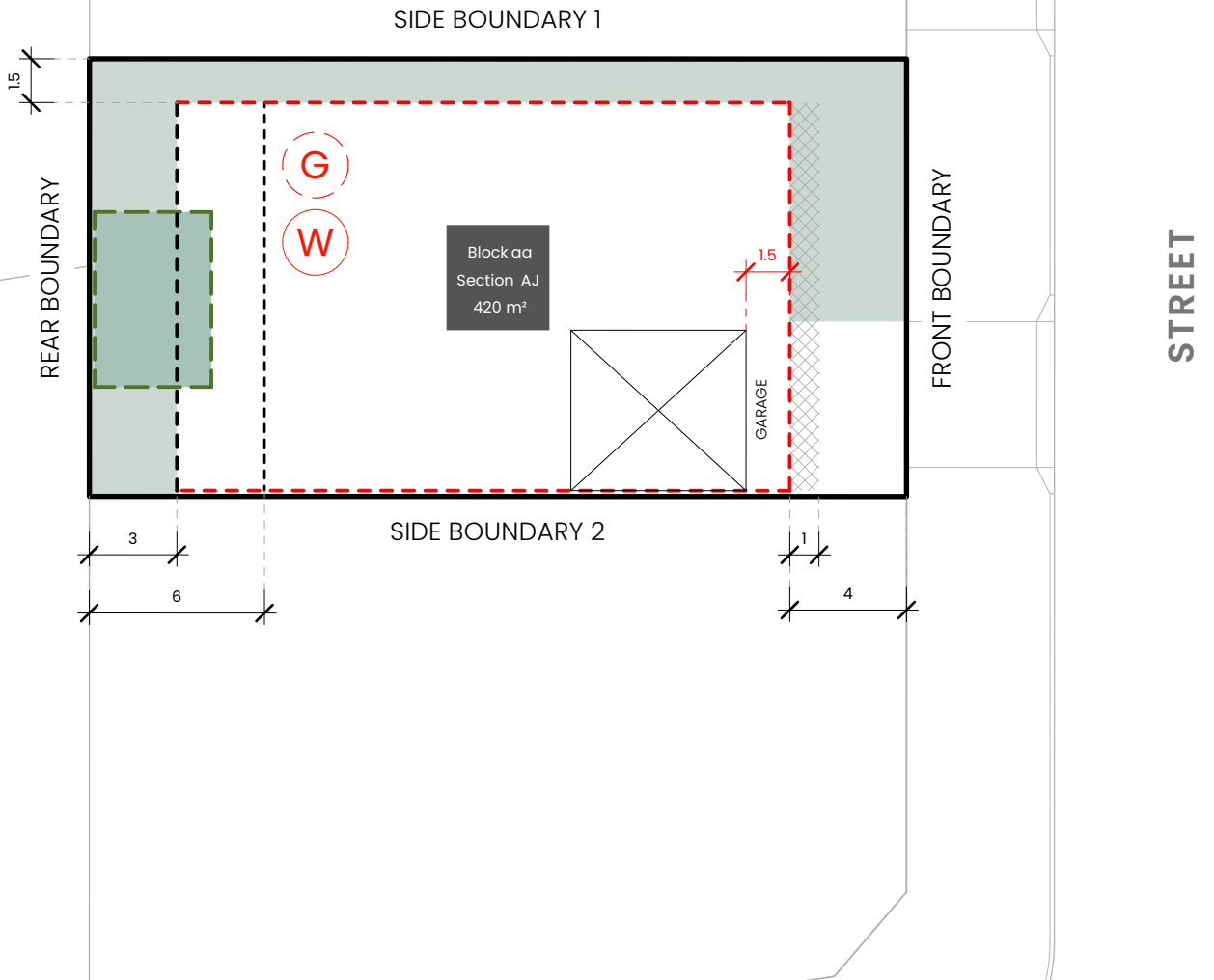
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Indicative Garage Location**
- 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 15m 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	aa
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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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 (Macnamara)

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Balconnen 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	2
ZONE	RZ3
SECTION	AJ
BLOCK	aa
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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B	AM	DC	DC	14/05/26

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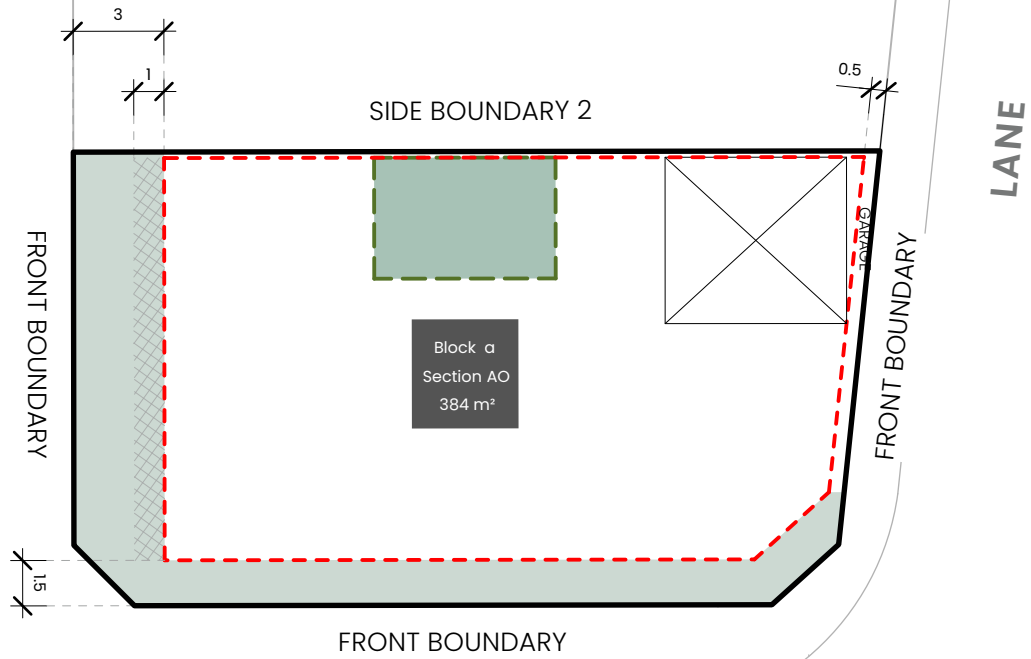
SCALE
1:250 @A4



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**

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	2
ZONE	RZ4
SECTION	AO
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



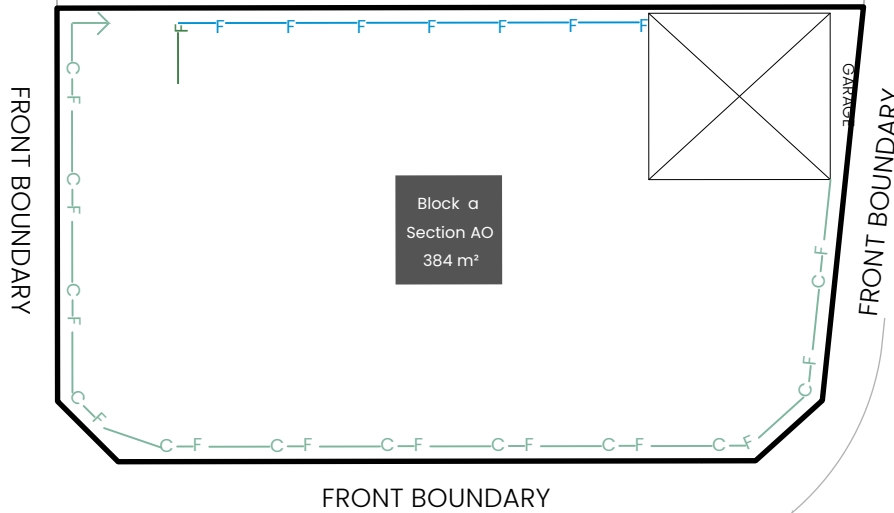
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

STREET

LANE

SIDE BOUNDARY 2



Block a
Section AO
384 m²

LANE

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 (Macnamara).



Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District 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	2
ZONE	RZ4
SECTION	AO
BLOCK	a
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	07/05/26
B	AM	DC	DC	14/05/26

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SCALE
1:250 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN