

# Ginninderry Housing Design Requirements for Terrace Housing

Block	Section	Suburb
g	AN	Macnamara
l	AN	Macnamara
i	AN	Macnamara
j	AN	Macnamara
k	AN	Macnamara
n	AN	Macnamara
o	AN	Macnamara
p	AN	Macnamara
q	AN	Macnamara
r	AN	Macnamara
s	AN	Macnamara

Block	Section	Suburb
a	AN	Macnamara
b	AN	Macnamara
c	AN	Macnamara
d	AN	Macnamara
e	AN	Macnamara
h	AN	Macnamara
g	AB	Macnamara
h	AB	Macnamara
i	AB	Macnamara
j	AB	Macnamara
k	AB	Macnamara

## Terrace Housing

### The Village Strathnairn & Macnamara

## Acknowledgement of Country

Riverview Projects (ACT) Pty Ltd on behalf of the Ginninderry Joint Venture proudly acknowledges Australia's Aboriginal and Torres Strait Islander community and their rich culture and pays respect to their Elders past and present. We acknowledge Aboriginal and Torres Strait Islander peoples as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal and Torres Strait Islander peoples and communities to Australian life and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

Aboriginal and Torres Strait Islander people should be aware that this report may contain images or names of deceased persons.

## Disclaimer of Liability

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## Version Control

The Housing Design Requirements has been written by Riverview Projects (ACT) Pty Ltd as Development Manager for the Ginninderry Joint Venture.

The Housing Design Requirements may be updated from time to time. Your dwelling is assessed against the Design Requirements which are current at the time that your plans are submitted to Ginninderry for approval.

Where design discrepancies occur between neighbours using different versions of the Housing Design Requirements, the decision of the Design Manager will be final.

All illustrations and pictures are used to show an intended design outcome, but may not show a dwelling completely compliant with all other requirements of the Housing Design Requirements and should be used as a guide only.

Please contact us at [designs@ginninderry.com](mailto:designs@ginninderry.com) or 1800 316 900

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# Part 1: Welcome to Ginninderry

## Our Vision

The Ginninderry community is unique in our region. It extends across the ACT/NSW border to the west of Belconnen and will ultimately be home to approximately 30,000 residents over the next 30-40 years.

Ginninderry is governed by a joint venture, being the Suburban Land Agency and Riverview Developments (ACT) Pty Ltd with Riverview Projects (ACT) Pty Ltd acting as Development Manager.

A Vision was established for Ginninderry, when planning for the new community began, to be a “sustainable community of international significance in the Capital Region”. This Vision has formed the backbone of all decisions made at Ginninderry – ensuring that social, environmental and economic factors are taken into consideration in a triple bottom line approach.

The Ginninderry Project Vision can be read in full here: [ginninderry.com/our-vision/](http://ginninderry.com/our-vision/)

## Your Responsibility

As a land owner at Ginninderry, you have become part of this Vision and the decisions that you make about the home that you build and the lifestyle you lead will impact your broader community.

As a requirement of your land contract, you will pay a Compliance Bond upon settlement of your block. The Compliance Bond helps to ensure that the house design and sustainability requirements are met in accordance with your approved plans. You have a responsibility to communicate the requirements set out within this document to your builder, your architect and/or designer.

It is strongly recommended that you include provisions in your building contract to ensure that your builder is responsible for site and waste management and repairs to surrounding public areas including the verge, street trees, footpath and services damaged during construction.

You are required to turf and maintain your street verge.

## Setting High Standards

Every home built in Ginninderry is an important piece of our interconnected community and overall neighbourhood design. The Project Team has established high expectations for Ginninderry, perhaps best illustrated by the project’s accreditation as Canberra’s first 6 Star Green Star Community, awarded by the Green Building Council of Australia. To achieve this certification, we’ve shown that Ginninderry will be a world leading community, exhibiting international best practice in urban design and construction.

As residents, you will benefit from a vast conservation corridor, well connected pedestrian and cycling pathways, tree lined streets and easy access to public transport.

Ginninderry aspires to be recognised as a world leader in sustainable development, delivering a community that is:

- Well planned and designed
- Dynamic and vibrant
- A healthy place to live work and play
- Productive and prosperous
- Flexible, adaptable and resilient.

## We’re Here to Help

Ginninderry’s Project Team is here to help you navigate the process of designing your home.

A free one-on-one consultation is available for each purchaser. You, your builder and/or designer are encouraged to meet with the project team throughout your design process, ideally before you start designing your home.

If you have questions relating to these design requirements you can book an appointment by:

Email: [designs@ginninderry.com](mailto:designs@ginninderry.com)

Phone: 1800 316 900



# Part 2:

## Design Approval Process



### Phase 1: Pre-Design

*Understand requirements before designing.*

- Read and understand all mandatory Ginninderry requirements.
- Pay your compliance bond at settlement.
- Provide these Design Requirements and accompanying Building Resources to your builder and designer.
- Meet with the Ginninderry team to discuss concept plans before design approval submission.



### Phase 2: Design Review

*The Ginninderry Design Team will review your plans.*

- Once you have your house plans, complete the Ginninderry Design Application Form.
- Your plans will be assessed by the Ginninderry Design Team against the Housing Design Requirements and provide a Design Review.
  - If non compliant – you will need to revise and resubmit your application (Any additional design changes and amendments will be at your own cost. Admin fees may also apply).



### Phase 3: Design Approval

*Get your home design formally approved.*

- Once all items raised in the Design Review have been addressed, you can submit your plans for Design Approval.
- Submit your plans with all required plans and documentation listed on the Design Application Form Checklist.
- If approved, you will receive stamped plans and an approval letter.
- You will then need to submit your Ginninderry approved plans to your Building Certifier for Building Approval or to the ACT Government for Development Approval (as appropriate).



## Phase 4: Construction

*Build your home according to approved plans.*

- Begin construction after receiving all approvals.
- Notify Ginninderry of any changes to materials or appliances listed in your application (your approved application will be used to assess compliance).



## Phase 5: Compliance

*Confirm the build matches your approved plans and requirements.*

- After receiving your Certificate of Occupancy, submit a Compliance Bond Refund Form.
- Ginninderry's Compliance Officer will conduct an inspection to check your home matches approved plans.
- Compliance bond conditions must be met.
- Refer to "Compliance Bond" in your Land Sales Contract for conditions of Compliance Bond refund.
  - If Compliant and all conditions have been met:
    - Compliance Bond amount is refunded.
  - If non compliant:
    - Issues must be rectified at your cost.
    - Additional inspections may incur fees.
    - If you choose not to rectify, the bond may be retained.

# Part 3: Design & Compliance Requirements

The following information outlines the Design Requirements for Terrace Housing within The Village.

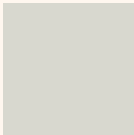


Design Principle	Design Requirements
<p><b>Public Domain Interface</b></p> <p>Provide legible and attractive interfaces that achieve passive surveillance to public streets and lane-ways.</p>	<p>An entry door and entry porch to each dwelling is required to both the main frontage and the laneway frontage.</p> <p>Main frontages to streets and open space links must include a covered entry feature or portico with a minimum dimension of 1.5m x 1.5m.</p> <p>Laneway frontages must include a minimum 0.9(w) x 1.5m(d) articulated covered entry area.</p> <p>Blocks nominated with the rear laneway as the street address must have a front entry door, porch and mailbox to the laneway frontage.</p> <p>Windows fronting a public road from habitable rooms, balconies or decks overlook the public domain.</p> <p>Courtyard walls are to be provided to comply with the Belconnen District Specification and are required to be coordinated with all service requirements, including clearance to any water meters and free access to any electrical meter boxes.</p> <p>Where development frontages are adjacent to open spaces, parks, public walkways or located on a corner, the following requirements apply:</p> <ul style="list-style-type: none"> <li>• Terrace dwellings are a minimum of two storeys</li> <li>• Habitable rooms have windows to provide passive surveillance (i.e. no ‘blank’ facades)</li> <li>• Building entries and pathways are visible and legible from public domain</li> <li>• Courtyard walls fronting public spaces have transparency of 25% or greater of the surface wall area.</li> </ul>



*Surveillance of Public Domain*



*Clear entries behind courtyard walls*

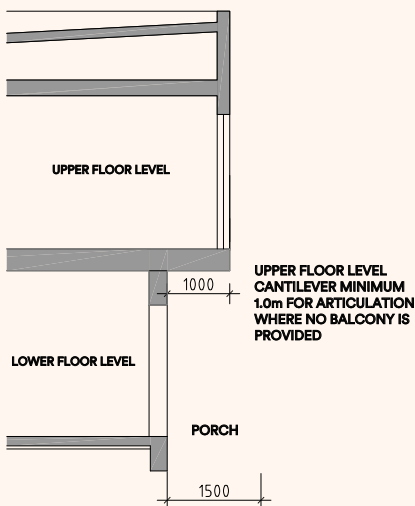
Design Principle	Design Requirements
<p><b>Local Character and Context</b></p> <p>The built form, articulation and scale relates to the local character of the area and its context.</p>	<p>The terrace designs should sit comfortably within the Strathnairn &amp; Macnamara Master Plans. Terrace housing is located throughout Ginninderry in prominent locations and on main arterials. As such, designs must provide a high quality, well articulated and active street frontage to the public domains.</p> <p>The design should respond to its orientation and provide private open spaces that utilise the site’s assets, provide links and connections from the precinct to adjacent open spaces and thoroughfares.</p>
<p><b>Landscape Design</b></p> <p>The landscape design requires healthy plant and tree growth space for medium and large sized trees.</p>	<p>Frontages require 1 small tree with mature height of 5m.</p> <p>Rear or Internal courtyards must include 1 tree with mature height of 5-8m.</p> <p>The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.</p> <p>Include a mix of species that are appropriate for scale and shading.</p> <p>Synthetic or artificial grass is not permitted.</p> <p>Refer Appendix E for suggested Landscape Planting Palette.</p>
<p><b>Fencing &amp; Landscaping Elements</b></p> <p><b>Front Courtyard Fencing</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>SURFMIST</p> </div> <div style="text-align: center;">  <p>DUNE</p> </div> </div> <p><b>Front Fencing Materials</b></p> <div style="text-align: center;">  <p>40 x 40MM - 40MM SPACING</p> </div>	<p>Gardens integrate seamlessly with the public realm through the use of natural materials, structured fencing, and soft landscaping. A fencing plan must be provided with your application demonstrating the following required fencing and landscaping elements:</p> <ul style="list-style-type: none"> <li>• A stone or masonry mailbox must be provided to each dwelling. Prefabricated mailboxes are not permitted.</li> <li>• Front courtyard fencing, including the height, setback, length and material is allowed where permitted in accordance with the Planning (Exempt Development) Regulation and the Approved SDP Plan.</li> <li>• Front courtyard fencing must be constructed of 40mm x 40mm vertical aluminium battens face fixed to top &amp; bottom rails with 40mm spacing between battens in a colour listed in the Exterior Material Palette at Part 4.</li> <li>• Side gates and side fences facing the street must be constructed of aluminium battens with a minimum 10mm gaps between battens to a maximum height of 1.8m and setback 1.0m behind the building’s facade in a colour listed in the Exterior Material Palette at Part 4.</li> <li>• Inter-allotment fencing must be constructed at natural ground level using Colorbond “Neetasceen” panels with a maximum height of 1.8m in the colour “Dune”</li> <li>• The Buyer must lay turf or plant and establish grass seed to a coverage level equivalent to turfing, in the verge areas between the front boundary of the Land and the kerb.</li> <li>• The use of synthetic grass is not permitted in any location on your block.</li> </ul>

**Design Principle**

**Visual Appearance and Façade Articulation**

To promote well designed buildings of high Architectural quality that contribute to the local character.

The facades of the terrace homes must be designed as an integrated pack to provide a consistent streetscape.



**Design Requirements**

The development is to incorporate articulation to frontages and laneways.

The following elements help to provide functional articulation. The design must demonstrate how it responds to this requirement by incorporating the following:

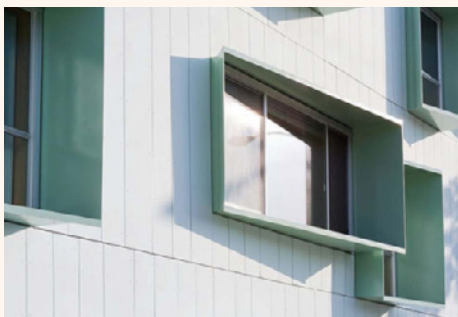
- A minimum of two storeys
- A covered entry feature or portico is mandatory to main frontages and laneways.
- A cantilever of 1.0m of the upper floor over lower floors is mandatory where a balcony is not provided
- A balcony, deck, pergola, terrace, or verandah
- Awnings, sunhoods, and louvres
- Eaves and vertical shading to western windows
- Screens to service/ancillary systems
- Blade walls and building projections
- Consideration of integration/ placement of downpipes
- Extruded box window treatments
- Access ramps as required

The overall streetscape must have a light base colour as the prominent wall finish with light weight cladding and include a mix of materials to provide articulation.

Multi storey designs must incorporate balconies at bookends/corners with a combination of solid and perforated metal or glass balustrades.

Facade glazing to street frontages must be more vertical in proportion with mullion spacing less than 1.0m. Openings of 2.4m wide or more must be a minimum of 3 panels.

Metal profile cladding systems or FC style boards with profile widths of a maximum 200mm are encouraged.



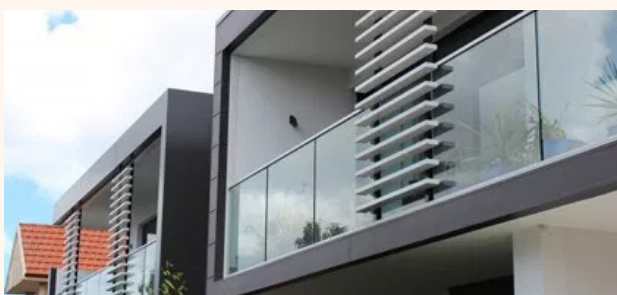
*Sunhood and Awning*



*Light filled screened balconies.*



*Clearly articulated facades add value and character to the streetscape*



*Passive Surveillance with articulated and screened balconies*

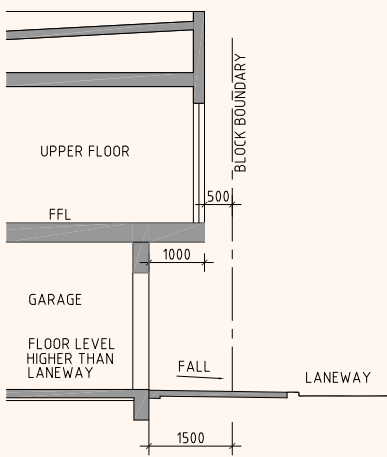


*Clearly articulated facades add value and character to the streetscape*

Design Principle	Design Requirements
<b>Visual Appearance and Articulation to Corners</b>	<p>Refer to the block planning controls.</p> <p>Corner blocks are required to provide a minimum of 50% articulation to the secondary frontage.</p> <p>Articulation elements such as balconies, blade walls, pergolas, sunhoods, awnings, façade treatments, material use and expressed structure are required to add visual interest and avoid large blank wall planes to prominent corners.</p> <p>Buildings may need to be stepped back further on corners to permit balconies, glazing and larger eaves without encroachment into secondary front setbacks. All materials must wrap around the corner dwellings by at least 5 metres.</p>
<b>Facade Materials and Colours</b>	<ul style="list-style-type: none"> <li>• Facade colours must be selected from within the Exterior Material Palette at Part 5</li> <li>• All street and public facing façades of dwellings must include a minimum of two complementary materials chosen from the Exterior Material Palette at Part 4.</li> <li>• Alternate facade colours and cladding materials may be considered if they align with the Exterior Material Palette and have a solar absorbance of less than 0.65.</li> <li>• Material changes are not permitted on external corner joints. Facade materials must return around the corners of dwellings to an internal corner joint, or a minimum of 5.0m.</li> <li>• Large areas of rendered finishes are not permitted without relief by either articulation or alternate materials.</li> <li>• The use of foam cladding materials is strongly discouraged. Where proposed, a maximum of 15% of the dwelling's façades may comprise of foam cladding elements.</li> <li>• External brickwork must be constructed using a smooth-faced, single-colour brick in neutral, mid-grey to earthy tones consistent with the Exterior Material Palette at Part 4 and sample colour schemes provided.</li> <li>• Bricks must present a uniform finish, with minimal tonal variation, no heavy texturing, mottling, or multi-coloured blends.</li> <li>• All proposed bricks must be submitted for approval.</li> <li>• Brickwork is permitted to the lower floor level and garage only</li> <li>• Exposed concrete slab edges to dwellings, porches and alfrescos are not permitted.</li> <li>• Tiled, stacked stone, or stone cladding applied elements are not permitted in The Village.</li> <li>• Downpipes are not permitted to be located on porches and must be integrated within architectural elements such as blade walls.</li> </ul>

Design Principle	Design Requirements
<b>Roof Form</b>	<p>The roof treatments are integrated into the building design and positively respond to open space and laneway and provide for individual expression for each dwelling.</p> <p>The roof form must consider how to integrate the solar panels. Lights and ventilation systems are integrated into the roof design.</p> <ul style="list-style-type: none"> <li>• Gable roof – minimum 25 degrees if visible</li> <li>• Skillion – 10 to 15 degrees minimum if visible</li> <li>• Parapets - must fully conceal the roof form and gutters and return down all elevations for the length of the facade.</li> <li>• Integrated roof forms that conceal multiple dwellings are not permitted.</li> <li>• Standard Colorbond roof profiles are permitted.</li> <li>• Roof colour must be selected from the Exterior Material Palette at Part 4</li> </ul>
<b>Roofing Materials</b>	<p>Metal profile roof sheeting only. Refer to Approved Colours and Finishes palette on the Housing Design Requirements Application Form.</p>
<b>Eaves, Awnings and Sunhoods</b>	<p>Minimum 600mm eaves required. Any windows that are not protected by an eave, i.e Parapet walls and lower storeys require sunhoods or awnings.</p>
<b>Mailbox</b>	<p>Mailboxes should be incorporated into a courtyard wall (where permitted).</p> <p>Standalone mailboxes must compliment the home and must be constructed of masonry such as smooth face brick, stone faced masonry, rendered or bagged masonry or natural stone.</p>
<b>Bush Fire Requirements</b>	<p>Refer to the Belconnen District Declaration for bushfire ratings in Macnamara.</p>

Design Principle	Design Requirements
<b>Energy Efficiency Rating</b>	<p>A minimum NatHERS rating of 7.0 is required for each dwelling. A NatHERS Certificate and Whole of Home assessment must be provided. Ratings will be reviewed by an accredited assessor as required.</p> <p>The NatHERS Certificate must reflect the following mandatory requirements:</p> <ul style="list-style-type: none"> <li>• Insulation batts are to be provided to all subfloor spaces between floors (in addition to wet areas).</li> <li>• Thermally broken or uPVC window frames with double glazing.</li> </ul>
<b>Zoning</b>	Zone RZ4.
<b>Building Height</b>	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
<b>Building Front Setback</b>	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
<b>Fencing &amp; Courtyard Walls</b>	Refer to Belconnen District Specification & Fencing Controls Plan.
<b>PPOS Requirements</b>	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
<b>Natural Ventilation</b>	All habitable rooms must be naturally ventilated.
<b>Dwelling Size and Layout</b>	<p>The dwelling has sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.</p> <p>Minimum Net Living Areas (NLA's)</p> <ul style="list-style-type: none"> <li>• 1 bed = 50m<sup>2</sup></li> <li>• 2 bed = 70m<sup>2</sup></li> <li>• 3+ bed = 95m<sup>2</sup></li> </ul> <p>Kitchens are not part of circulation spaces such as hallways.</p>
<b>Garage and Garage Doors</b>	<p>Garages are to be located at least 1m behind the built form. This may include the setback from projecting upper floors and balconies.</p> <p>When rear loaded garages are permitted to be built to a zero allotment to a laneway articulation of at least a 500mm setback is required to every third terrace pack.</p> <p>Consider the use of masonry base elements to corners of garages and lightweight elements where appropriate.</p> <p>We may consider alternate articulation of rear laneways on architectural merit such as where surveillance units are adopted or unusual lot shapes require an alternate design response.</p> <p>Additional setbacks to a laneway may be required to accommodate services such as sewer, water and storm water ties and any other associated service.</p> <p>Provide panel lift or tilt up garage doors. Roller doors are not permitted.</p>





Garage storage solutions



Bicycle storage solutions



Laundry linen storage

Design Principle	Design Requirements
<p><b>Storage</b></p>	<p>Terrace designs must provide adequate storage and at least 50% of the required storage must be within the dwelling.</p> <p>Minimum Storage Area Provision:</p> <ul style="list-style-type: none"> <li>● 1 bed = 6m<sup>3</sup></li> <li>● 2 bed = 8m<sup>3</sup></li> <li>● 3+ bed = 10m<sup>3</sup></li> </ul> <p>External storage must be covered and secure and provide secure area for bicycles if not in the garage.</p>
<p><b>Bin Locations</b></p>	<p>Storage for three bins must be provided including general waste, recycling and green waste. Bin locations should be integrated with the dwelling designs and screened from public view.</p> <p>Kitchen design must allow for easy waste separation.</p>
<p><b>Ceiling Heights</b></p>	<p>Ceiling heights are to achieve sufficient natural ventilation and provide daylight access and spatial quality.</p> <p>Minimum ceiling heights:</p> <ul style="list-style-type: none"> <li>● 2.7m to ground floor habitable rooms</li> <li>● 2.7m to upper floor living areas</li> <li>● 2.5m to upper level bedrooms</li> </ul>
<p><b>Glazing</b></p>	<p>uPVC or thermally broken aluminum double glazing is required to all external windows and doors. Correct glazing type must be reflected on the NatHERs Certificate for the dwelling.</p>

Design Principle	Design Requirements				
<p><b>Home Energy Systems</b></p>	<p>Dwellings must be all-electric with no mains or bottled gas connections.</p> <p>A PV System with a Home Energy Management System and compatible inverter must be installed for all dwellings under the following provisions:</p> <p>Block Size (m2) - Mandatory PV Size</p> <p>a. Minimum PV Size:</p> <table border="1" data-bbox="727 622 1444 763"> <thead> <tr> <th>Block size (m2)</th> <th>Mandatory minimum PV size (kW)</th> </tr> </thead> <tbody> <tr> <td>0 &lt; 250</td> <td>2</td> </tr> </tbody> </table> <p>b. Home Energy Systems must be a Reposit Power (battery is required) or Evergen.</p> <p>c. The solar inverter must be compatible with the chosen Home Energy Systems above.</p> <p>d. Where PV panels are located on a roof section fronting a street, they must be installed flush with the roof.</p> <p>e. All hardware components must be installed by a certified Solar Accreditation Australia installer.</p>	Block size (m2)	Mandatory minimum PV size (kW)	0 < 250	2
Block size (m2)	Mandatory minimum PV size (kW)				
0 < 250	2				
<p><b>Appliances and Fixtures</b></p>	<p>Induction cooktops must be provided to all dwellings.</p> <p>All appliances, water fixtures and fittings must have a minimum 4 star rating under the water efficiency labeling and standards (WELS) scheme and (where required) a 4 star energy rating under the energy rating label (Energy Efficiency Rating) scheme.</p> <p>This includes showerheads, tap ware, toilets, fridges, freezers, washing machines, dryers and any other appliance provided with the dwelling.</p>				
<p><b>Hot Water Systems</b></p>	<p>All dwellings must have a solar or heat pump hot water system installed. Roof top solar water collectors are not permitted on the roof fronting the street. Consideration must be given to the location of any tank including screening or placement within a cupboard or garage space.</p> <p>Hot water systems must be climate appropriate and have temperature application range down to -5 degrees ambient air temperature.</p>				

**Design Principle****Design Requirements****Heating and Cooling**

Passive heating and cooling must be considered for all dwellings including ceiling fans and thermal mass)

If Mechanical heating and/ or cooling systems are installed they must be:

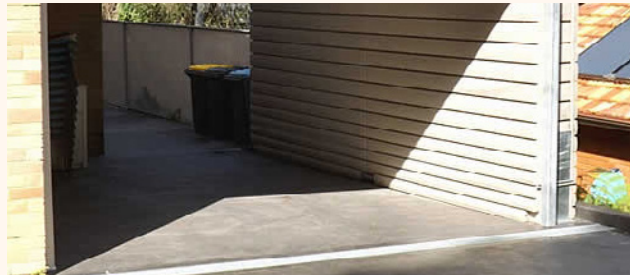
- a. reverse cycle air conditioning with:
  - Energy Efficiency Rating of 3.1 or higher for cooling cycle
  - Coefficient of Performance of 3.5 or higher for heating cycle
  - Outdoor unit with sound pressure level of 57dBA at 1.0m or lower for heating and cooling cycle
- b. air conditioning with a cooling cycle only that achieves an Energy Efficiency Rating of 3.1 or higher
- c. ducted evaporative cooling with self-closing damper
- d. ground source heat pump.

Considerations must be given to the location of any outdoor fan coil unit including screening and compliance with ACT EPA noise requirements.

Unit locations must be integrated with the design and are not permitted to be located adjacent to PPOS, on rooftops or where visible from the primary street frontage.



*Narrow style rainwater tanks can be used where space requirements are restrictive*



*Rainwater tanks incorporated into a carport design shows clever and effective use of small spaces*

Design Principle	Design Requirements				
<p><b>Rainwater Tanks</b></p>	<p>Rainwater Tanks should be considered for all dwellings. The following minimum size requirements apply:</p> <table border="1" data-bbox="679 405 1396 548"> <thead> <tr> <th data-bbox="679 405 917 459">Block size (m2)</th> <th data-bbox="924 405 1396 459">Mandatory minimum (litres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="679 468 917 548">0 &lt; 250</td> <td data-bbox="924 468 1396 548">Not mandatory, consider for environmental purposes</td> </tr> </tbody> </table>	Block size (m2)	Mandatory minimum (litres)	0 < 250	Not mandatory, consider for environmental purposes
Block size (m2)	Mandatory minimum (litres)				
0 < 250	Not mandatory, consider for environmental purposes				
<p><b>Retaining Walls</b></p> <p>Extensive earthworks should be limited where possible to minimise the extent of retaining wall costs and the visual impacts to the streetscape.</p>	<p><b>Minimum Requirements:</b></p> <ul style="list-style-type: none"> <li>• The height of site cuts along the side boundaries with attached neighbouring wall cannot exceed 500mm in height</li> <li>• Front cut retaining walls must not exceed 400mm in height.</li> <li>• Front fill retaining walls must not exceed 1.0m in height with tiered increments separated by 1.0m provided.</li> <li>• Where a retaining wall is required in combination with a courtyard wall the maximum combined height of retaining wall and courtyard wall is 2.2m. ie 1.0m high wall + 1.2m high courtyard wall</li> <li>• Retaining wall forward of the front building line must be constructed from the following materials at the discretion of the Ginninderry Development Manager             <ul style="list-style-type: none"> <li>- Approved face brick</li> <li>- Approved rendered masonry</li> <li>- Approved brickwork such as split face, honed or shot blast finishes</li> <li>- Approved stone faced masonry</li> <li>- Approved reinforced concrete finishes</li> </ul> </li> <li>• Timber, concrete sleepers or prefabricated modular systems are not permitted forward of the building line.</li> <li>• Retaining walls along side boundaries forward of the building line must be tapered or stepped in line with the finished ground level at the front boundary.</li> <li>• Where there are services such as water, electrical, communications, sewer and storm water, detailed coordination of all courtyard wall locations and associated services must be considered in the initial design process.</li> </ul>				



Arch split face block



Streetscape



Well articulated dwelling designs provide a functional and more attractive streetscape

## Design Principle

### Services and ancillary structures

## Design Requirements

Services such as water, electricity meter boxes, NBN, airconditioning units, hot water units and home energy system cabinets can have an adverse impact on the overall streetscape if not considered as part of the overall design.

The location of the above services will be required to be shown on the site plan as part of the design approval process.

### Minimum Requirements:

- Water, electricity meter boxes, NBN and home energy system cabinets must be integrated into the front façade and located away from the front door
- Solar panels must sit flush with the roof line if located to the street frontages of the dwellings
- Storage tank for solar HWS is not permitted to be mounted on the roof fronting the street
- Aerials, satellite dishes, antennae, heat pumps, A/C units and evaporative units are to be located to the rear of the dwellings and must not be visible from the street.
- Clothes drying lines and garbage bins are to be located to the rear of the terraces. If they are located to the side of the house within the Primary Building zone, they must be screened from public view.
- Sheds, outdoor structures are to be located to the rear of the terraces and away from public view.
- No ancillary services are to be located within the PPOS.

### Dog and Cat containment

### Minimum Requirements:

Suburbs within Ginninderry are Cat Containment and Dog on Leash areas. Designs should give consideration to responsible pet ownership principles including the use of enclosures or cat runs. More information can be obtained at: <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment>

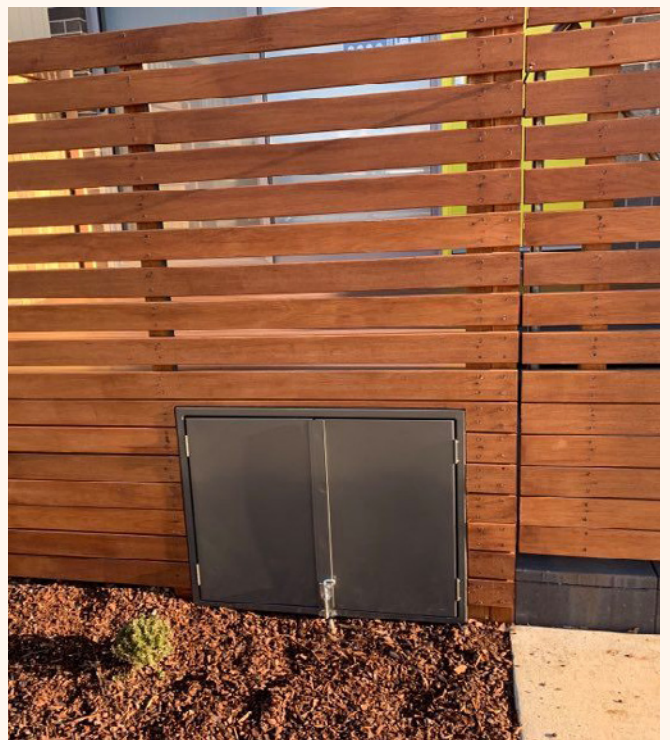
- Dogs must remain on leash in public areas except within designated un-leashed areas such as dog parks.
- Dogs are not permitted in the conservation corridor.



Cat containment



Integrated water meter details within courtyard walls



# Part 4:

## Exterior Material Palette

Dwellings must feature high-quality, well-proportioned façades that utilise articulation and varied materials to reduce building bulk. Every elevation is treated with architectural importance, contributing to the visual integrity of The Village.

### Mandatory Elements

Colours and materials listed in this section are mandatory. No colours or materials outside of this range will be accepted.

#### Roof colour



WALLABY



BLUEGUM



SHALE GREY



SOUTHERLY

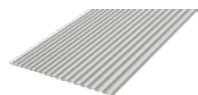
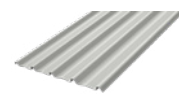


DUNE

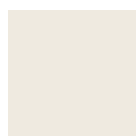


SURFMIST

#### Roof cladding

LYSAGHT  
CUSTOM ORBLYSAGHT  
KLIP LOKLYSAGHT  
SPANDEKLYSAGHT  
TRIMDEK

#### Façade colour

DULUX  
WINDSPRAYDULUX  
GAMELANDULUX  
BLUEGUMDULUX  
CAPITAL GREYDULUX  
SOUTHERLYDULUX  
DUNEDULUX  
EVENING HAZEDULUX  
SURFMISTDULUX  
ANTIQUE  
WHITE USA

### Windows



MONUMENT



WOODLAND  
GREY



APO GREY



DUNE



PAPERBARK



SURFMIST

---

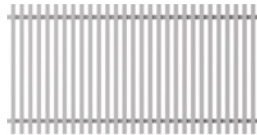
### Front Courtyard Fencing



SURFMIST



DUNE



40 x 40MM - 40MM SPACING



DUNE

### Front Fencing Materials

### Inter-Allotment Fencing

---

### Retaining Walls – to front of dwellings



MASONRY



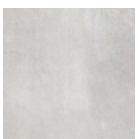
SPLIT-FACED  
BLOCKS



STONE

---

### Driveway – (verge crossing and on-block)



MAXIMUM  
3% GREY OXIDE

## Other elements

Colours and materials listed in this section are to be used to guide your selection choices. All of these elements will be assessed on a case-by-case basis for suitability, application and scale within the proposed built form. Colours or materials which depart from the general palette provided here will not be accepted. All proposed bricks are subject to approval by the Ginninderry Design Team.

### Brickwork

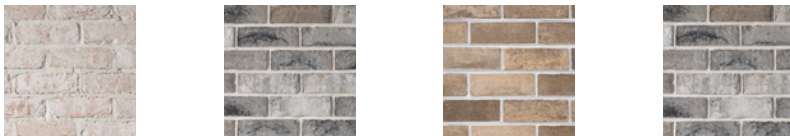
External brickwork must be constructed using a smooth-faced, single-colour brick in neutral, mid-grey to earthy tones. Bricks are to present a uniform finish, with minimal tonal variation, no heavy texturing, mottling, or multi-coloured blends consistent with the below examples.

#### BRICK STANDARD



Feature brickwork is suitable for smaller applications to enhance architectural elements or façade features. Approval of feature brick is at the discretion of the Ginninderry Design Team.

#### BRICK FEATURE



SAN SELMO  
CLASSICO  
LIMEWASH

SAN SELMO  
SMOKED  
OPAQUE SLAT

AUSTRALIS  
COORONG

BOWRAL  
HIGHLANDS  
PENROSE

### Garage doors

Garage doors outside of this range may be permitted based on merit and at the discretion of the Ginninderry Design Team.



BLUEGUM

DUNE

SHALE GREY

SOUTHERLY

WALLABY

EVENING HAZE



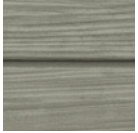
SURFMIST



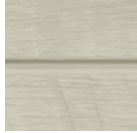
WINDSPRAY

## Cladding

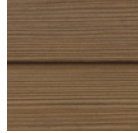
### FC WALL CLADDING PRE-FINISHED



CEMINTEL  
WOODLANDS  
GREY GUM



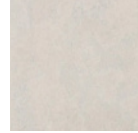
CEMINTEL  
WOODLANDS  
LIME



CEMINTEL  
WOODLANDS  
TEAK



CEMINTEL  
WOODLANDS  
BIRCH



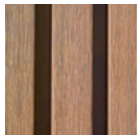
CEMINTEL  
BARESTONE

---

### COMPOSITE WALL CLADDING



COEN  
CASTELLATED  
SHALE GREY



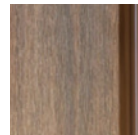
COEN  
CASTELLATED  
MARINE TEAK



COEN  
CASTELLATED  
BEACH



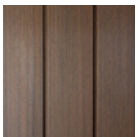
COEN  
SHIPLAP  
SHALE GREY



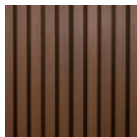
COEN  
SHIPLAP  
MARINE TEAK



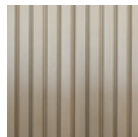
COEN  
SHIPLAP  
BEACH



EKODECK  
SHIPLAP  
HAZELWOOD



EKODECK  
CASTELLATED  
HAZELWOOD



EKODECK  
CASTELLATED  
BLONDE OAK

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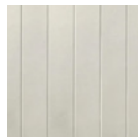
### FC WALL CLADDING RAW



WEATHERTEX  
WEATHERGROOVE  
WOODSMAN 75MM



WEATHERTEX  
WEATHERGROOVE  
WOODSMAN 1200MM



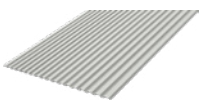
JAMES HARDIE  
AXON



JAMES HARDIE  
PRIMELINE  
WEATHERBOARD

---

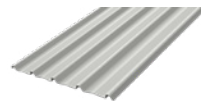
### METAL WALL CLADDING



LYSAGHT  
PANELRIB

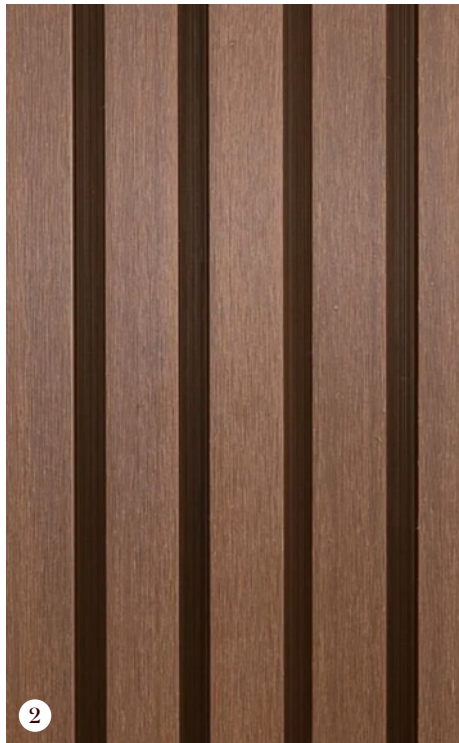
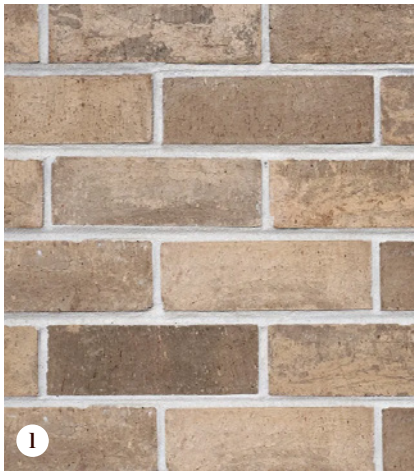


LYSAGHT  
SPANDEK



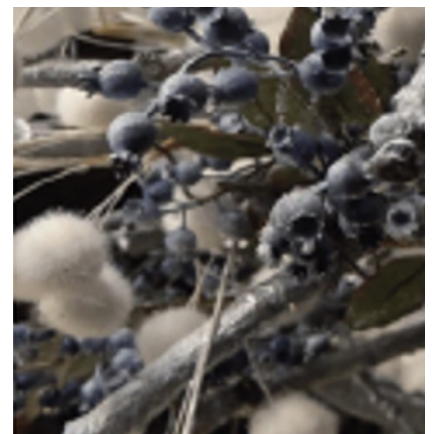
LYSAGHT  
TRIMDEK

## Sample Colour Schemes



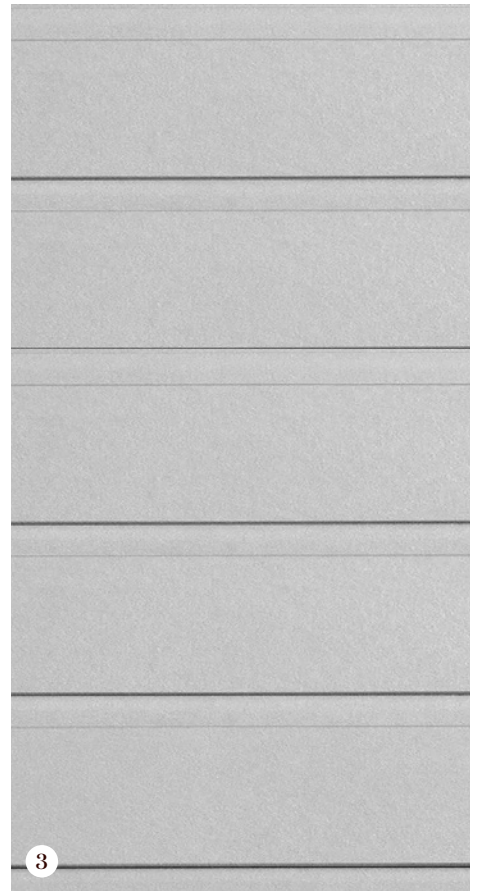
# 1. Material Palette

- ① Brick
  - ② Composite cladding
  - ③ Fibre cement cladding
  - ④ Paint colours
  - ⑤ Roof colour
  - ⑥ Windows, flashing & trims
- Australis - Coorong
  - Castellated - Hazelwood
  - Weathergroove - Woodsman 75mm
  - Evening haze
  - Surfmist
  - Basalt



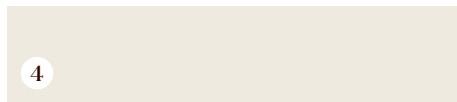
## 2. Material Palette

- |                             |                           |
|-----------------------------|---------------------------|
| ① Brick                     | San Selmo Smoked - Opaque |
| ② Composite cladding        | Slat                      |
| ③ Fibre cement cladding     | Shiplap - Hazelwood       |
| ④ Paint colours             | Shiplap - Shale Grey      |
| ⑤ Roof colour               | Southerly                 |
| ⑥ Windows, flashing & trims | Apo Grey                  |



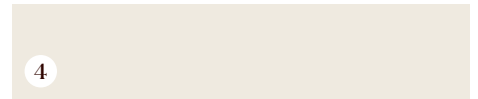
### 3. Material Palette

- ① Brick
  - ② Composite cladding
  - ③ Fibre cement cladding
  - ④ Paint colours
  - ⑤ Roof colour
  - ⑥ Windows, flashing & trims
- Wilderness - Silver Birch
  - Castellated - Blonde Oak
  - Primeline - Weatherboard
  - Bluegum
  - Southerly
  - Monument



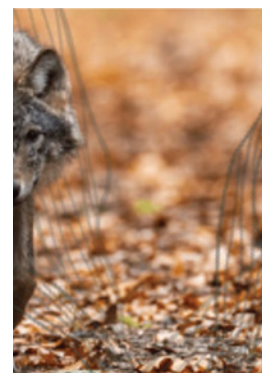
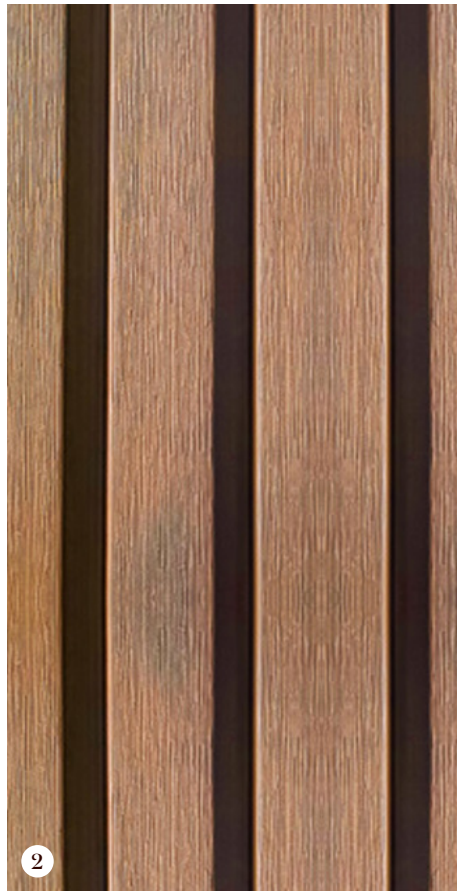
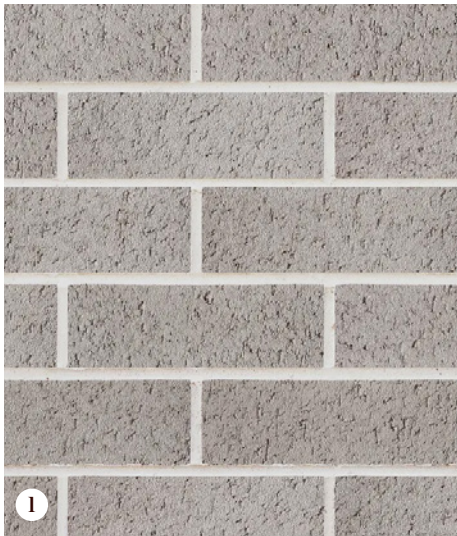
## 4. Material Palette

① Brick	Whitsunday - Brampton
② Composite cladding	Woodlands - Birch
③ Fibre cement cladding	Axon
④ Paint colours	Dulux White USA
⑤ Roof colour	Dune
⑥ Windows, flashing & trims	Paperbark



## 5. Material Palette

- ① Brick
  - ② Composite cladding
  - ③ Fibre cement cladding
  - ④ Paint colours
  - ⑤ Roof colour
  - ⑥ Windows, flashing & trims
- Metallix - Quartz
  - Castellated - Blonde Oak
  - Weathergroove - Woodsman 75mm
  - Antique White USA
  - Surfmist
  - Dune

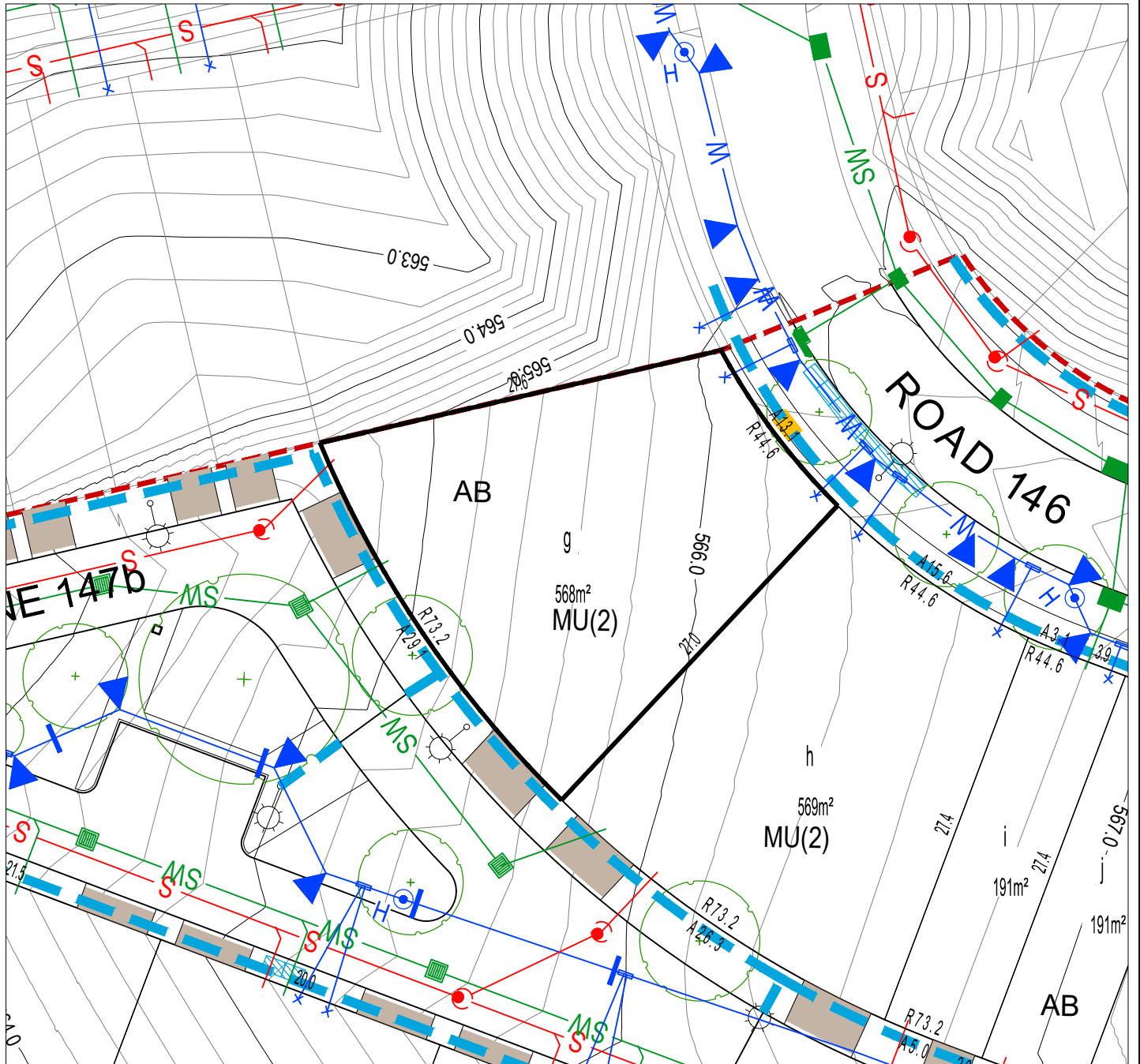


## 6. Material Palette

- |                         |                               |
|-------------------------|-------------------------------|
| ① Brick                 | Urban One - Silver            |
| ② Composite cladding    | Castellated - Marine Teak     |
| ③ Fibre cement cladding | Weathergroove - Woodsman 75mm |
| ④ Paint colours         | Shale Grey                    |
| ⑤ Roof colour           | Woodland Grey                 |

# Part 5: Appendix A

### Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

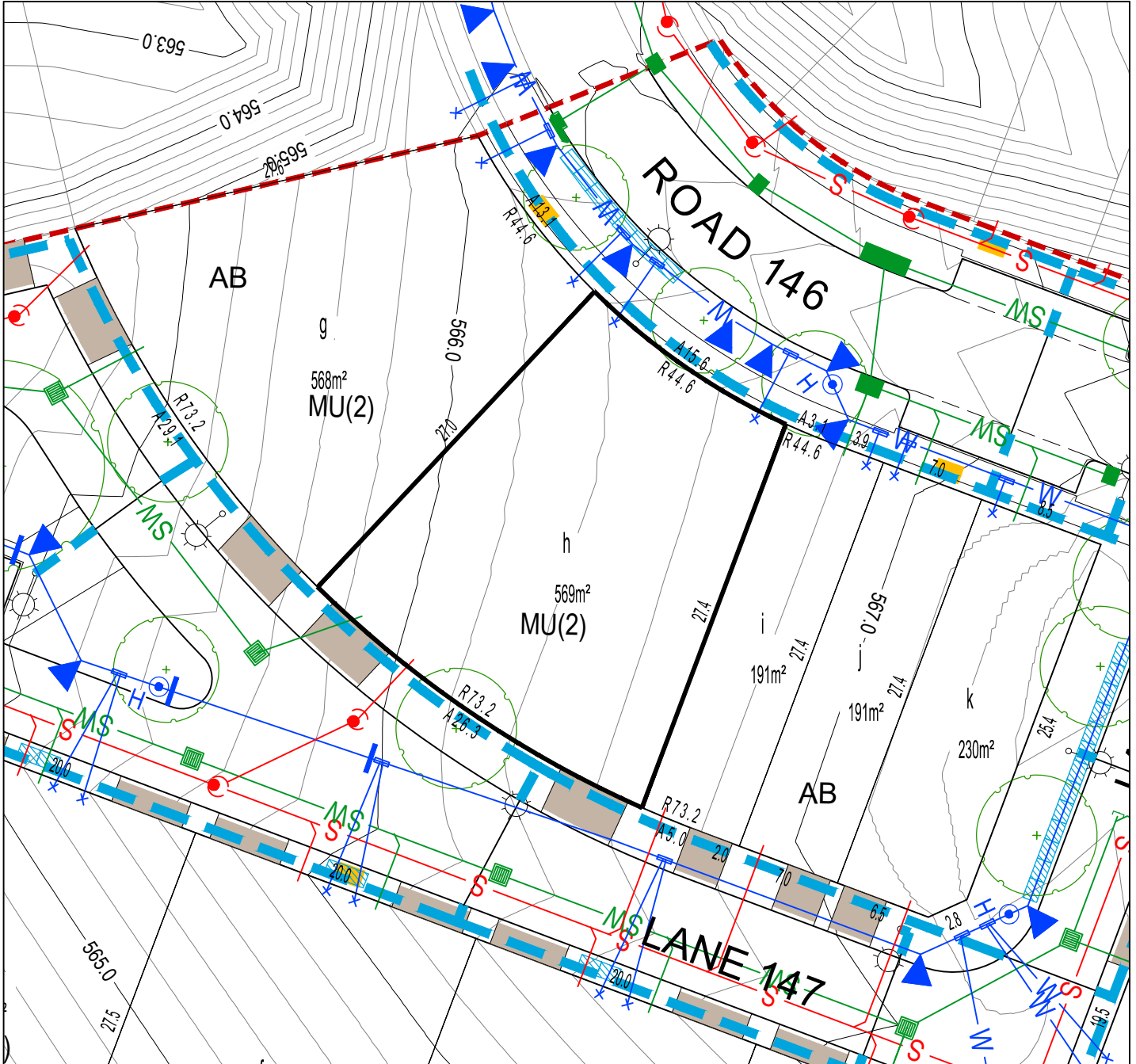
#### LEGEND

	LOT BOUNDARY		SEWER MAIN / MANHOLE / TIE		SERVICES TRENCH		WASTE COLLECTION POINT
	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBCo. PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		STREET TREES
	CONTOUR 0.2m INTERVAL		RETAINING WALL		ABOVE GROUND MINIPILLAR		
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		IN GROUND MINIPILLAR		
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR				INDICATIVE SET BACK		
	STAGE BOUNDARY						

PLEASE NOTE: INFORMATION SHOWN IN THIS DRAWING IS PRELIMINARY ONLY, AND SUBJECT TO CHANGE PRIOR FINAL DESIGN REFER ALSO TO PLANNING CONTROLS PLAN AND FENCING CONTROLS PLAN

Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken by the vendor for any errors or omissions, and details may be subject to change. All road designs, contours, block sizes, block dimensions, easements, services, ties and trees are preliminary only and are subject to change.

### Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

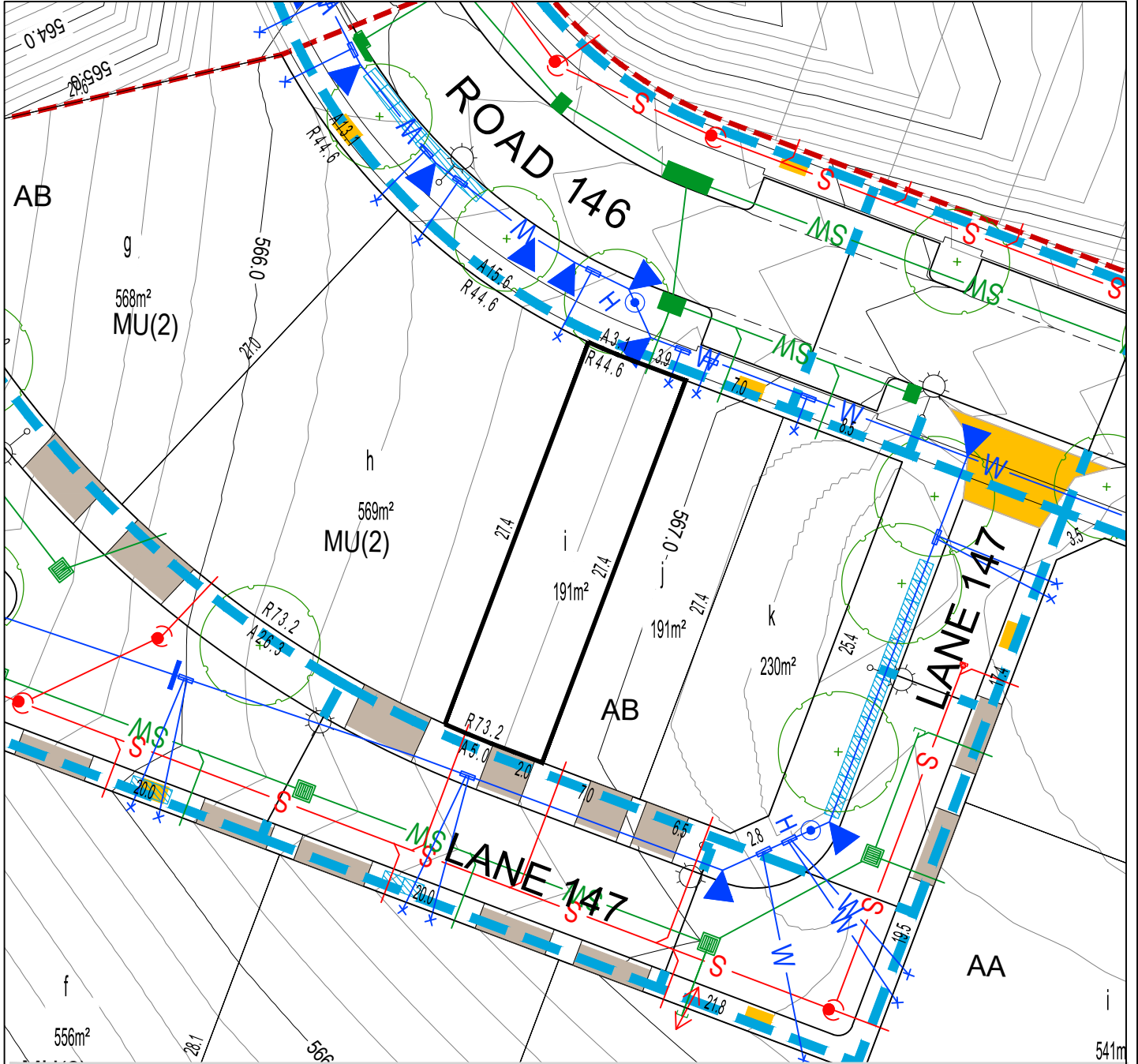
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	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNo. PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		ABOVE GROUND MINIPILLAR
	CONTOUR 0.2m INTERVAL		RETAINING WALL		IN GROUND MINIPILLAR		STREET TREES
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		INDICATIVE SET BACK		
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR						
	STAGE BOUNDARY						

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ISSUE DATE: JUNE 2026

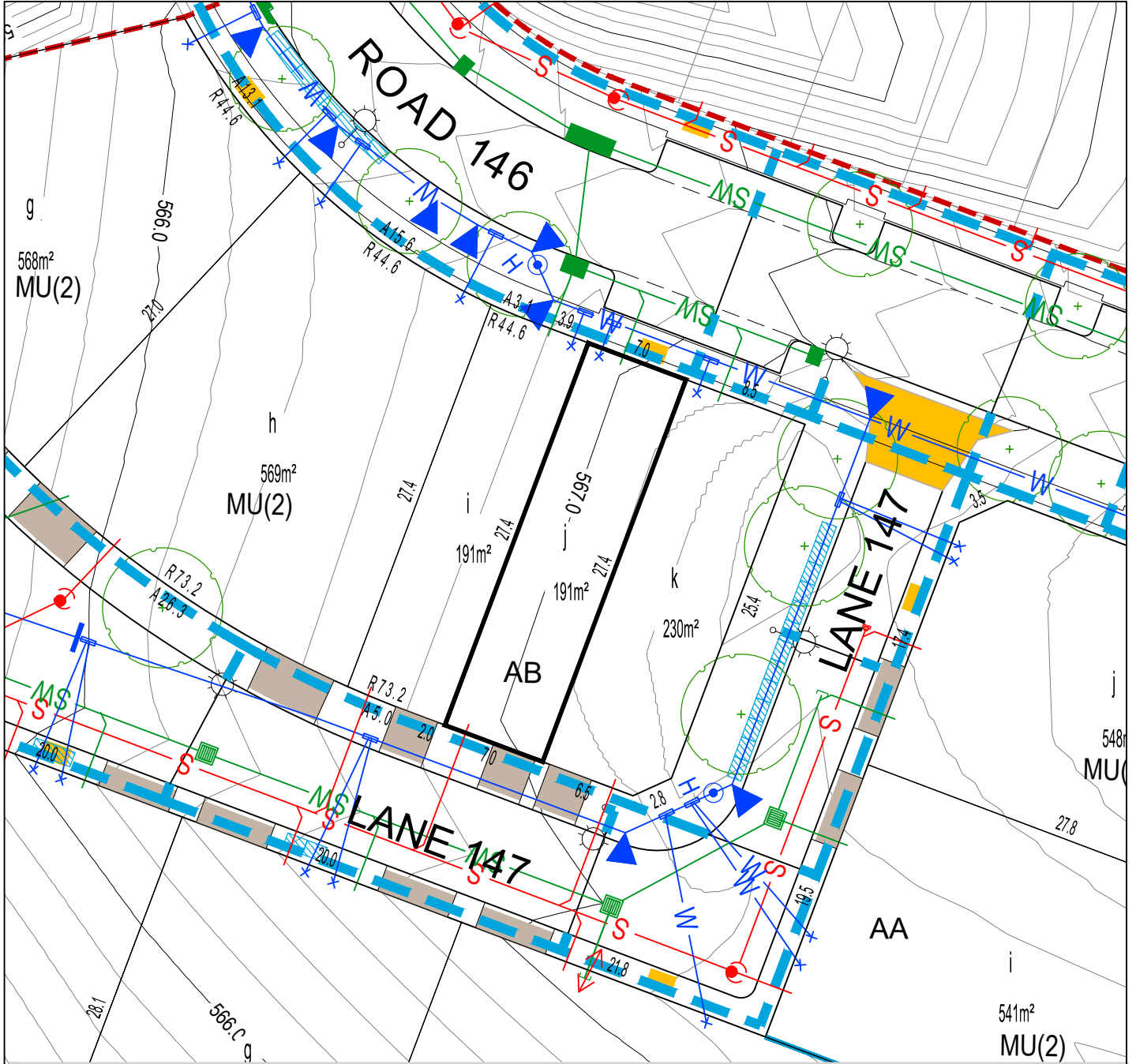
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	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCo. PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		ABOVE GROUND MINIPILLAR
	CONTOUR 0.2m INTERVAL		RETAINING WALL		IN GROUND MINIPILLAR		INDICATIVE SET BACK
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED				STREET TREES
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR						
	STAGE BOUNDARY						

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### Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

#### LEGEND

	LOT BOUNDARY		SEWER MAIN / MANHOLE / TIE		SERVICES TRENCH		WASTE COLLECTION POINT
	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCo. PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		ABOVE GROUND MINIPILLAR
	CONTOUR 0.2m INTERVAL		RETAINING WALL		IN GROUND MINIPILLAR		STREET TREES
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		INDICATIVE SET BACK		
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR						
	STAGE BOUNDARY						

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BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

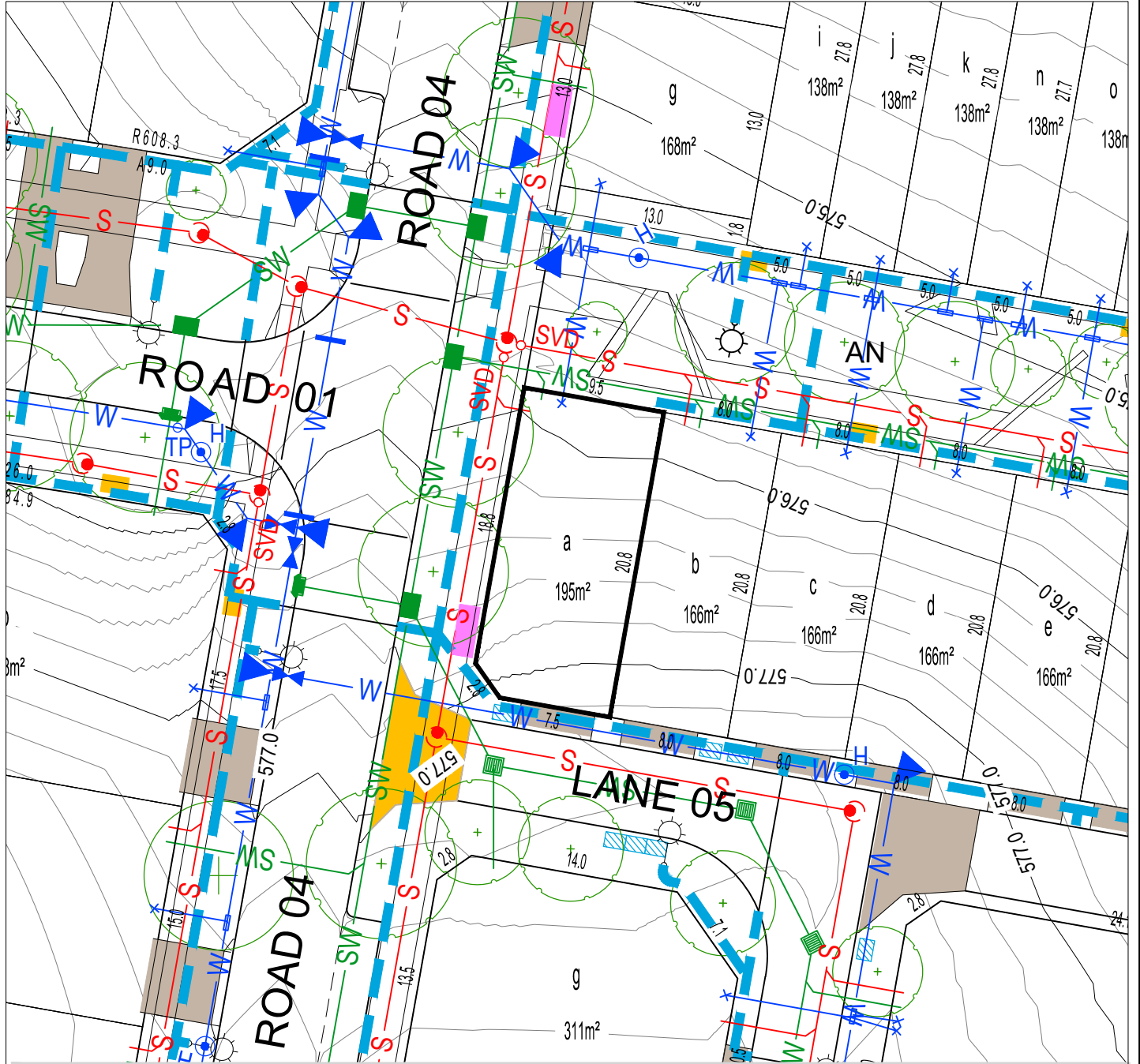
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	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE				NBNCo. PIT
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		RETAINING WALL		STREETLIGHT
	CONTOUR 0.2m INTERVAL		SEWER MAINTENANCE ACCESS ROUTE REQUIRED				ABOVE GROUND MINIPILLAR
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		STAGE BOUNDARY				IN GROUND MINIPILLAR
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR						INDICATIVE SET BACK
							STREET TREES

PLEASE NOTE: INFORMATION SHOWN IN THIS DRAWING IS PRELIMINARY ONLY, AND SUBJECT TO CHANGE PRIOR FINAL DESIGN REFER ALSO TO PLANNING CONTROLS PLAN AND FENCING CONTROLS PLAN

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### Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

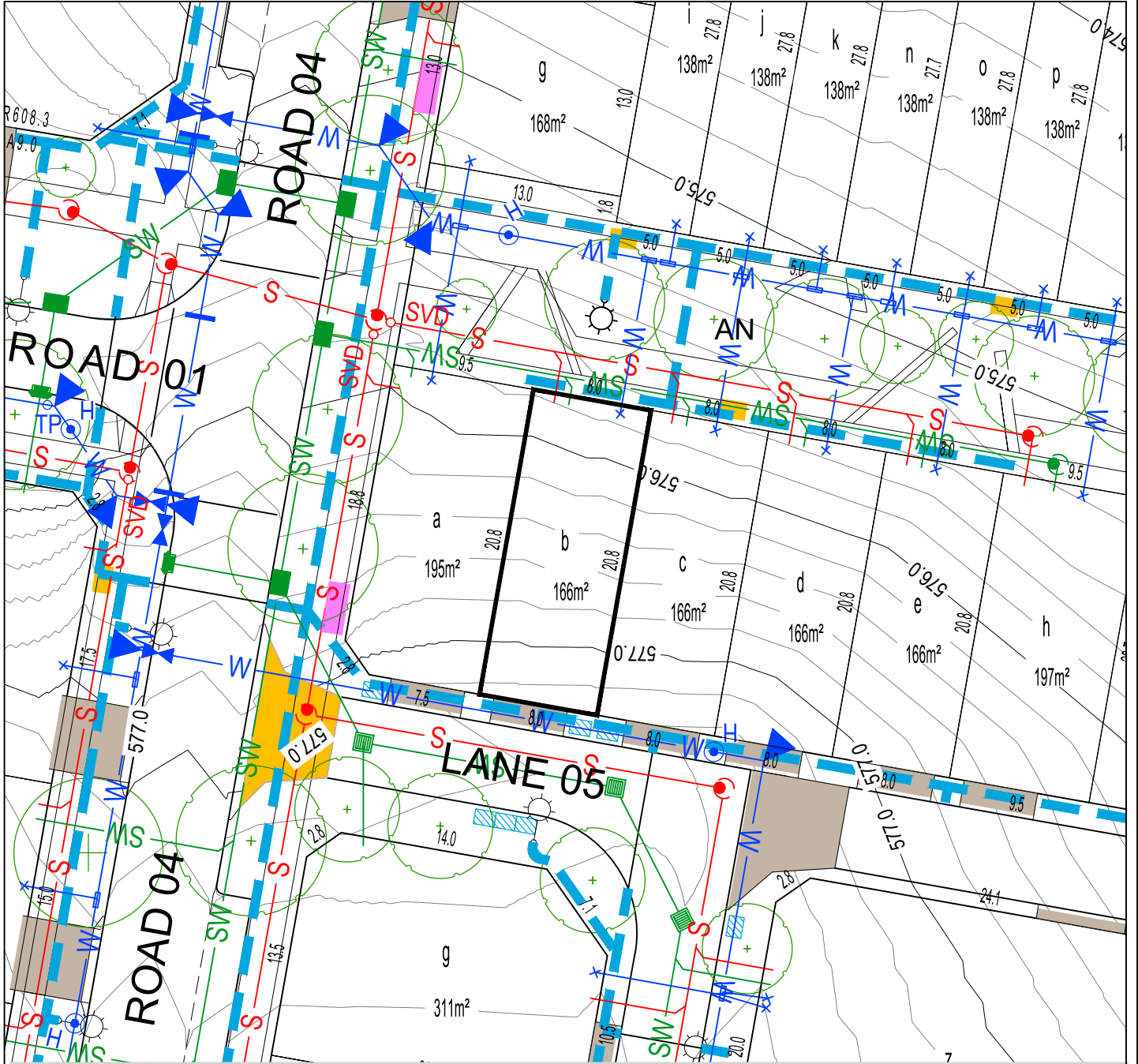
#### LEGEND

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	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNC Co. PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		STREET TREES
	CONTOUR 0.2m INTERVAL		RETAINING WALL		ABOVE GROUND MINIPILLAR		
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		IN GROUND MINIPILLAR		
	REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR				INDICATIVE SET BACK		
	STAGE BOUNDARY						

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### Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: JUNE 2026

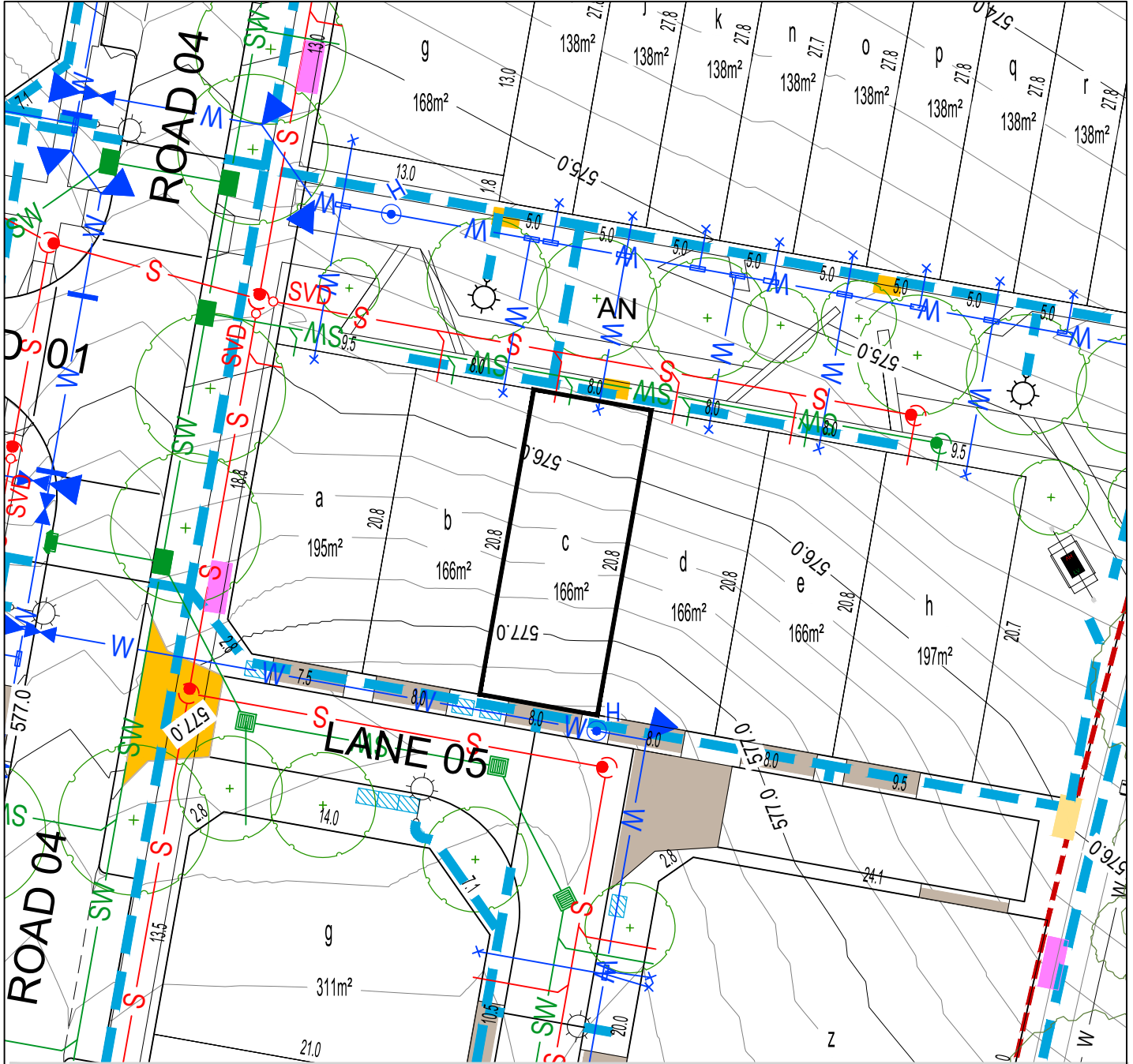
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	LOT BOUNDARY		SEWER MAIN / MANHOLE / TIE		SERVICES TRENCH		WASTE COLLECTION POINT
	EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNC PIT		SUBSTATION
	CONTOUR 1.0m INTERVAL		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		STREET TREES
	CONTOUR 0.2m INTERVAL		RETAINING WALL		ABOVE GROUND MINIPILLAR		
	REINFORCED CONCRETE DRIVEWAY BY PURCHASER		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		IN GROUND MINIPILLAR		
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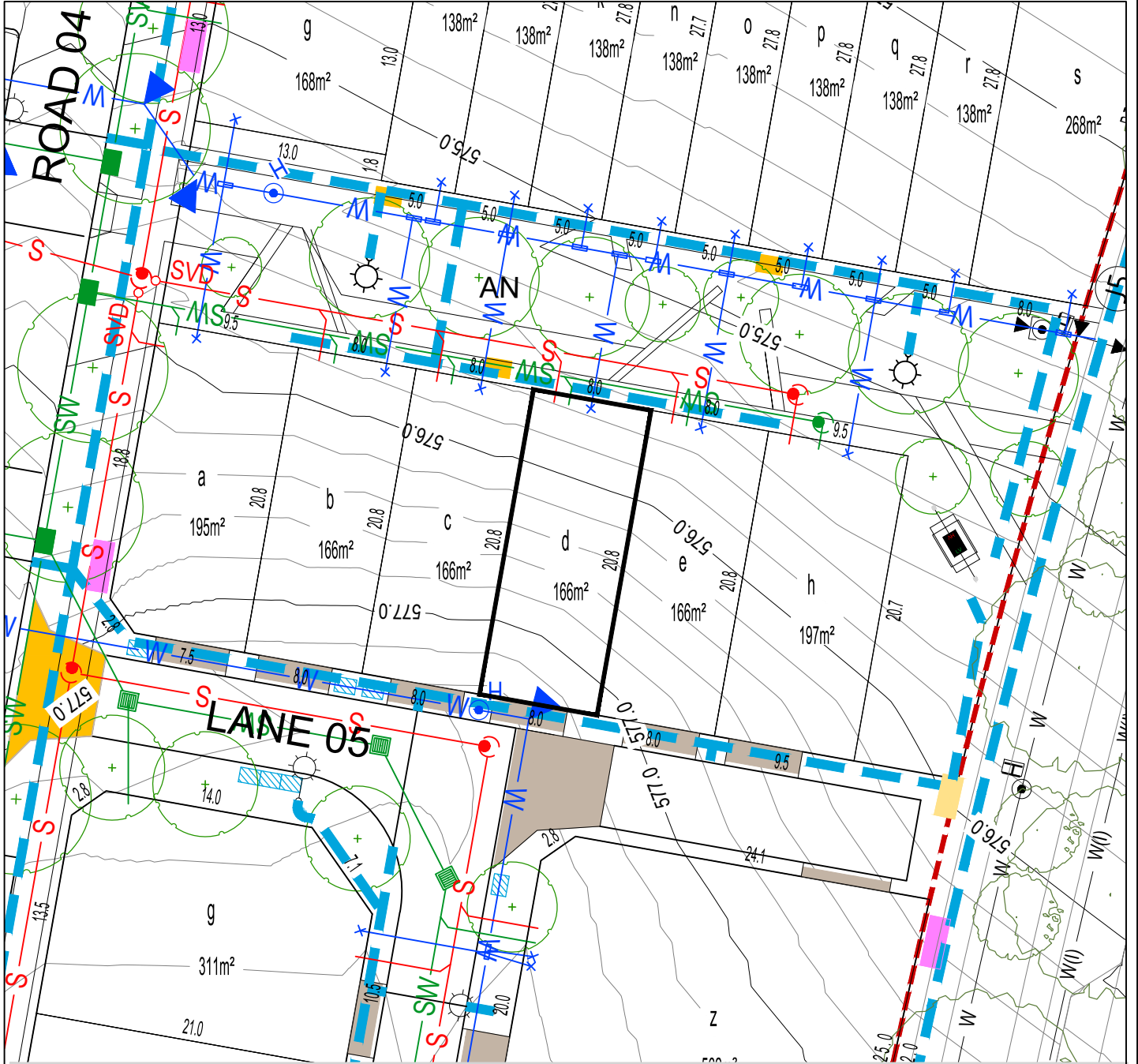
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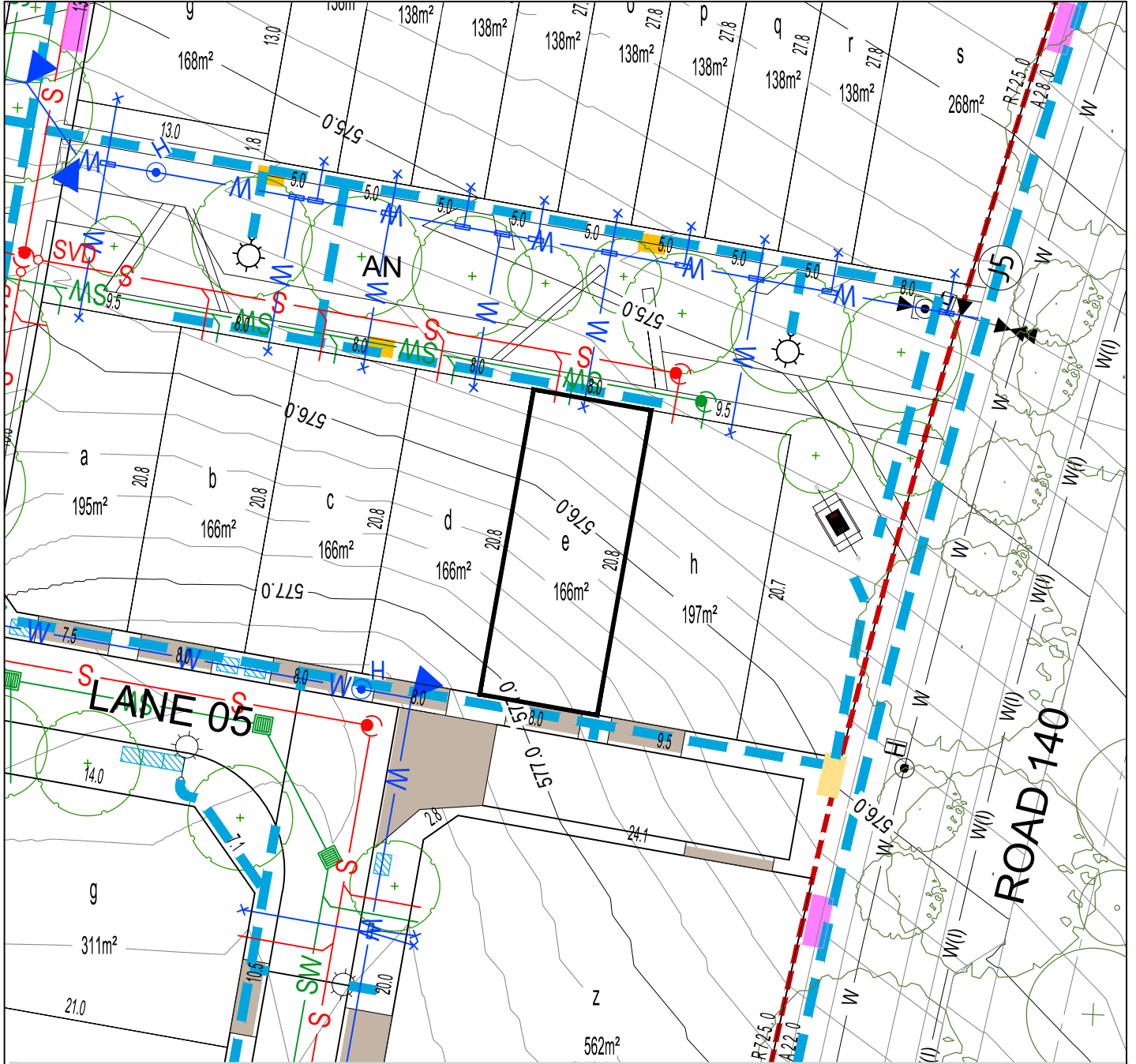
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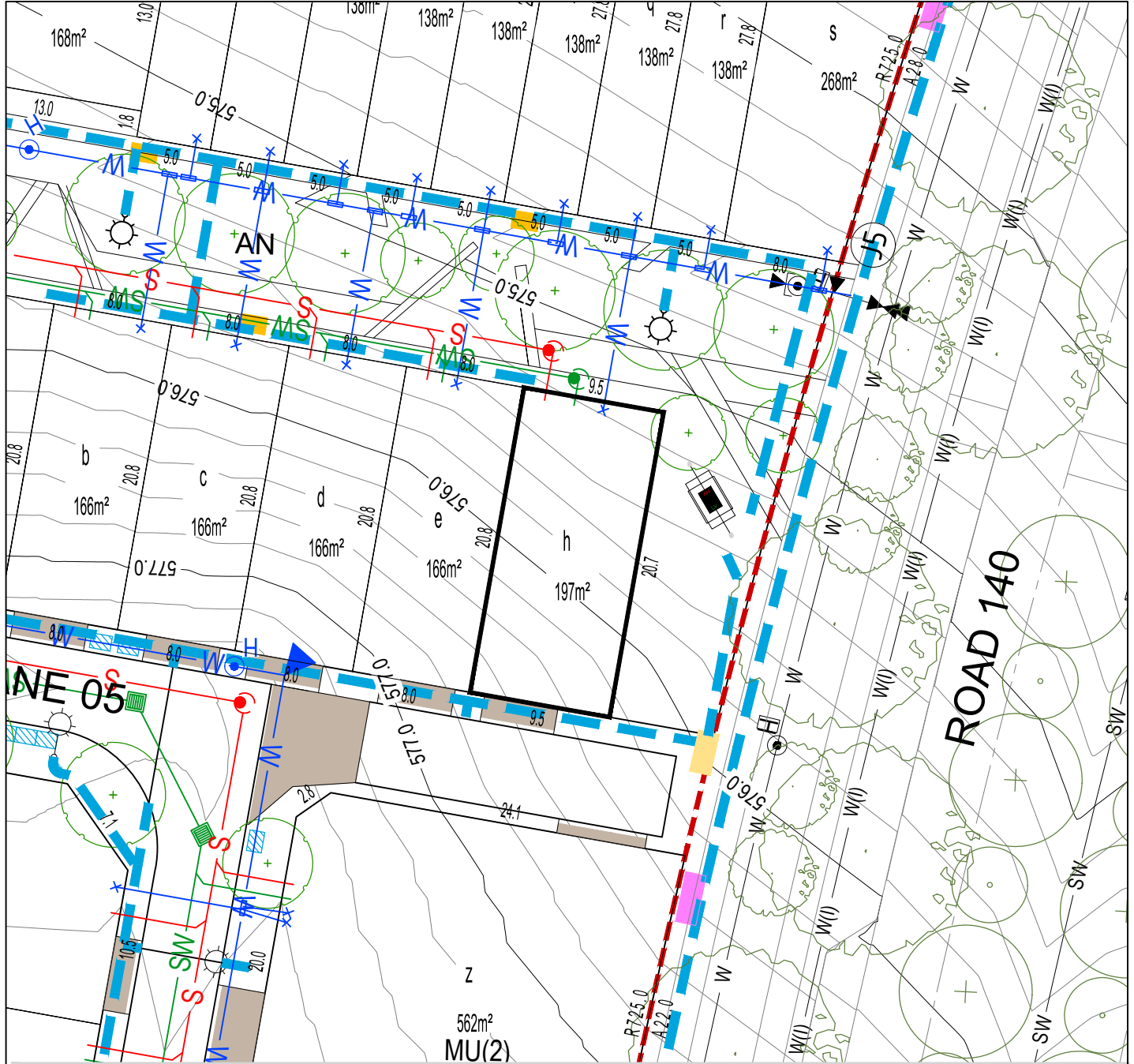
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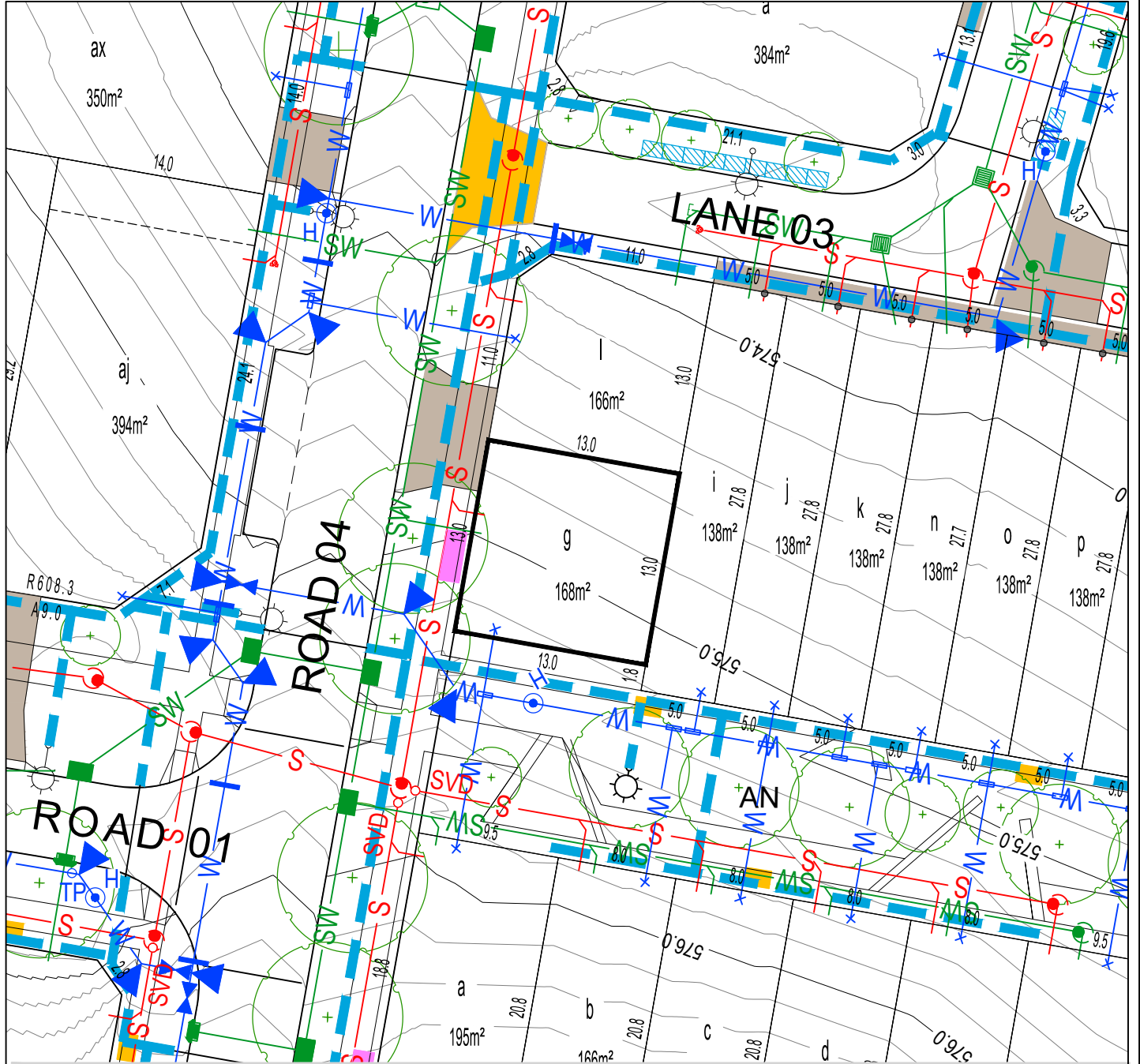
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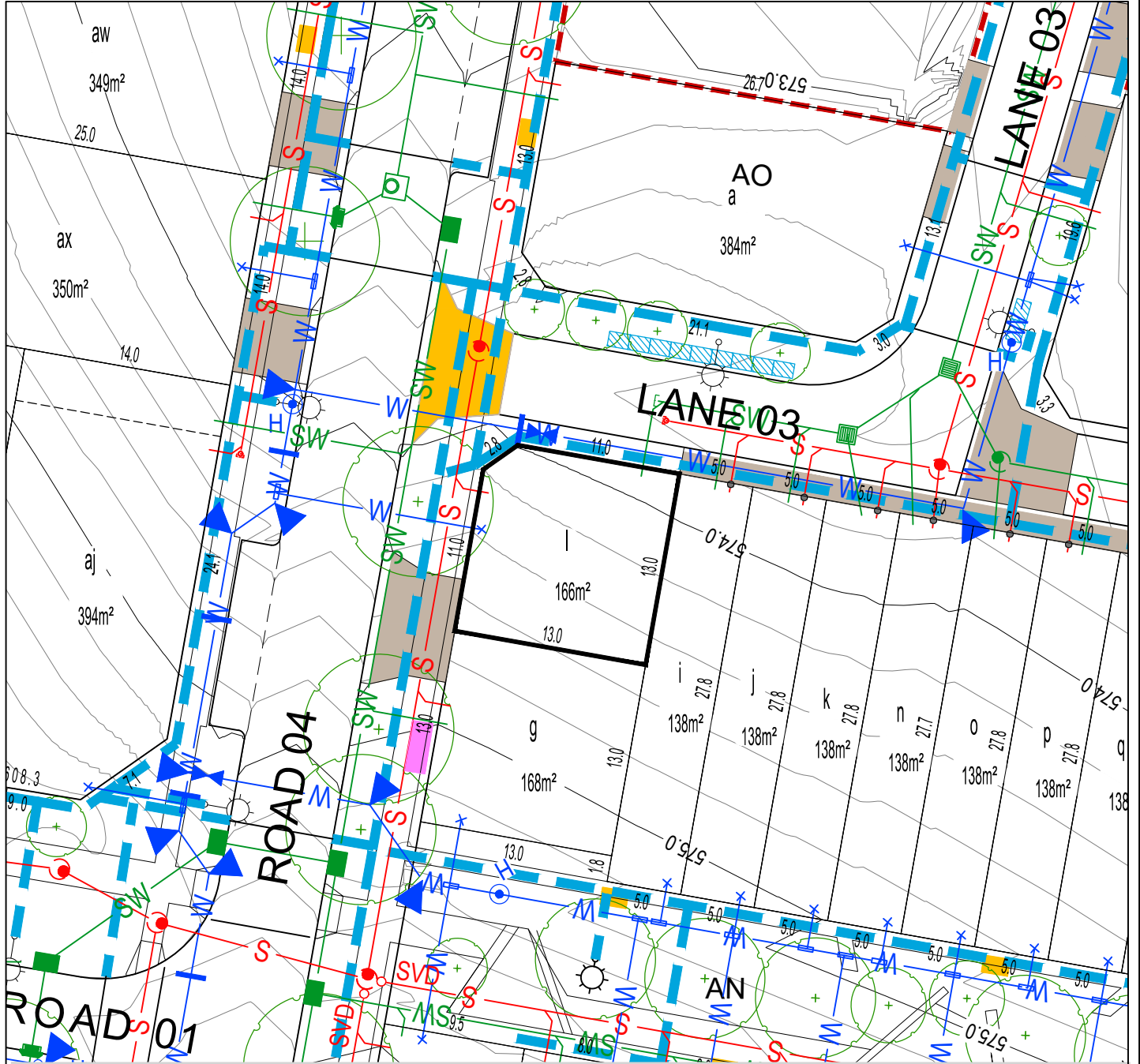
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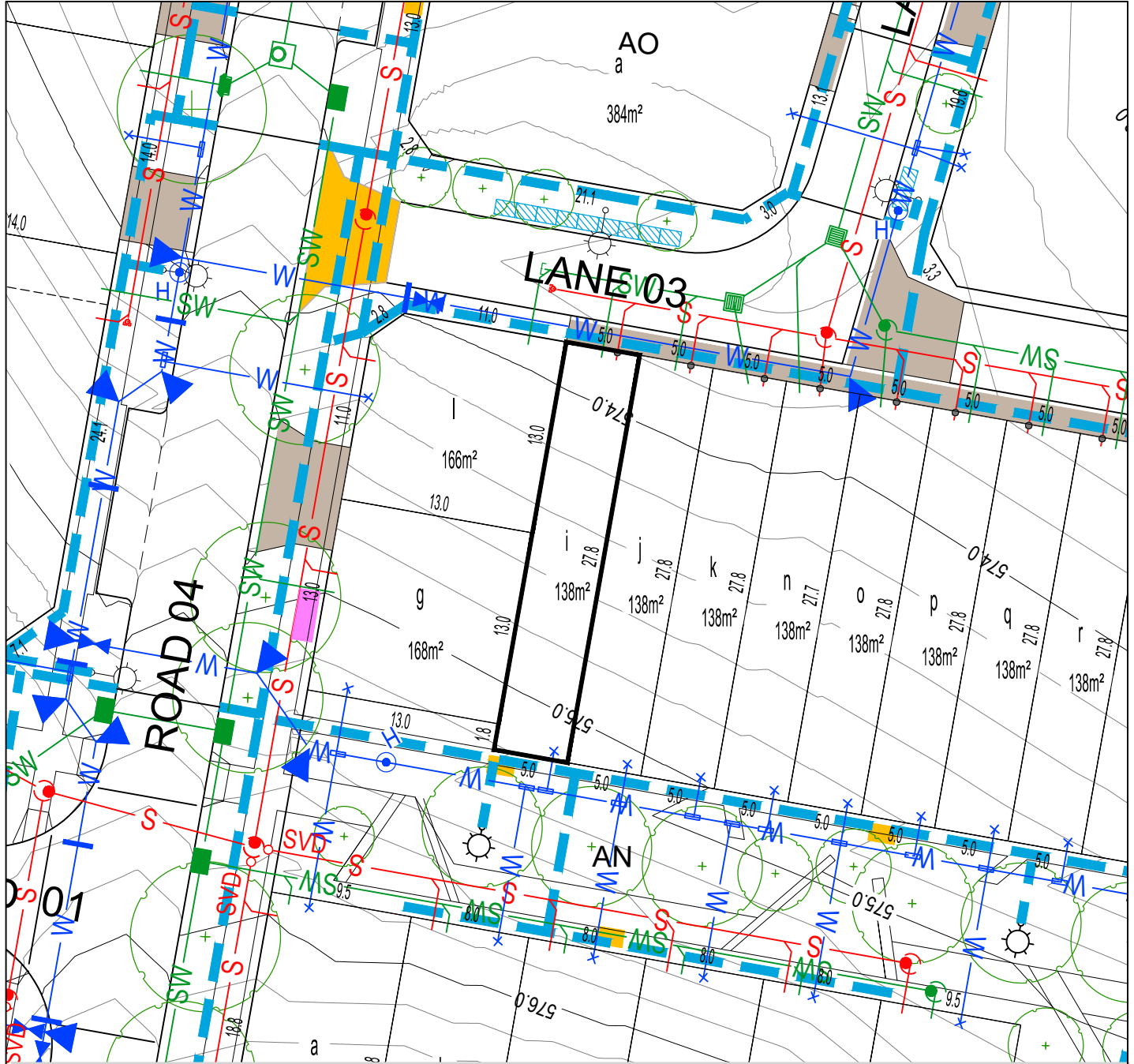
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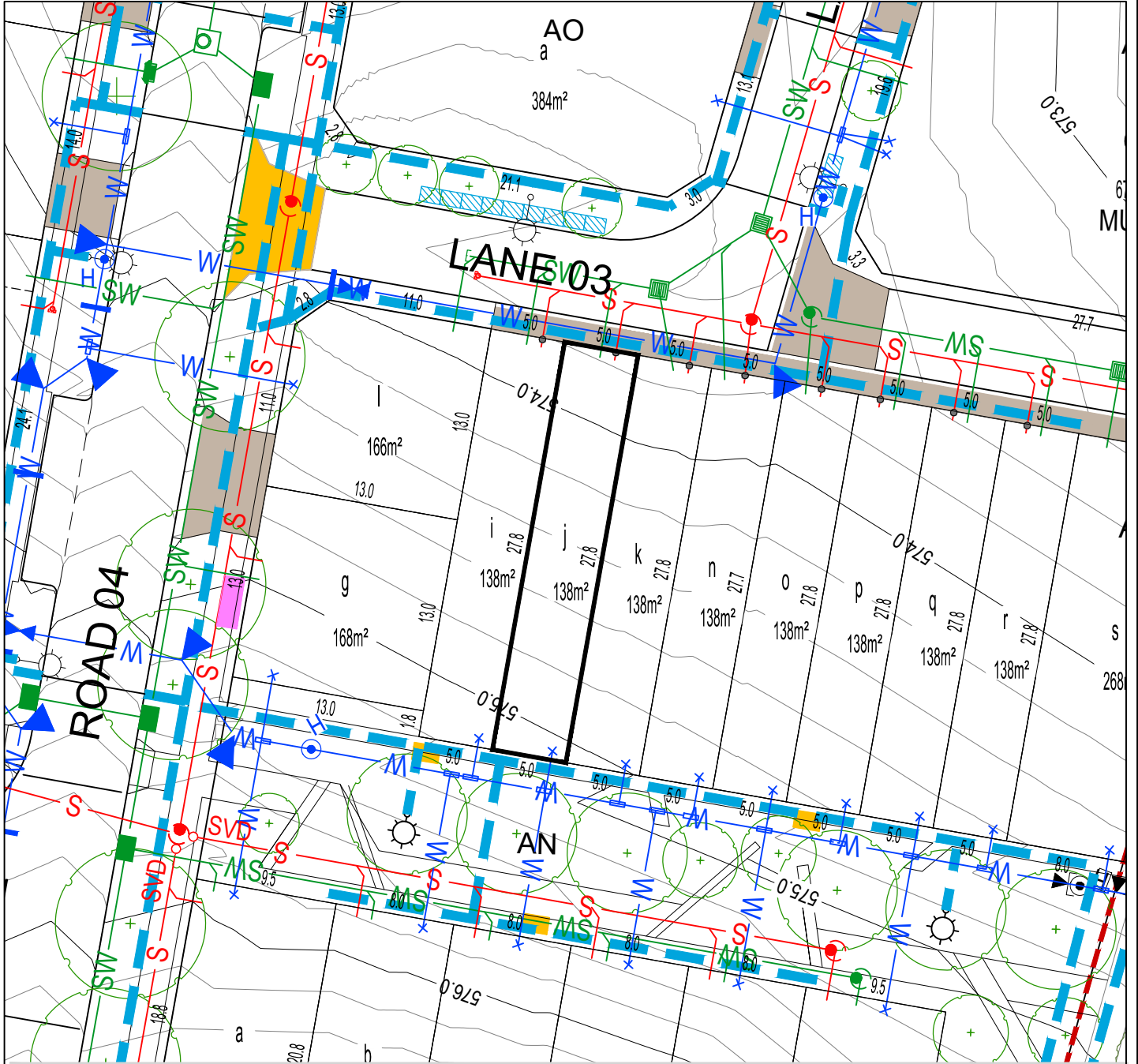
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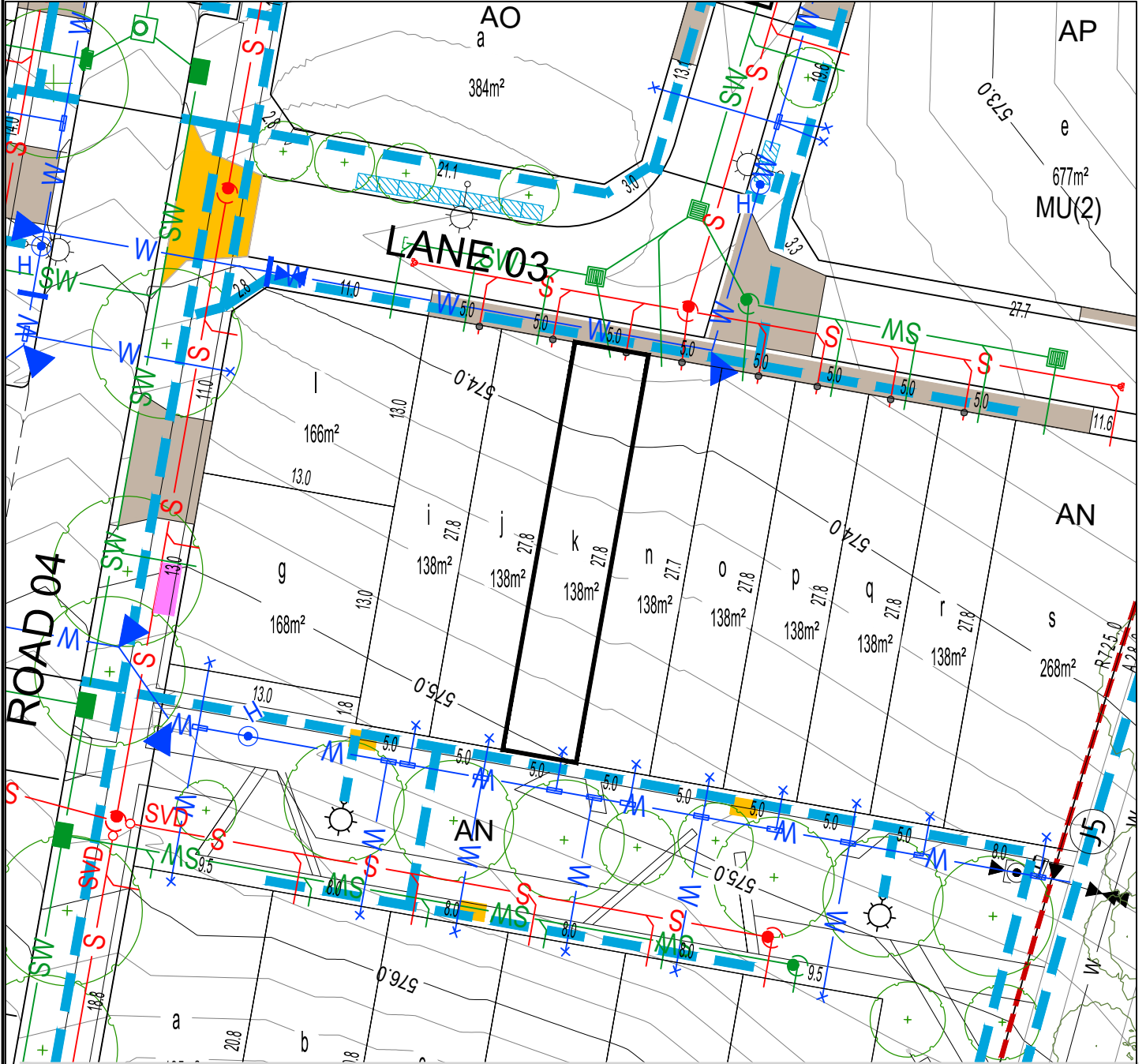
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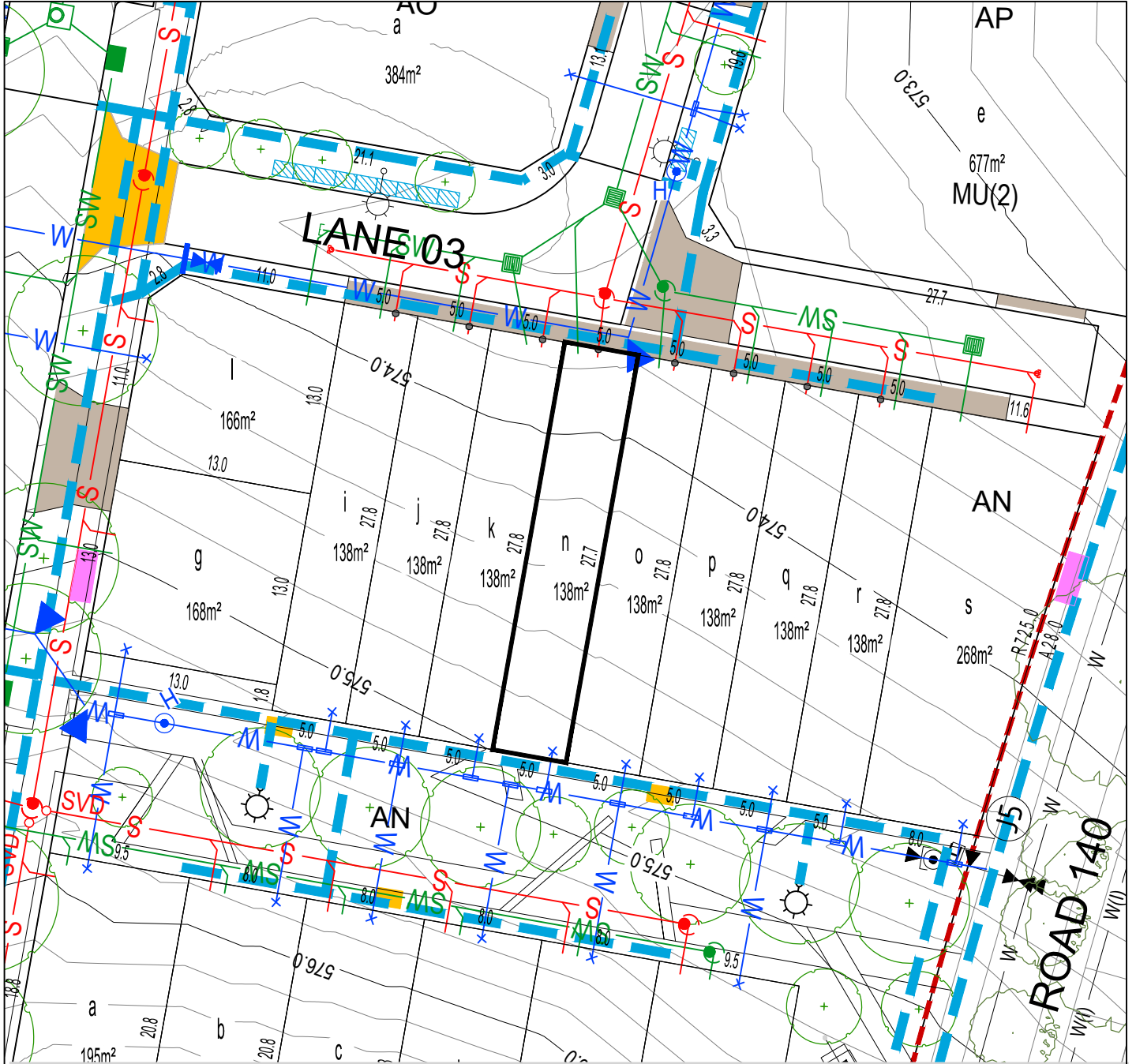
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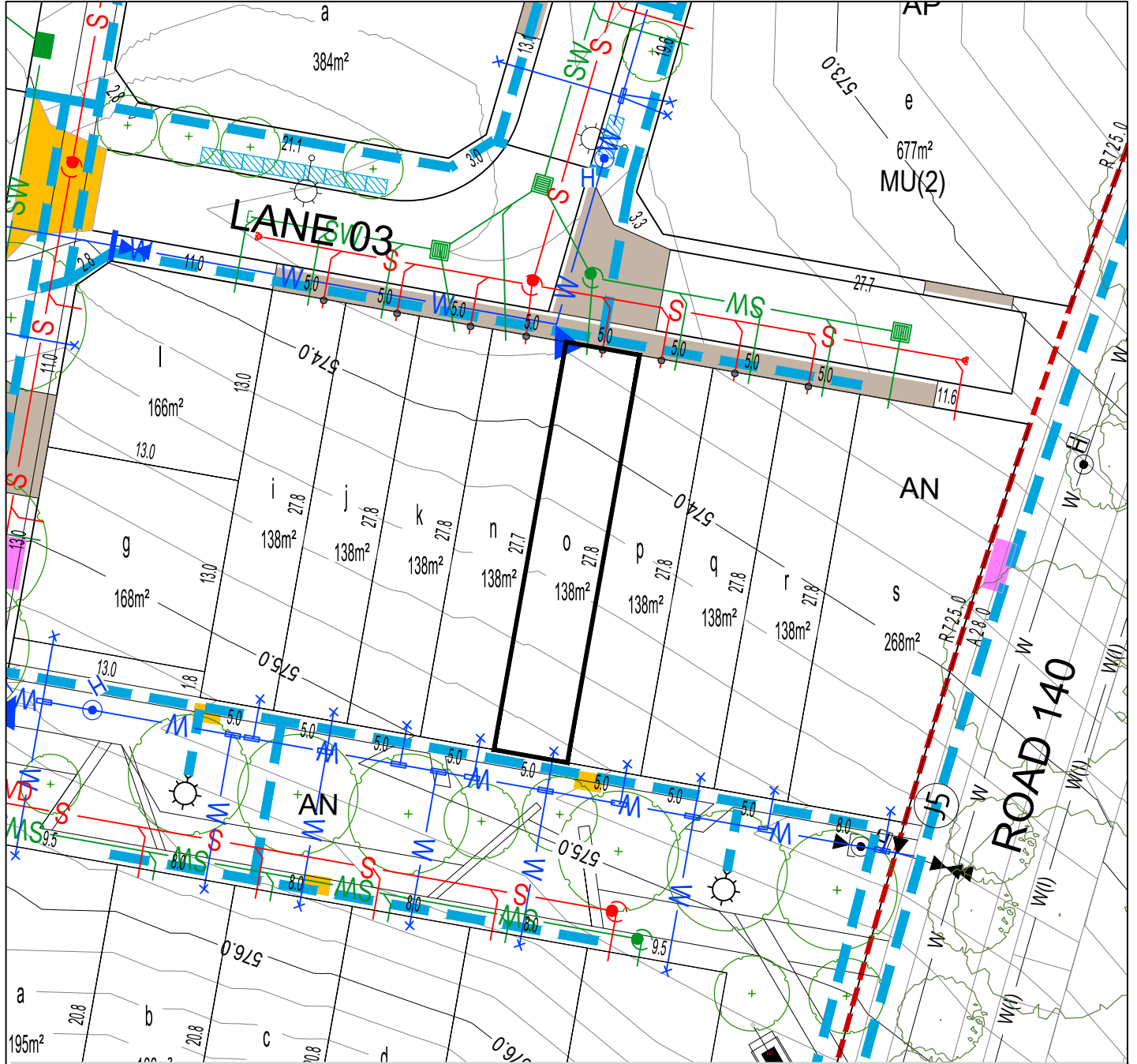
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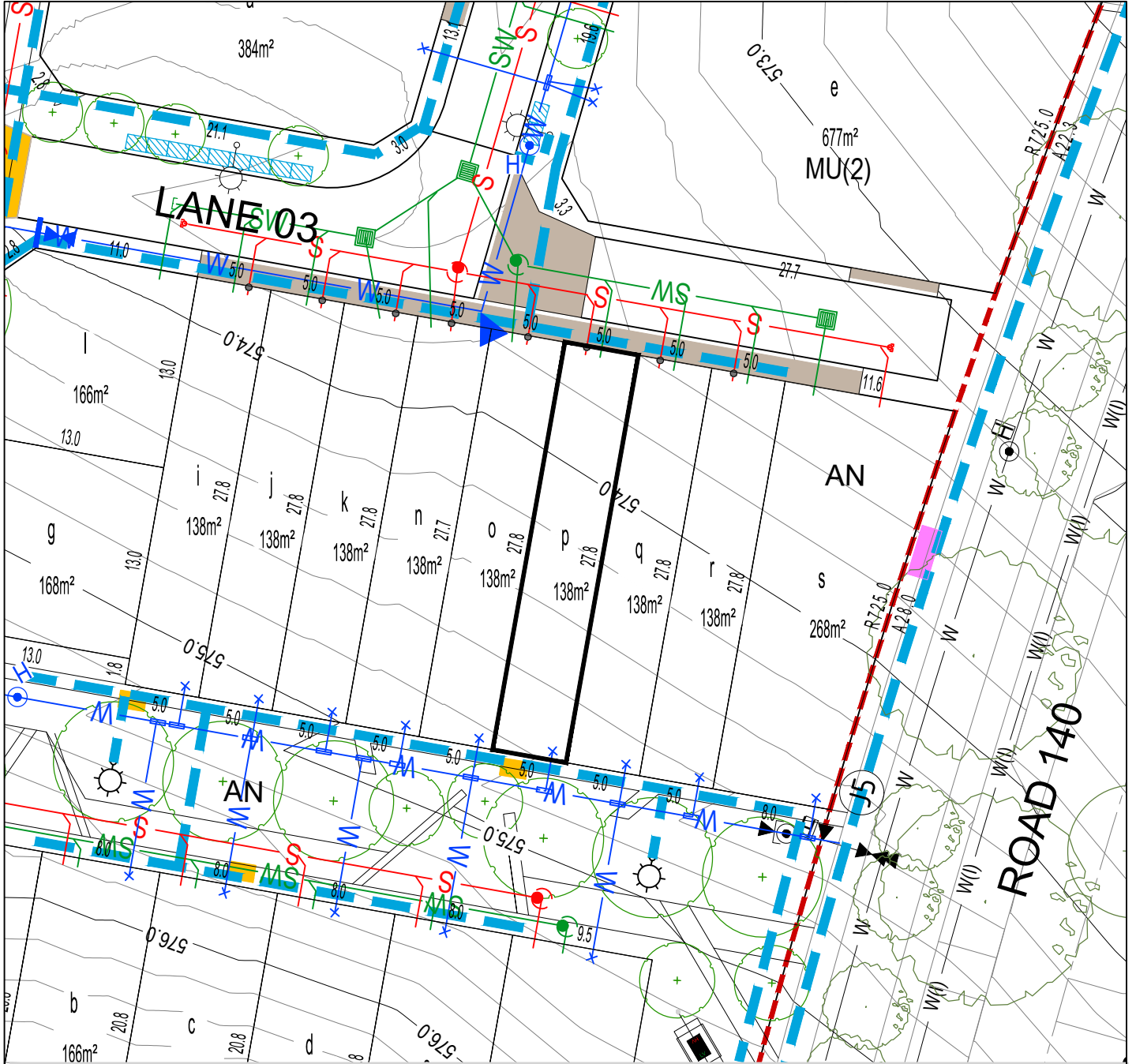
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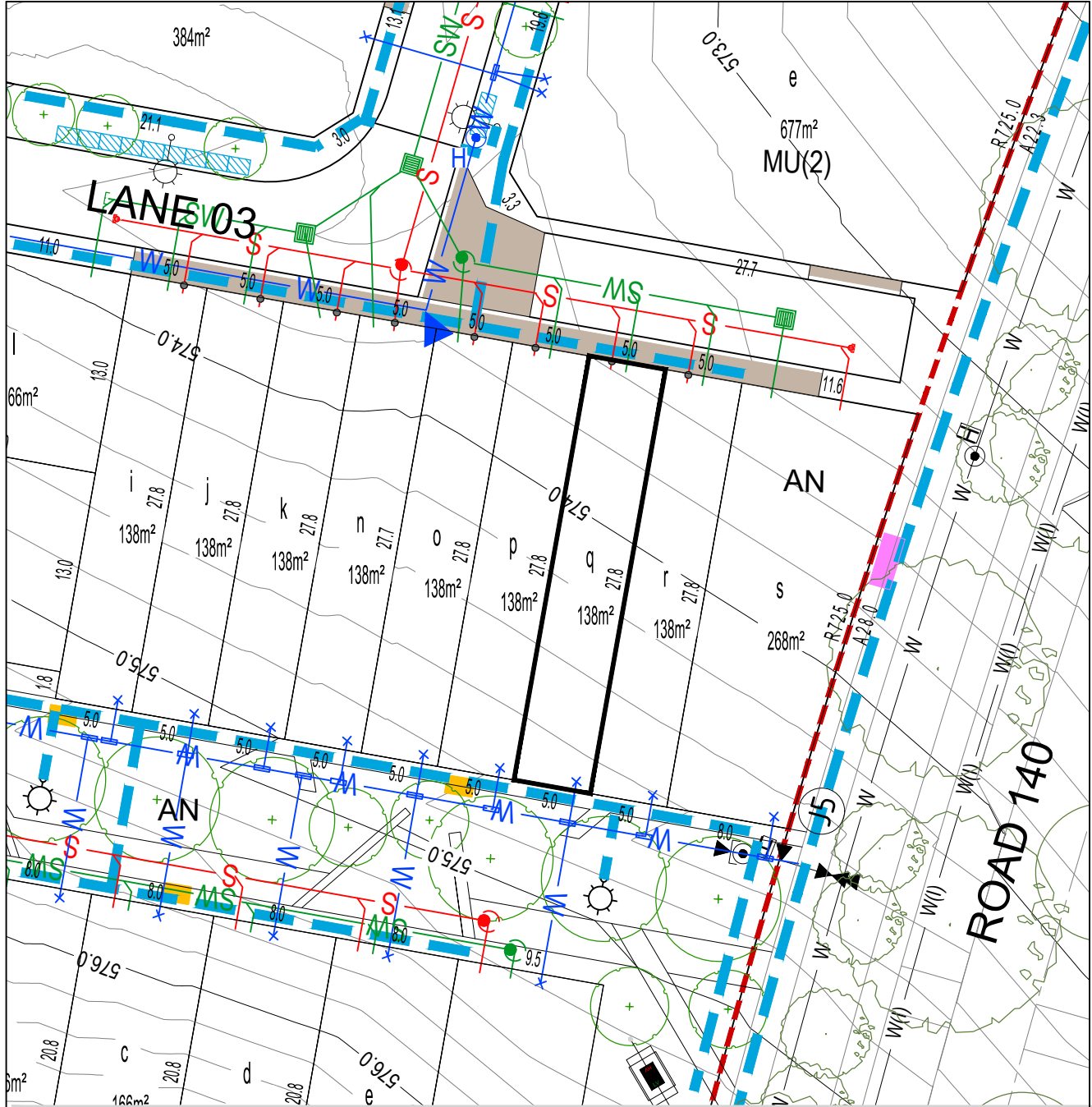
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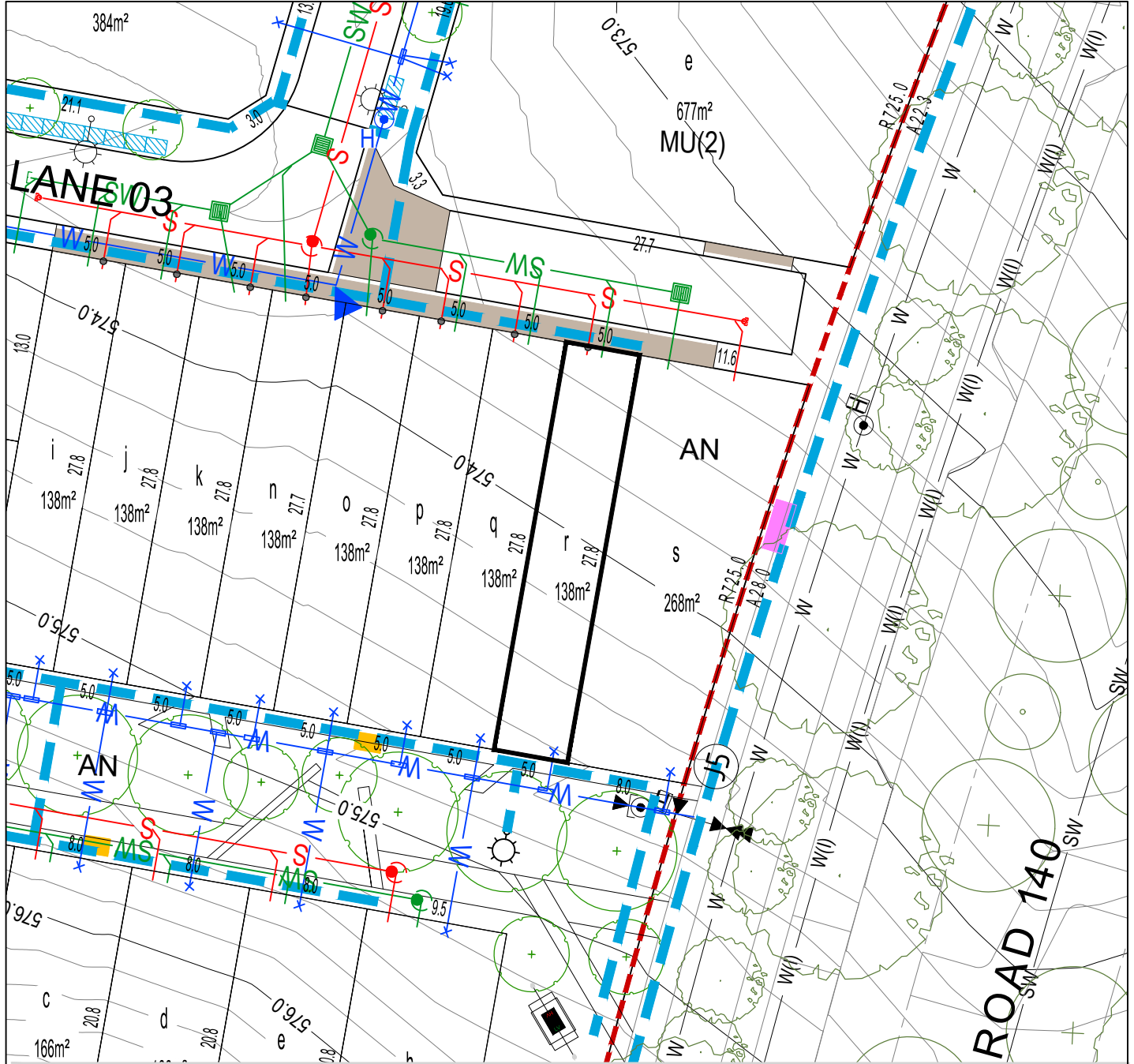
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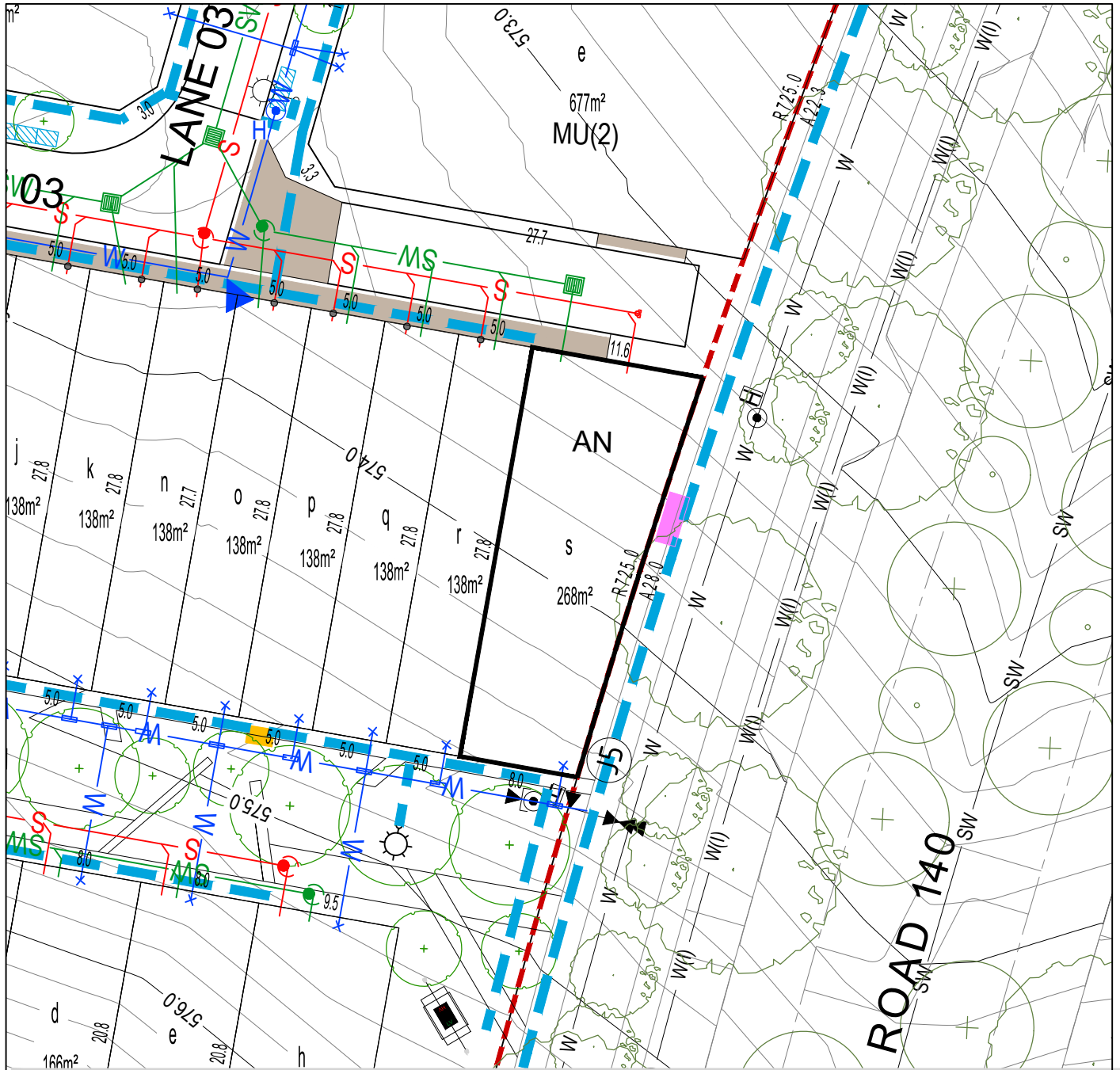
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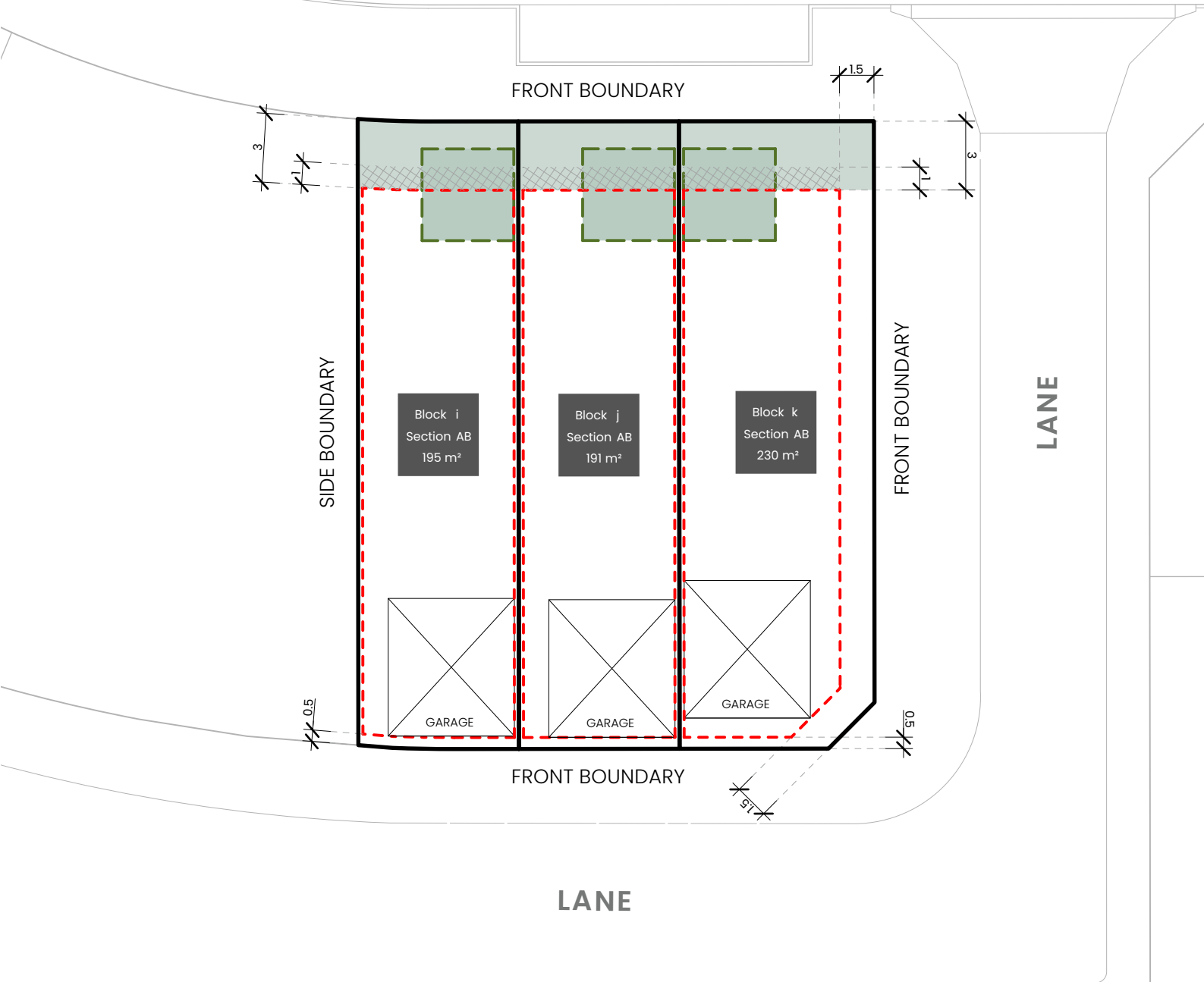
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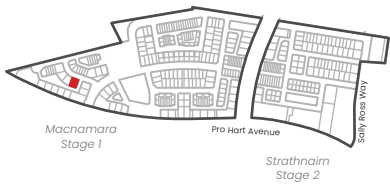
# Appendix B

# STREET



## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**



**Indicative Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions

## 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 Planting Area**



**Indicative Principal Private Open Space Area**

## BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	AB
BLOCK	i, j, k
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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SCALE  
1:250 @A4

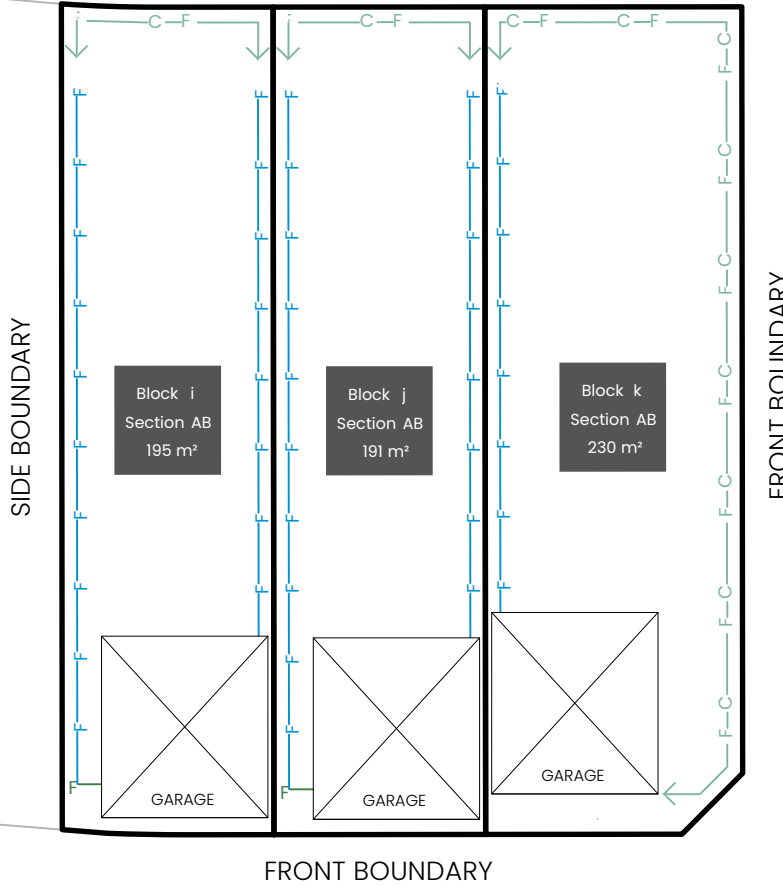


**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**

# STREET

FRONT BOUNDARY

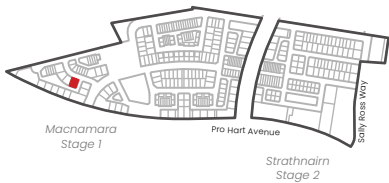


LANE

LANE

## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**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 (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

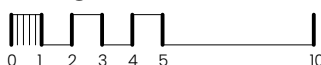
STAGE	2
ZONE	RZ4
SECTION	AB
BLOCK	i, j, k
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

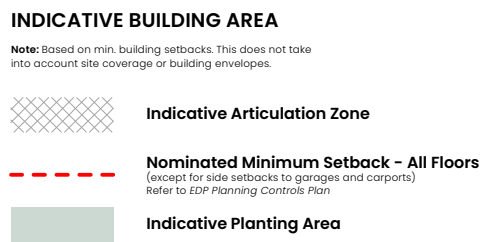
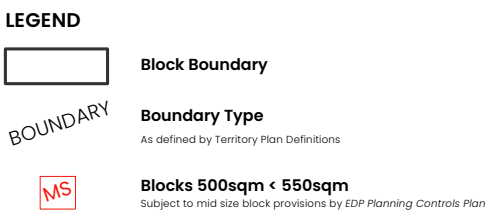
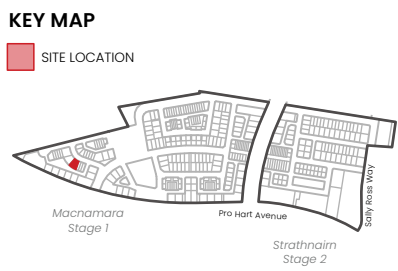
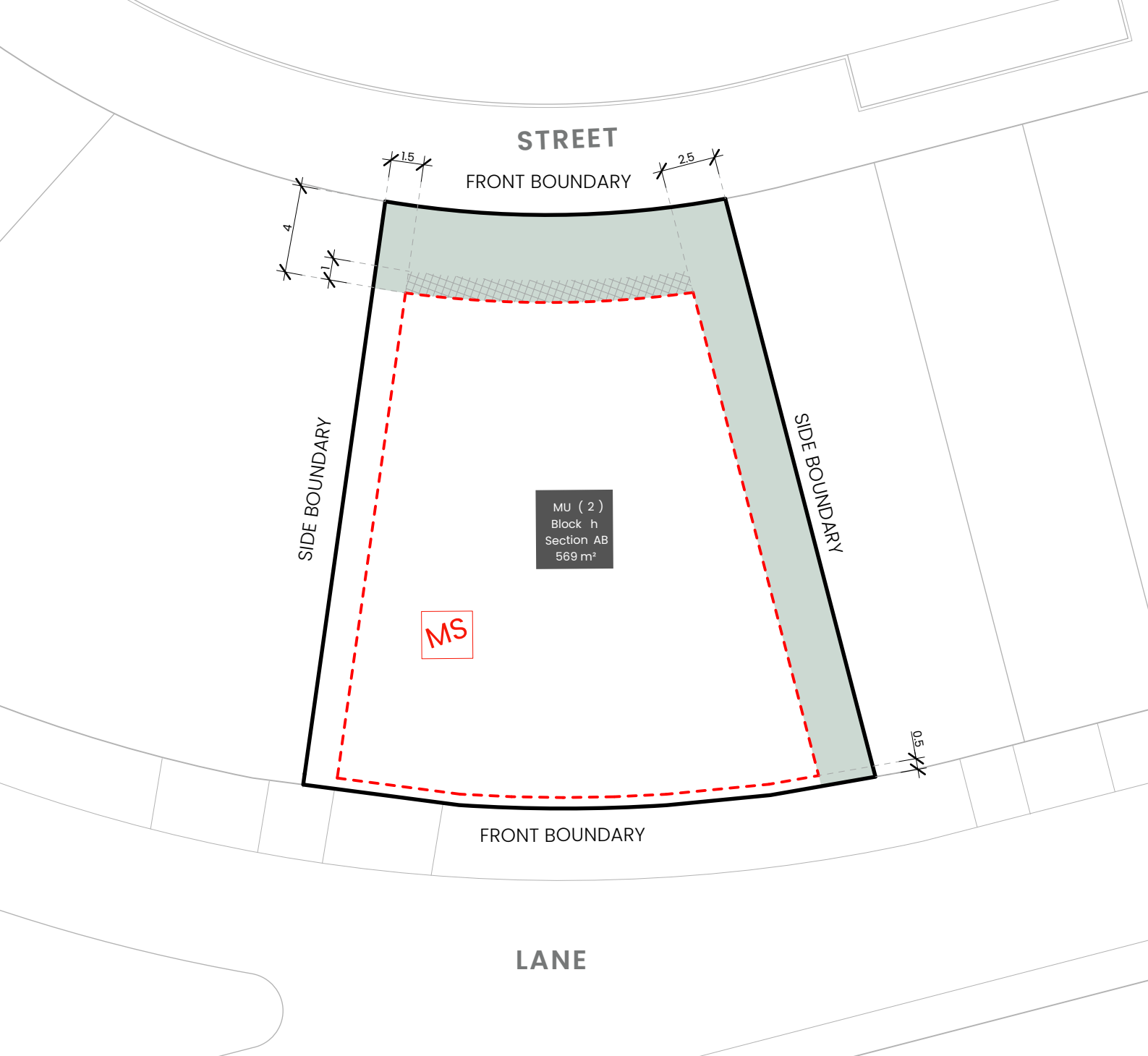
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPDATES. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS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

SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**



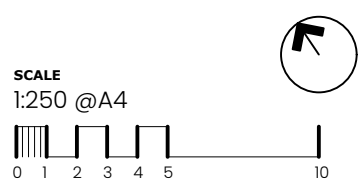
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AB
BLOCK	h
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



STREET

FRONT BOUNDARY

SIDE BOUNDARY

SIDE BOUNDARY

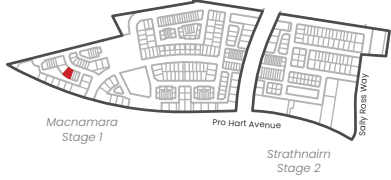
MU ( 2 )  
Block h  
Section AB  
569 m²

FRONT BOUNDARY

LANE

KEY MAP

SITE LOCATION



LEGEND



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions



**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 Neetascreen 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

**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	AB
BLOCK	h
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

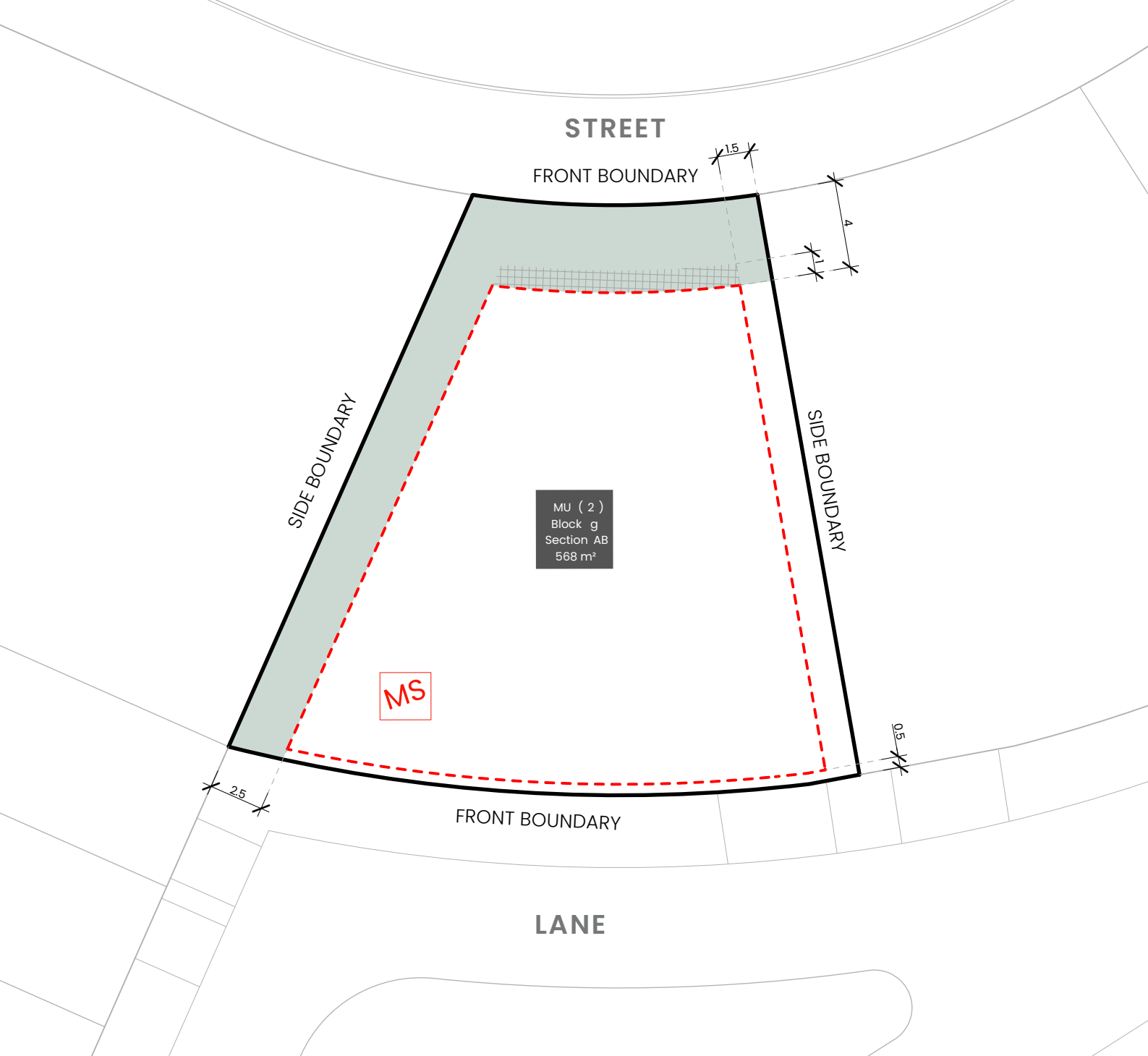
REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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SCALE  
1:250 @A4



BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**



STREET

FRONT BOUNDARY

SIDE BOUNDARY

SIDE BOUNDARY

FRONT BOUNDARY

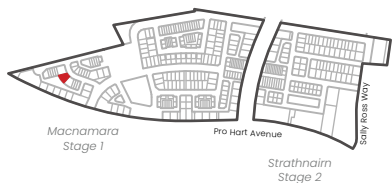
LANE

MU ( 2 )  
Block g  
Section AB  
568 m<sup>2</sup>

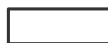
MS

**KEY MAP**

SITE LOCATION



**LEGEND**



**Block Boundary**

BOUNDARY

**Boundary Type**

As defined by Territory Plan Definitions



**Blocks 500sqm < 550sqm**

Subject to mid size block provisions by EDP Planning Controls Plan

**INDICATIVE BUILDING AREA**

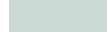
**Note:** Based on min. building setbacks. This does not take into account site coverage or building envelopes.



**Indicative Articulation Zone**



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



**Indicative Planting Area**

**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AB
BLOCK	g
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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SCALE  
1:250 @A4



BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**

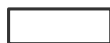


**KEY MAP**

SITE LOCATION



**LEGEND**



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions



**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 Neetascreen 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

**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	AB
BLOCK	g
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

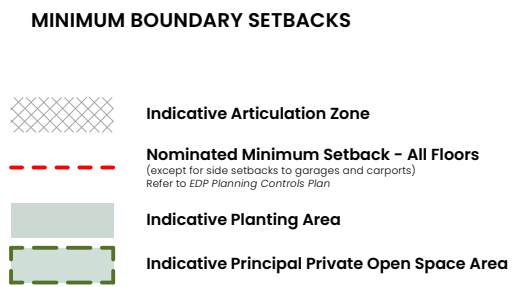
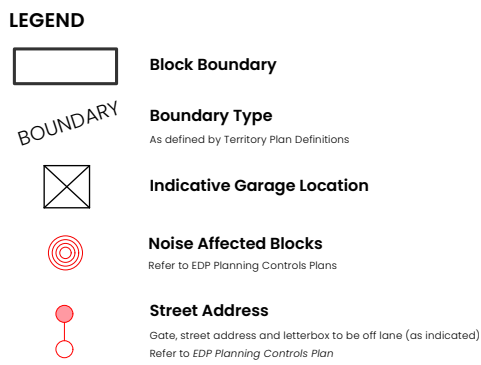
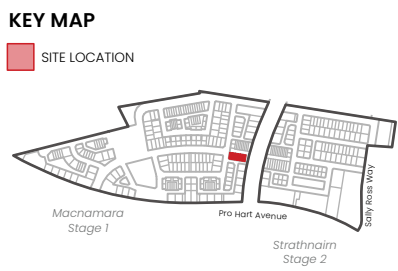
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SCALE  
1:250 @A4



BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**



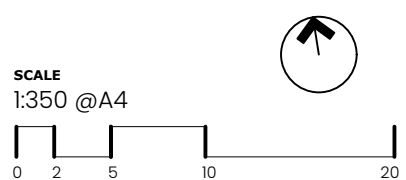
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	a,b,c,d,e,h
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**

SITE LOCATION



**LEGEND**



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**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 F3:**

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 10m 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	AN
BLOCK	a,b,c,d,e,h
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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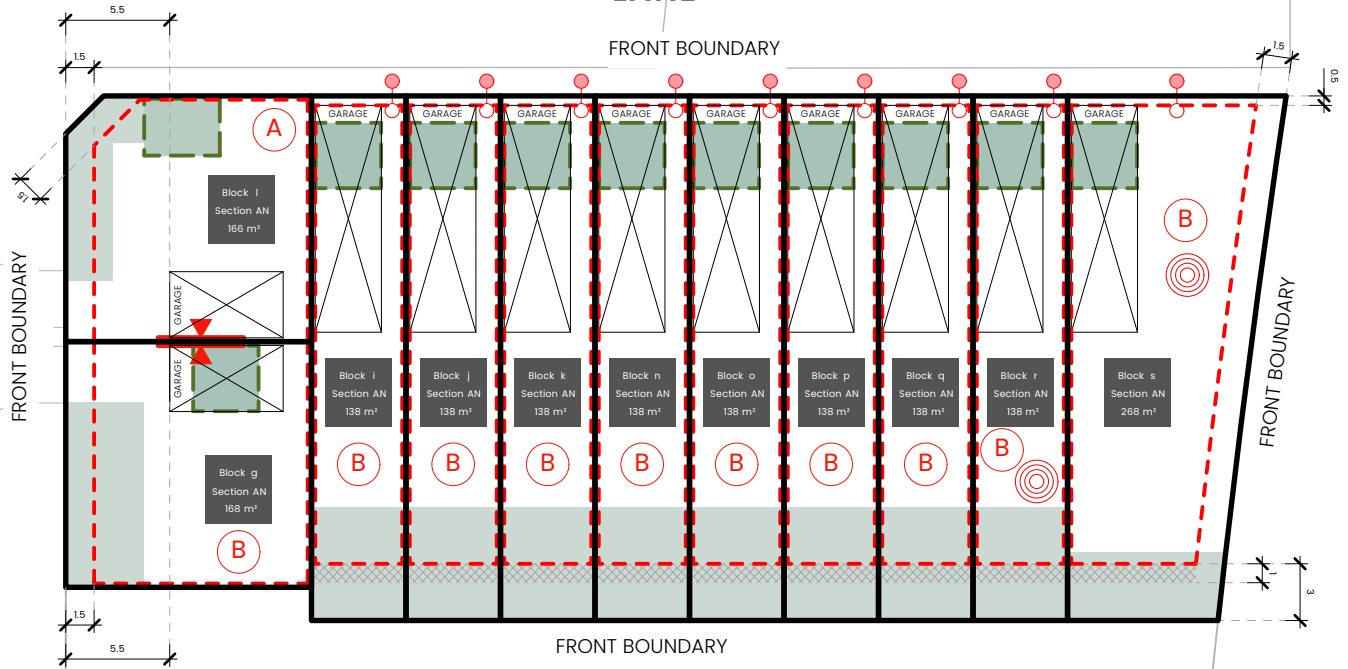
SCALE  
1:350 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**

STREET

LANE



OPEN SPACE

ROAD 140

**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Indicative Garage Location**



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Street Address**

Gate, street address and letterbox to be off lane (as indicated)

Refer to EDP Planning Controls Plan



**PPOS minimum dimensions 3mx4m**



**PPOS Requirements**

- Minimum area 12m<sup>2</sup> with a minimum dimension 1.8m
- Mandatory requirement to be delivered at upper floor level

**MINIMUM BOUNDARY SETBACKS**



**Indicative Articulation Zone**



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



**Indicative Planting Area**



**Indicative Principal Private Open Space Area**

**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	i, g, j, k, n, o, p, q, r, s
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26
B	AM	JM	JM	09/06/26

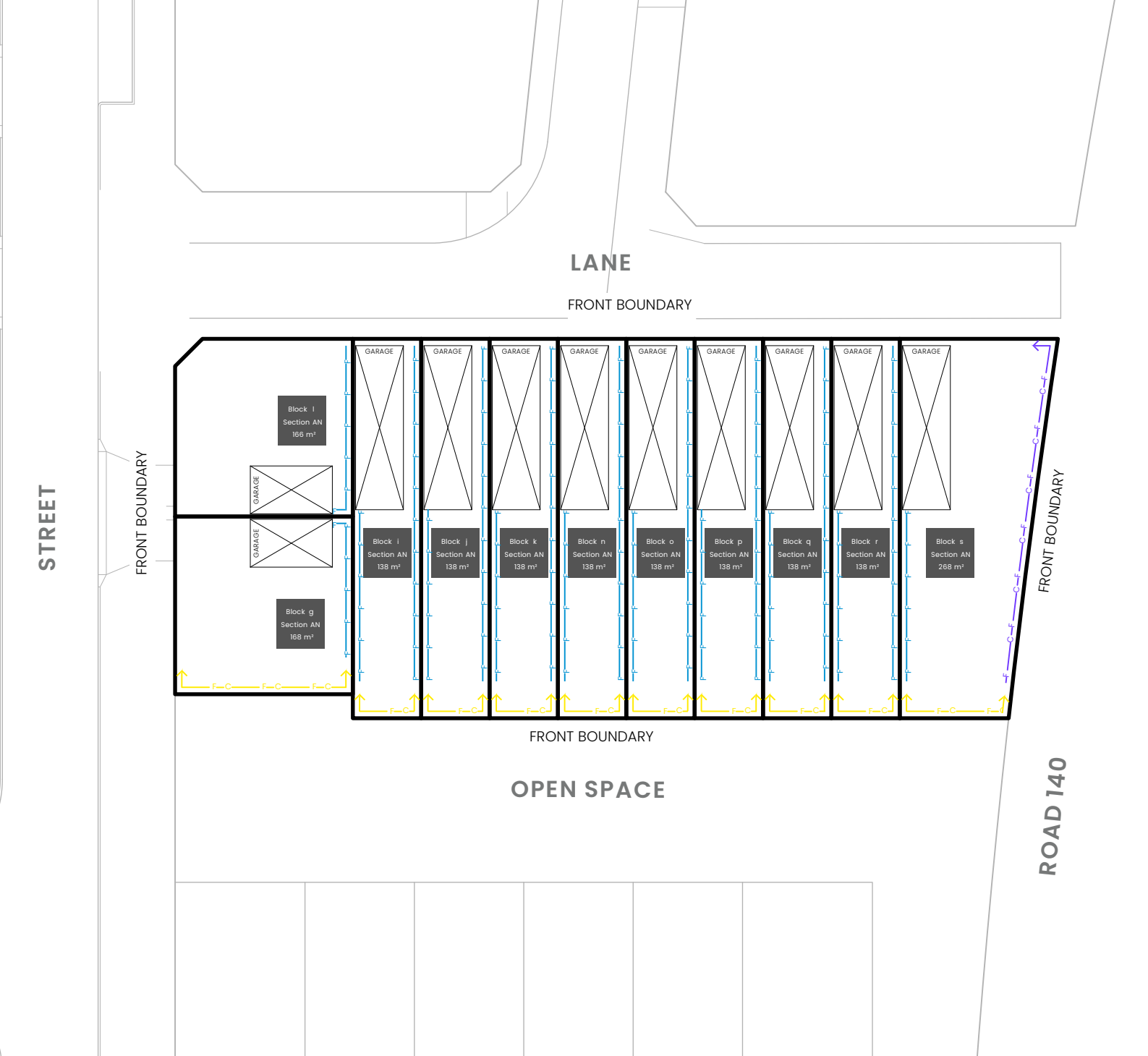
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SCALE  
1:400 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**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 F3:**

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



**Mandatory Fencing Type F1:**

Refer to Planning (Exempt Development) SDHDC - Belconnen District Declaration  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm

**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	AN
BLOCK	l,g,i,j,k,n,o,p,q,r,s
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26
B	AM	JM	JM	09/06/26

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SCALE  
1:400 @A4



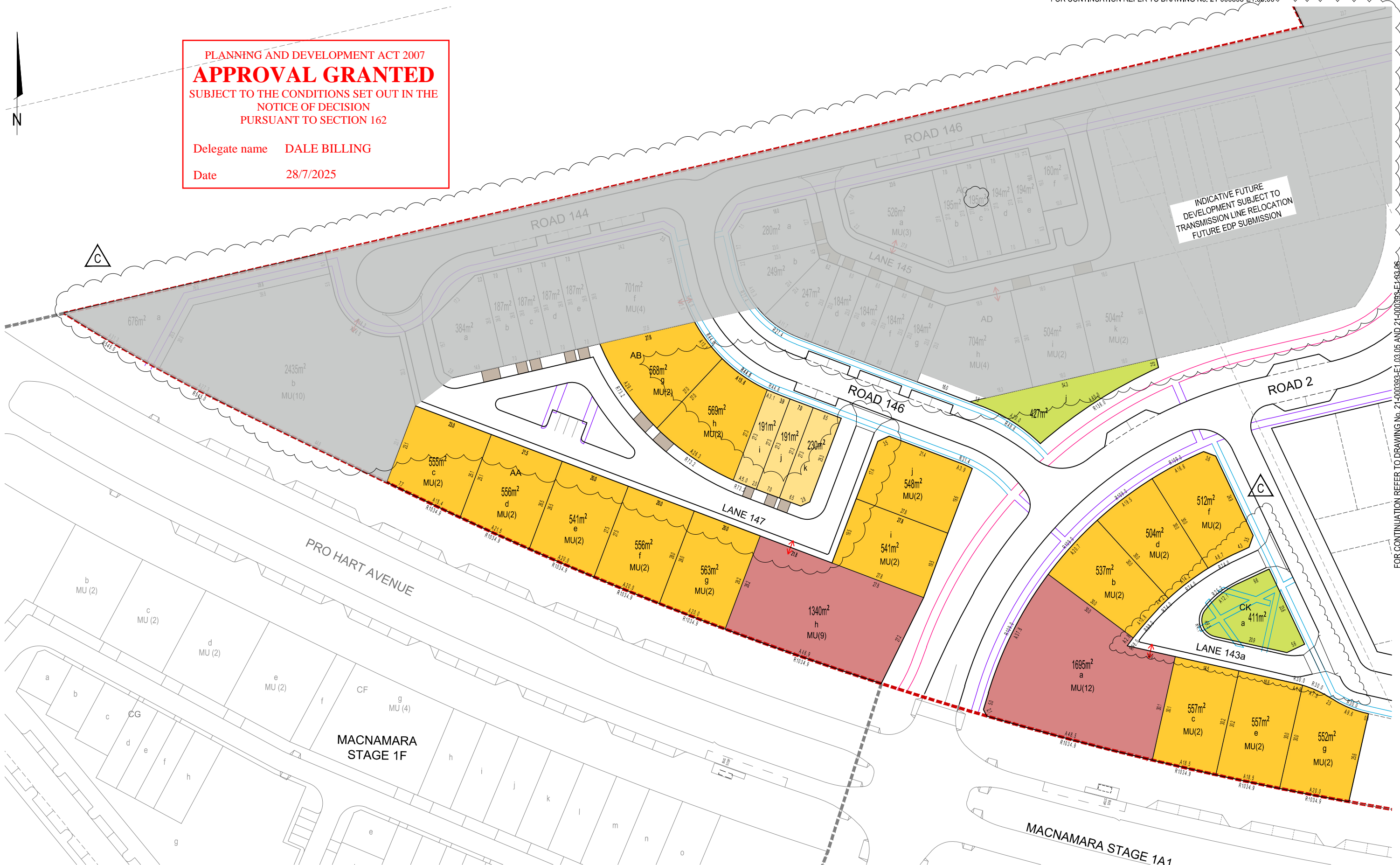
**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**

# Appendix C

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 162

Delegate name DALE BILLING  
 Date 28/7/2025



INDICATIVE FUTURE  
 DEVELOPMENT SUBJECT TO  
 TRANSMISSION LINE RELOCATION  
 FUTURE EDP SUBMISSION

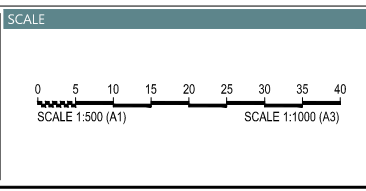
**NOTES**  
 1. REFER TO DRAWING 21-000393-E1.03.01 FOR  
 BLOCK SUMMARY TABLE AND LEGEND.

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
	JS	SKT	HM	QL	24/08/2023	
A	JS	JS	HM	HM	20/09/2024	ISSUE FOR FIR RESPONSE
B	HH	SKT	QL	HM	25/10/2024	BLOCKS NORMALISED AND DETAILS UPDATED FOR AREA, DIMENSIONS AND OPEN SPACE DETAILS
C	AMK	NV	HM	HM	07/02/2025	ISSUE FOR S165

STATUS  
**ESTATE DEVELOPMENT PLAN**

APPROVED

BY: \_\_\_\_\_ NO: \_\_\_\_\_  
 SIGN: \_\_\_\_\_ DATE: \_\_\_\_\_



CLIENT  
**Ginninderry redbox design group**

PROJECT  
 MACNAMARA EDP 2

WAE No \_\_\_\_\_

PROJECT No.	DRAWING No.	EDP No.	REVISION
21-000393	E1.03.07		C

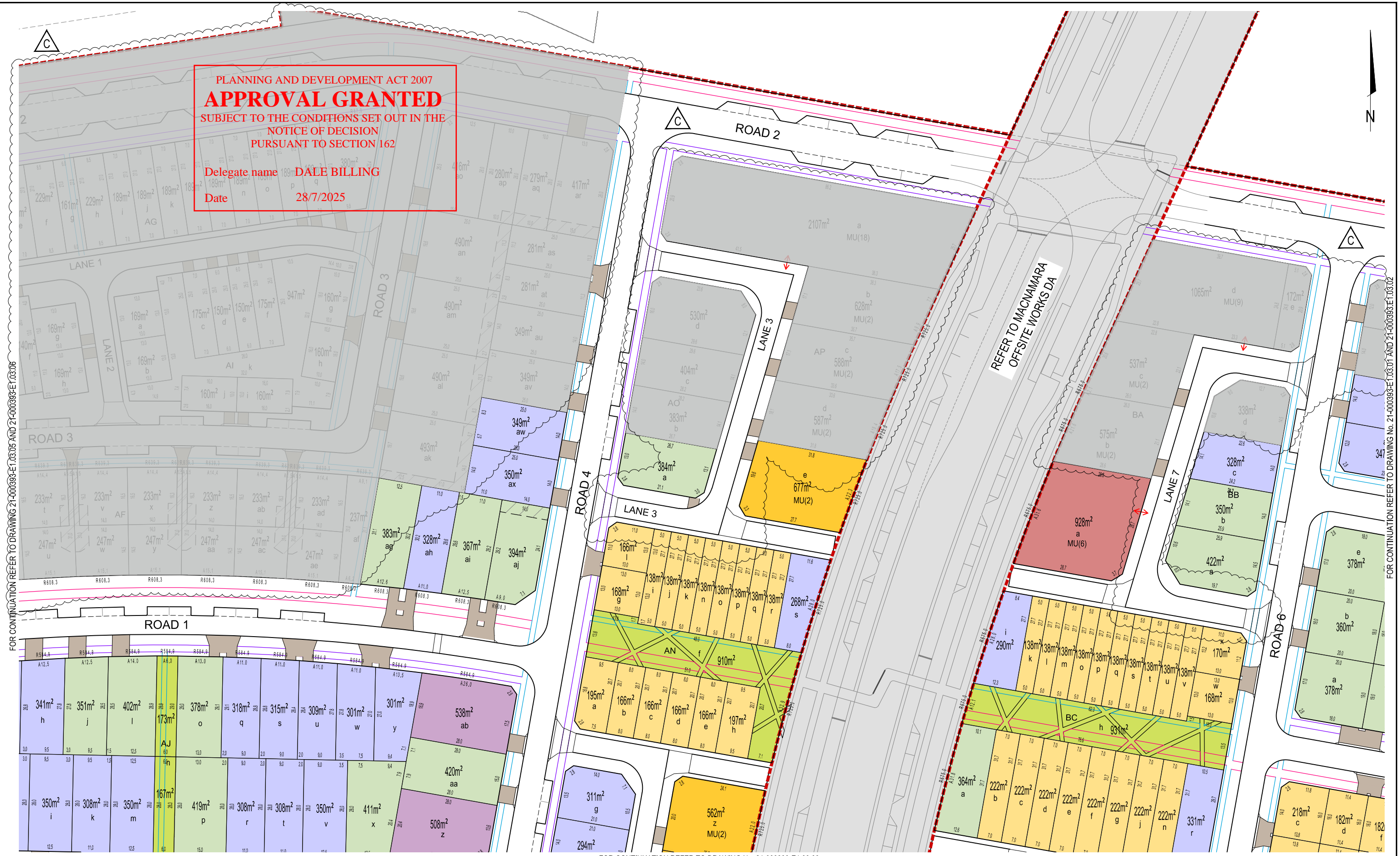
DRAWING TITLE  
**BLOCK DETAILS PLAN**

SHEET 7 OF 7

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

FOR CONTINUATION REFER TO DRAWING No. 21-000393-E1.03.05 AND 21-000393-E1.03.06

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 162  
 Delegate name **DALE BILLING**  
 Date **28/7/2025**



FOR CONTINUATION REFER TO DRAWING 21-000393-E1.03.05 AND 21-000393-E1.03.06

FOR CONTINUATION REFER TO DRAWING No. 21-000393-E1.03.01 AND 21-000393-E1.03.02

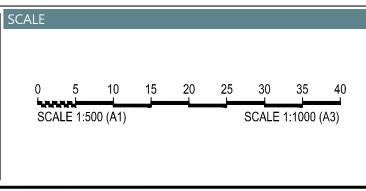
REFER TO MACNAMARA  
 OFFSITE WORKS DA

FOR CONTINUATION REFER TO DRAWING No. 21-000393-E1.03.01

**NOTES**  
 1. REFER TO DRAWING 21-000393-E1.03.01 FOR BLOCK SUMMARY TABLE AND LEGEND.

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
A	JS	JS	HL	HL	20/09/2024	ISSUE FOR FIR RESPONSE
B	HH	SKT	HL	HL	25/10/2024	BLOCKS NORMALISED AND DETAILS UPDATED FOR AREA, DIMENSIONS AND OPEN SPACE DETAILS
C	AMK	NV	HL	HL	07/02/2025	ISSUE FOR S165

STATUS	APPROVED
ESTATE DEVELOPMENT PLAN	BY: _____ NO: _____
	SIGN: _____ DATE: _____



CLIENT: **Ginninderry** **redbox** design group  
 WAE No: \_\_\_\_\_

PROJECT: **MACNAMARA EDP 2**

DRAWING TITLE	SHEET 4 OF 7
BLOCK DETAILS PLAN	
PROJECT No. 21-000393	DRAWING No. E1.03.04
EDP No. _____	REVISION C

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

# Appendix D

# Appendix E

# Landscape Concept Planting Palette

## Edible Plants

Below is a list of edible plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
<b>Small Trees</b>					
Mad	<i>Malus domestica</i>	Apple	3m x 3m	100L	-
Pyc	<i>Prunus cerasifera</i>	Cherry Plum	5m x 5m	100L	-
PrpA	<i>Prunus persica</i> 'Anzac'	Australian Peach	4m x 4m	100L	-
PrsAB	<i>Prunus salicina</i> 'Angelina Burdett'	Plum	4-10m x 2-4m	100L	-
<b>Large Shrubs</b>					
Cil	<i>Citrus limon</i> 'Meyer'	Meyer Lemon	3m x 2m	25L/300mm	1.5/m <sup>2</sup>
Fes	<i>Feijoa sellowiana</i>	Pineapple Guava	4m x 2m	25L/300mm	1.5/m <sup>2</sup>
Mia	<i>Microcitrus australasica</i>	Finger Lime	4m x 2m	25L/300mm	1.5/m <sup>2</sup>
<b>Small Shrubs</b>					
Roo	<i>Rosemarinus officinalis</i>	Rosemary	0.5-1.5m x 1m	5L/200mm	3/m <sup>2</sup>
Vac	<i>Vaccinium corymbosum</i>	Blueberry - Blue Rose	1-2m x 1-2m	5L/200mm	3/m <sup>2</sup>
Cij	<i>Citrus japonica</i>	Kumquat	2-3m x 3m	5L/200mm	3/m <sup>2</sup>
<b>Groundcovers/ Climbers</b>					
Fra	<i>Fragaria ananassa</i>	Strawberry	0.3m H	2.5L/150mm	4/m <sup>2</sup>

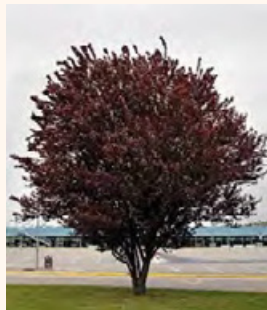
### Small Trees



*Malus domestica*



*Malus domestica* – fruit



*Prunus cerasifera*



*Prunus persica*



*Prunus salicina* - fruit

## Large Shrubs

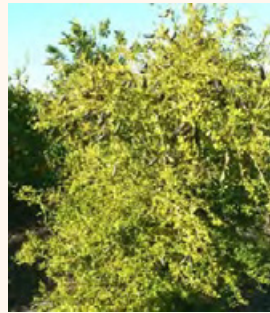
## Groundcovers



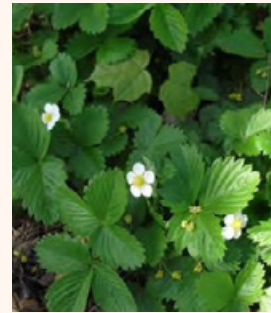
*Citrus limon*



*Feijoa sellowiana*



*Microcitrus australasica*



*Fragaria ananassa*

## Small Shrubs



*Rosemarinus officinalis*



*Vaccinium corymbosum*



*Citrus japonica*

# Landscape Concept Planting Palette

## Native Plants

Below is a list of native plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
<b>Large Shrubs (Hedging)</b>					
BNm	<i>Banksia marginata</i>	Silver Banksia	5m x 3m	25L/300mm	1.5/m <sup>2</sup>
BNsp	<i>Banksia spinulosa</i>	Hairpin Banksia	3m x 3m	25L/300mm	1.5/m <sup>2</sup>
Cbf	<i>Callistemon 'Great Balls of Fire'</i>	Bottlebrush	2m x 2m	25L/300mm	1.5/m <sup>2</sup>
Ckp	<i>Callistemon 'King's Park Special'</i>	Bottlebrush	2-4m x 3-4m	25L/300mm	1.5/m <sup>2</sup>
Cra	<i>Callistemon viminalis 'Red Alert'</i>	Creek Bottlebrush	4m x 2m	25L/300mm	1.5/m <sup>2</sup>
Gpp	<i>Grevillea 'Poorinda Peter'</i>	Poorinda Peter Grevillea	3m x 4m	25L/300mm	1.5/m <sup>2</sup>
Gpq	<i>Grevillea 'Poorinda Queen'</i>	Poorinda Queen Grevillea	3m x 4m	25L/300mm	1.5/m <sup>2</sup>
Gho	<i>Grevillea 'Red Hooks'</i>	Red Hooks Grevillea	3m x 4m	25L/300mm	1.5/m <sup>2</sup>
<b>Small Shrubs</b>					
Anf	<i>Anigozanthus 'Bush Gem'</i>	Kangaroo Paw	0.6m x 1m	5L/200mm	3/m <sup>2</sup>
Bkl	<i>Baeckea linifolia</i>	Flax-leaf Heath Myrtle	1-2.5m x 0.5-2m	5L/200mm	3/m <sup>2</sup>
Gco	<i>Grevillea confertifolia</i>	Dense-leaf Grevillea	2m x 1-2m	5L/200mm	3/m <sup>2</sup>
Gla	<i>Grevillea lanigera</i>	Wooly Grevillea	0.5-1m x 1-2m	5L/200mm	3/m <sup>2</sup>
Wab	<i>Westingia sp. 'Aussie Box'</i>	Coast Rosemary	1.5m x 1.5m	5L/200mm	3/m <sup>2</sup>
<b>Small Shrubs (Hedging to Frontage)</b>					
Cvc	<i>Callistemon viminalis 'Captain Cook'</i>	Bottlebrush		5L/200mm	3/m <sup>2</sup>
Etm	<i>Philotheca myoporoides</i>	Long-leaf Waxflower	1.5-2m x 2m	5L/200mm	3/m <sup>2</sup>
Gba	<i>Grevillea baueri</i>	Bauer's Grevillea	0.6-1.5m x 2m	5L/200mm	3/m <sup>2</sup>
Wew	<i>Westingia fruticosa 'Grey Box'</i>	Coastal Rosemary	2m x 4m	5L/200mm	3/m <sup>2</sup>
<b>Groundcover/Climbers</b>					
Acc	<i>Acacia cognata 'limelight'</i>	Dwarf River Wattle	0.5m x 1m	2.5L/150mm	4/m <sup>2</sup>
Asfp	<i>Astartea fascicularis</i>	Winter Pink	0.3m x 1.5m	2.5L/150mm	4/m <sup>2</sup>
BNsp	<i>Banksia spinulosa 'Birthday Candle'</i>	Birthday Candle Banksia	0.5m x 1.5m	2.5L/150mm	4/m <sup>2</sup>
BRm	<i>Brachyscome multifida</i>	Rock Daisy	0.3m x 1.5m	2.5L/150mm	4/m <sup>2</sup>
Coc	<i>Convolvulus cneorum</i>	Bush Morning Glory	0.6m x 1m	2.5L/150mm	4/m <sup>2</sup>
Gbr	<i>Grevillea sp. 'Bronze Rambler'</i>	Bronze Rambler Grevillea	0.3m x 2m	2.5L/150mm	4/m <sup>2</sup>

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
Hav	<i>Hardenbergia violacea</i>	Purple Coral Pea	3m x 1m	2.5L/150mm	4/m <sup>2</sup>
Myp	<i>Myoporum parvifolium</i>	Creeping Boobiolla	0.2m x 2m	2.5L/150mm	4/m <sup>2</sup>
RHs	<i>Rhagodia spinescens</i> 'Aussie Flat Bush'	Aussie Flat Bush	0.3-0.5m x 1m	2.5L/150mm	4/m <sup>2</sup>
Vih	<i>Viola hederacea</i>	Australian Native Violet	0.1m x 0.5m	2.5L/150mm	4/m <sup>2</sup>
Grasses					
Dlc					
Dic	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	0.7m x 1m	Growtube	6/m <sup>2</sup>
DIl	<i>Dianella longifolia</i>	Pale Flax Lily	0.6m x 0.4m	Growtube	6/m <sup>2</sup>
Dlr	<i>Dianella revoluta</i>	Black Anther Flax Lily	0.5m x 0.5m	Growtube	6/m <sup>2</sup>
Dlt	<i>Dianella tasmanica</i>	Blue Flax Lily	0.7m x 1m	Growtube	6/m <sup>2</sup>
LDIC	<i>Lomandra longifolia</i> 'Cassica'	Cassica Mat Rush	1.2m x 0.8m	Growtube	6/m <sup>2</sup>
LDIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	0.5m x 0.5m	Growtube	6/m <sup>2</sup>
POAIE	<i>Poa labillardieri</i>	Tussock Grass	0.6m x 0.4m	Growtube	6/m <sup>2</sup>
THt	<i>Themeda triandra</i>	Kangaroo Grass	1m x 0.5m	Growtube	6/m <sup>2</sup>

## Large Shrubs (Hedging)



*Banksia marginata*



*Banksia spinulosa*



*Callistemon 'Balls of Fire'*



*Callistemon 'Kings Park'*



*Callistemon 'Red Alert'*



*Grevillea 'Poorinda Peter'*



*Grevillea 'Poorinda Queen'*



*Grevillea 'Red Hooks'*

## Small Shrubs



*Angiozanthus 'Bush Gem'*



*Baeckea linifolia*



*Grevillea confertifolia*



*Grevillea lanigerav*

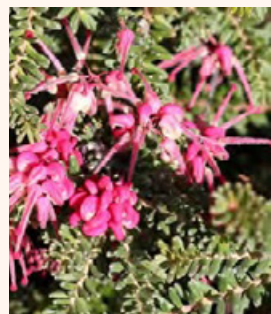
## Small Shrubs (Hedging to Frontage)



*Callistemon viminalis*



*Philotheca myoproides*



*Grevillea baueri*



*Westringia 'Grey Box'*

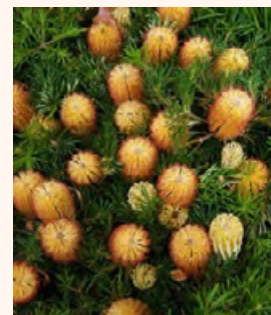
## Groundcover/Climbers



*Acacia cognata 'Limelight'*



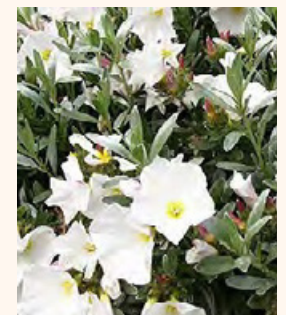
*Astartea fascicularis*



*Banksia 'Birthday Candles'*



*Brachyscome multifida*



*Convolvulus cneorum*



*Grevillea 'Bronze Rambler'*



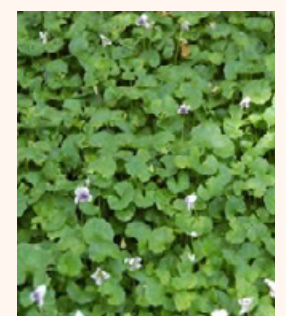
*Hardenbergia violacea*



*Myoporum parvifolium*



*Rhagodia spinescens*

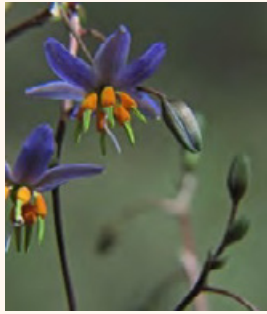


*Viola hederacea*

## Grasses



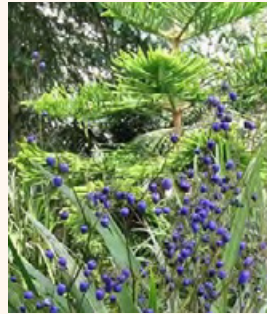
*Camellia sasanqua*



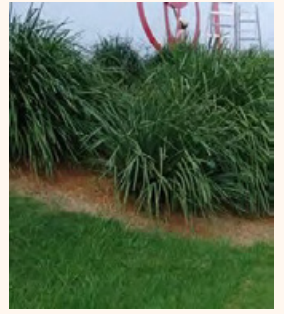
*Cupressus sp.*



*Michelia figo*



*Thuja sp.*



*Viburnum tinus*



*Lomandra 'Tanika'*



*Poa labillardieri*



*Themeda triandra*

# Landscape Concept Planting Palette

## Exotic Plants

Below is a list of exotic plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
<b>Small trees/Large Shrubs</b>					
Acb	<i>Acer buergeranum</i>	Trident Maple	5m x 3m	100L	
Acj	<i>Acer japonicum</i>	Japanese Maple	5m x 5m	100L	
Cil	<i>Citrus x Lemon</i>	Lemon	-	25L/300mm	1.5/m <sup>2</sup>
Cra	<i>Cordyline Australis</i>	Cabbage Tree	2m x 1.5m	5L/200mm	3/m <sup>2</sup>
CNc	<i>Cornus capitata</i>	Evergreen Dogwood	3m x 3m	25L/300mm	1.5/m <sup>2</sup>
Dyk	<i>Diospyros kaki</i>	Japanese Persimmon	6-8m x 6m	100L	-
Dia	<i>Dicksonia antarctica</i>	Soft Tree Fern	2-4m x 2.5m	25L/300mm	-
Kop	<i>Koelreuteria paniculata</i>	Golden Rain Tree	5m x 8m	100L	-
Lai	<i>Lagerstroemia indica</i>	Crepe Myrtle	3m x 2m	25L/300mm	-
MGI	<i>Magnolia grandiflora</i> 'Little Gem'	-	6m x 3m	100L	-
Mgso	<i>Magnolia soulangeana</i>	Saucer Magnolia	4m (h)	100L	-
Mgst	<i>Magnolia stellata</i>	Star Magnolia	4-6m x 4.5m	100L	-
Pcp	<i>Prunus cerasifera</i> 'Pissardii'	Cherry Plum	5m x 5m	100L	-
Pcs	<i>Prunus cerasifera</i> 'Spire'	Black Cherry Plum	6m x 2m	100L	-
Pyc	<i>Pyrus calleryana</i>	Ornamental Pear	11m x 4m	100L	-
<b>Large Shrubs (Hedging)</b>					
CAMs	<i>Camellia sasanqua</i>	Sasanqua Camellia	4m x 3m	25L/300mm	1.5/m <sup>2</sup>
Cup	<i>Cupressus</i> sp.	Cypress Sp.	-	25L/300mm	-
Eiv	<i>Escallonia</i> sp. 'Iveyi'	Escallonia	3m x 3m	25L/300mm	1.5/m <sup>2</sup>
Mlf	<i>Michelia figo</i>	Port Wine Magnolia	2m x 2m	25L/300mm	1.5/m <sup>2</sup>
Pitt	<i>Pittosporum tenuifolium</i> 'Green Pillar'	Pittosporum	3m x 2m	25L/300mm	1.5/m <sup>2</sup>
Pla	<i>Prunus laurocerasus</i>	Cherry Laurel	5m x 3m	25L/300mm	-
Plu	<i>Prunus lusitanica</i>	Portugese Laurel	4m x 2m	25L/300mm	-
THj	<i>Thuja</i> Sp.	Cedar Sp.	-	25L/300mm	-
VIO	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4-6m x 4m	25L/300mm	1.5/m <sup>2</sup>
VIT	<i>Viburnum tinus</i>	Lauristinus	3m x 3m	25L/300mm	1.5/m <sup>2</sup>

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
<b>Small Shrubs</b>					
Azs	Azalea sp.	Azalea		5L/200mm - 25L/300mm	3/m <sup>2</sup>
Bey	Beschorneria yuccoides	Mexican Lily	1-1.5m x 1-2m	25L/300mm	-
Epp	Escallonia sp. 'Pink Pixie'	Escallonia	0.8m x 0.8m	5L/200mm	3/m <sup>2</sup>
LVA	Lavandula angustifolia	White English Lavender	0.3m x 0.3m	5L/200mm	3/m <sup>2</sup>
LOn	Lonicera nitida	Dwarf Honeysuckle	2m x 3m	25L/300mm	1.5/m <sup>2</sup>
NNn	Nandina domestica 'Nana'	Dwarf Screen Bamboo	0.3m x 2m	5L/200mm	3/m <sup>2</sup>
<b>Small Shrubs (Hedging to Frontage)</b>					
ABg	Abelia grandiflora	Glossy Abelia	1.5m x 1.2m	5L/200mm	3/m <sup>2</sup>
BUs	Buxus sempervirens	English Box	2m x 1m	5L/200mm	3/m <sup>2</sup>
CYt	Choisya ternata	Mexican Orange Blossom	1.5m x 1.5m	25L/300mm	1.5/m <sup>2</sup>
Erk	Escallonia sp. 'Red Knight'	Escallonia	1.5m x 1.5m	25L/300mm	1.5/m <sup>2</sup>
GAf	Gardenia augusta 'Florida'	Gardenia Florida	1-1.5m x 1m	5L/200mm	3/m <sup>2</sup>
<b>Groundcovers/Climbers</b>					
AJr	Ajuga reptans	Common Bugle	0.1m x 0.3m	2.5L/150mm	4/m <sup>2</sup>
COPk	Coprosma x kirkii	Mirror Plant	0.6m x 1m	2.5L/150mm	4/m <sup>2</sup>
HEc	Hedera canariensis (green form only)	Canary Island Ivy	n/a	2.5L/150mm	4/m <sup>2</sup>
HYc	Hypericum calycinum	Aaron's Beard	0.3m x 0.5m	2.5L/150mm	4/m <sup>2</sup>
RSI	Rosmarinus lavandulaceus	Creeping Rosemary	0.3m x 0.3m	2.5L/150mm	4/m <sup>2</sup>
TRj	Trachelospermum jasminoides	Chinese Star Jasmine	n/a	2.5L/150mm	4/m <sup>2</sup>
Vla	Vitis amurensis	Ornamental Grape Vine	n/a	2.5L/150mm	-
<b>Grasses</b>					
LIEg	Liriope 'Evergreen Giant'	Evergreen Giant Lily	0.4m x 0.7m	Growtube	6/m <sup>2</sup>
Opn	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	0.2m x 0.8m	Growtube	6/m <sup>2</sup>

## Grasses



*Liriope 'Evergreen Giant'*



*Ophiopogon 'Nigrescens'*

## Small Trees/ Large Shrubs



*Acer buergeranum*



*Acer japonicum*



*Citrus x limon*



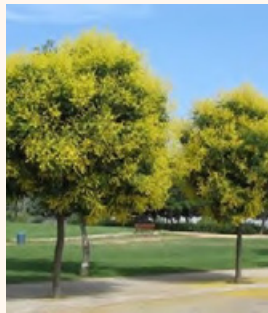
*Cordyline australis*



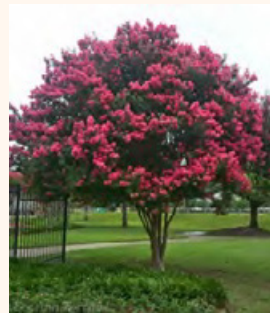
*Cornus capitata*



*Diospyros kaki*



*Koelreuteria paniculata*



*Lagerstroemia indica*



*Magnolia grandiflora*



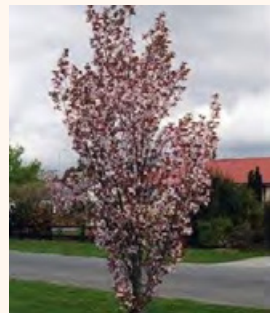
*Magnolia soulangeana*



*Magnolia stellata*



*Prunus cerasifera 'Pissardii'*



*Prunus cerasifera 'Spire'*



*Ptrus calleryana*

## Large Shrubs (Hedging)



*Camellia sasanqua*



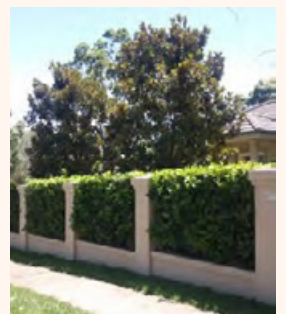
*Cupressus sp.*



*Michelia figo*

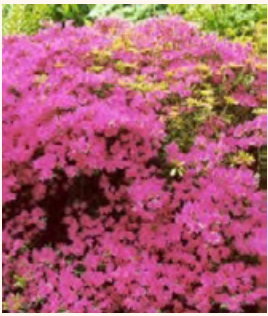


*Thuja sp.*



*Viburnum tinus*

Small Shrubs



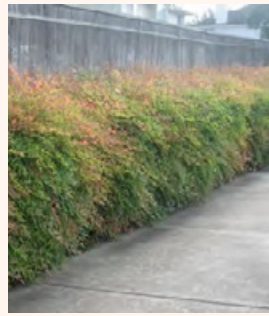
*Camellia sasanqua*



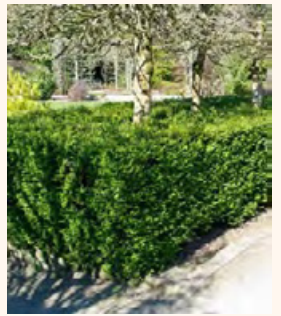
*Cupressus sp.*



*Michelia figo*



*Thuja sp.*

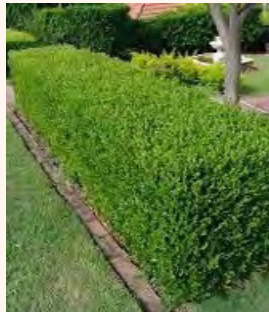


*Viburnum tinus*

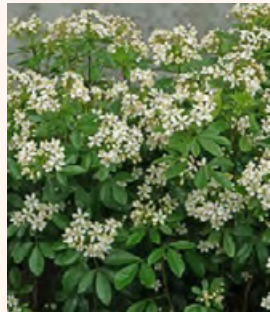
Small Shrubs (Hedging to Frontage)



*Abelia grandiflora*



*Buxus sempervirens*



*Choisya ternata*



*Gardenia augusta*

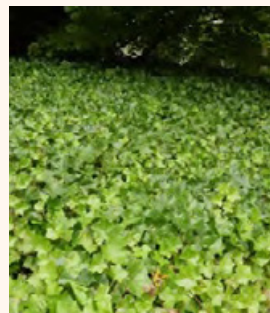
Groundcover/Climbers



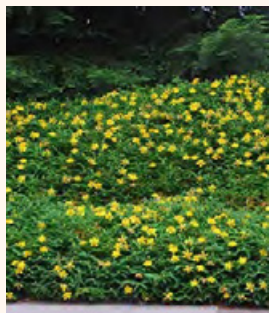
*Ajuga reptans*



*Coprosma x 'Kirkii'*



*Hedera canariensis*



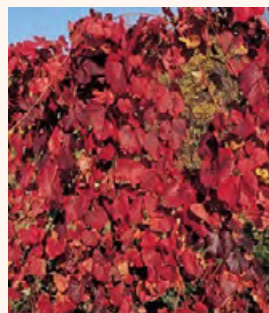
*Hypericum calycinum*



*Rosmarinus lavandulaceus*



*Trachelospermum sp.*



*Vitis amurensis*

# Pest Plant List

## Not for use at Ginninderry

Botanical Name	Common Name	Reason
<i>Acacia baileyana</i>	Cootamundra Wattle	Pest Plants and Animals (Pest Plants) Declaration 2005
<i>Acer negundo</i>	Box Elder	Highly invasive plant species detrimental to native conservation areas
<i>Ailanthus altissima</i>	Tree of Heaven	Declared pest plant of the ACT
<i>Alnus glutinosa</i>	Black Alder	Declared pest plant of the ACT
<i>Alternanthera philoxeroides</i>	Alligator Weed	Declared pest plant of the ACT
<i>Andropogon gayanus</i>	Gamba Grass	Declared pest plant of the ACT
<i>Annona glabra</i>	Pond Apple	Declared pest plant of the ACT
<i>Anredera cordifolia</i>	Madeira Vine	Declared pest plant of the ACT
<i>Araujia sericifera</i>	Moth Plant	Highly invasive plant species detrimental to native conservation areas
<i>Asparagus aethiopicus</i>	Ground Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus africanus</i>	Climbing Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus asparagoides</i>	Bridal Creeper	Declared pest plant of the ACT
<i>Asparagus asparagoides</i> Western Cape Form	Bridal Creeper – Western Cape Form	Declared pest plant of the ACT
<i>Asparagus declinatus</i>	Bridal Veil	Declared pest plant of the ACT
<i>Asparagus plumosa</i>	Climbing Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus scandens</i>	Asparagus Fern	Declared pest plant of the ACT
<i>Asphodelus fistulosus</i>	Onion Weed	Highly invasive plant species detrimental to native conservation areas
<i>Austrocylindropuntia</i> (ALL species)	Coral Cacti	Declared pest plant of the ACT
<i>Cabomba caroliniana</i>	Cabomba (aquatic)	Declared pest plant of the ACT
<i>Carduus nutans</i>	Nodding Thistle	Declared pest plant of the ACT
<i>Carduus pycnocephalus</i>	Slender Thistle	Declared pest plant of the ACT
<i>Carduus tenuiflorus</i>	Slender Thistle	Declared pest plant of the ACT
<i>Carthamus lanatus</i>	Saffron Thistle	Declared pest plant of the ACT
<i>Celtis australis</i>	Nettle Tree	Declared pest plant of the ACT

Botanical Name	Common Name	Reason
<i>Centaurea maculosa</i>	Spotted Knapweed	Declared pest plant of the ACT
<i>Chrysanthemoides monilifera</i>	Bitou Bush / Boneseed	Declared pest plant of the ACT
<i>Cortaderia jubata</i>	Pampas Grass	Declared pest plant of the ACT
<i>Cortaderia seloana</i>	Pampas Grass	Declared pest plant of the ACT
<i>Cotoneaster franchettii</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster pannosus</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster salicifolius</i>	Willow-leaf Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster simonsii</i>	Cotoneaster	Declared pest plant of the ACT
<i>Crataegus monogyna</i>	Hawthorn	Declared pest plant of the ACT
<i>Cryptostegia grandiflora</i>	Rubber Vine	Declared pest plant of the ACT
<i>Cylindropuntia</i> (ALL species)	Pear Cacti	Declared pest plant of the ACT
<i>Cytisus</i> (ALL species)	Broom species	Declared pest plant of the ACT
<i>Echium plantagineum</i>	Paterson's Curse	Declared pest plant of the ACT
<i>Echium vulgare</i>	Viper's Bugloss	Declared pest plant of the ACT
<i>Eichornia crassipes</i>	Water Hyacinth	Declared pest plant of the ACT
<i>Elodea candensis</i>	Elodea (aquatic plant)	Declared pest plant of the ACT
<i>Equisetum</i> species	Horsetail	Declared pest plant of the ACT
<i>Eragrostis curvula</i>	African Love Grass	Declared pest plant of the ACT
<i>Erica lusitanica</i>	Spanish Heath	Pest Plants and Animals (Pest Plants) Declaration 2005
<i>Gazania rigens</i>	Gazania	Highly invasive plant species detrimental to native conservation areas
<i>Genista</i> (ALL species)	Broom species	Declared pest plant of the ACT
<i>Gymnocoronis spilanthoides</i>	Senegal Tea Plant	Declared pest plant of the ACT
<i>Hedera helix</i>	English Ivy	Declared pest plant of the ACT
<i>Hieracium aurantiacum</i>	Orange Hawkweed	Declared pest plant of the ACT
<i>Hieracium pilosella</i>	Mouse-ear Hawkweed	Declared pest plant of the ACT
<i>Hymenachne amplexicaulis</i>	Hymenachne	Declared pest plant of the ACT
<i>Hypericum perforatum</i>	St John's Wort	Declared pest plant of the ACT
<i>Ipomoea purpurea</i>	Morning Glory	Highly invasive plant species detrimental to native conservation areas
<i>Iris pseudacorus</i>	Yellow Flag Iris (aquatic plant)	Declared pest plant of the ACT
<i>Jatropha gossypifolia</i>	Bellyache Bush	Declared pest plant of the ACT
<i>Kochia scoparia</i>	Kochia	Declared pest plant of the ACT
<i>Lagarosiphon major</i>	Lagarosiphon	Declared pest plant of the ACT
<i>Lantana camara</i>	Lantana	Declared pest plant of the ACT

Botanical Name	Common Name	Reason
<i>Leucanthemum vulgare</i>	Ox-eye Daisy	Highly invasive plant species detrimental to native conservation areas. Pest plant of NSW.
<i>Ligustrum lucidum</i>	Broad-leaf privet	Declared pest plant of the ACT
<i>Ligustrum sinense</i>	Narrow-leaf privet	Declared pest plant of the ACT
<i>Limnobium laevigatum</i>	Frogbit (aquatic)	Declared pest plant of the ACT
<i>Lonicera japonica</i>	Japanese Honeysuckle	Declared pest plant of the ACT
<i>Lycium ferocissimum</i>	African Boxthorn	Declared pest plant of the ACT
<i>Macfadyena unguis-cati</i>	Cat's Claw Creeper	Declared pest plant of the ACT
<i>Mimosa pigra</i>	Mimosa	Declared pest plant of the ACT
<i>Miscanthus sinensis</i> (ALL varieties)	Chinese Fairy Grass	Declared pest plant of the ACT
<i>Myriophyllum aquaticum</i>	Parrot's Feather	Declared pest plant of the ACT
<i>Nassella tenuissima</i>	Mexican Feather Grass	Declared pest plant of the ACT
<i>Nassella charruana</i>	Lobed Needlegrass	Declared pest plant of the ACT
<i>Nassella neesiana</i>	Chilean Needle Grass	Declared pest plant of the ACT
<i>Nassella trichotoma</i>	Serrated Tussock	Declared pest plant of the ACT
<i>Olea oleaster</i>	Wild Olive	Highly invasive plant species detrimental to native conservation areas
<i>Onopordum acanthium</i>	Scotch Thistle	Declared pest plant of the ACT
<i>Onopordum illyricum</i>	Illyrian Thistle	Declared pest plant of the ACT
<i>Opuntia</i> (ALL species) (excludes <i>O. ficus-indica</i> )	Prickly Pears	Declared pest plant of the ACT
<i>Parkinsonia aculeata</i>	Parkinsonia	Declared pest plant of the ACT
<i>Parthenium hysterophorus</i>	Parthenium Weed	Declared pest plant of the ACT
<i>Pennisetum setaceum</i>	African Fountain Grass	Declared pest plant of the ACT
<i>Phyllostachys aurea</i>	Yellow Bamboo	Declared pest plant of the ACT
<i>Pinus radiata</i>	Radiata Pine	Declared pest plant of the ACT
<i>Pistia stratiotes</i>	Water Lettuce	Declared pest plant of the ACT
<i>Populus alba</i>	White Poplar	Declared pest plant of the ACT
<i>Populus nigra</i> 'Italica'	Lombardy Poplar	Declared pest plant of the ACT
<i>Prosopis</i> spp.	Mesquite	Declared pest plant of the ACT
<i>Pyracantha angustifolia</i>	Firethorn	Declared pest plant of the ACT
<i>Pyracantha coccinea</i>	Scarlet Firethorn	Declared pest plant of the ACT
<i>Pyracantha fortuneana</i>	Firethorn	Declared pest plant of the ACT
<i>Pyrus calleryana</i>	Ornamental Pear	Emerging pest plant in the ACT
<i>Robinia pseudoacacia</i>	False Acacia	Declared pest plant of the ACT
<i>Rosa rubiginosa</i>	Sweet Briar, Briar Rose	Declared pest plant of the ACT

Botanical Name	Common Name	Reason
Rubus fruticosus (aggregate) All species except for the permitted cultivars:  R. armeniacus and R. ulmifolius species hybrid R. armeniacus species hybrid R. ursinus and R. armeniacus species hybrid	All Blackberry except for the permitted cultivars:  Black Satin, Chester Thornless, Dirksen Loch Ne and Chehale.	Declared pest plant of the ACT
Sagittaria platyphylla	Sagittaria	Declared pest plant of the ACT
Salix ALL species of willow, except for the permitted species:  Salix babylonica S. babylonica S. caladendron S. reichardtii	All Willows except for the permitted species:  Weeping Willow Weeping Willow Pussy Willow Sterile Pussy Willow	Declared pest plant of the ACT
Salvinia molesta	Salvinia	Declared pest plant of the ACT
Senecio madagascariensis	Fireweed	Declared pest plant of the ACT
Solanum elaeagnifolium	Silverleaf Nightshade	Declared pest plant of the ACT
Solanum sisymbriifolium	Sticky Nightshade	Highly invasive plant species detrimental to native conservation areas
Sorbus sp.	Service Tree, Rowan	Declared pest plant of the ACT
Spartium junceum	Spanish Broom	Declared pest plant of the ACT
Tamarix aphylla	Athel Pine	Declared pest plant of the ACT
Toxicodendron succedaneum	Rhus Tree	Declared pest plant of the ACT
Tradescantia spp.	Wandering Jew, Purple Heart	Highly invasive plant species detrimental to native conservation areas
Ulex europaeus	Gorse	Declared pest plant of the ACT
Vinca major	Periwinkle	Declared pest plant of the ACT
Xanthium occidentale	Noogoora Burr	Declared pest plant of the ACT
Xanthium spinosum	Bathurst Burr	Declared pest plant of the ACT
Zantedeschia aethiopica	Arum Lily	Highly invasive plant species detrimental to native conservation areas
Landscaping Plant Species		
Agapanthus species	Agapanthus	Multiple varieties where the seed is easily distributed and forms dense monocultures in conservation areas
Nandina domestica	Sacred Bamboo	Berries toxic to birds, seed easily distributed into the conservation zone
Photinia species	Photinia	Seed easily distributed into conservation zone
Wisteria sinensis	Chinese Wisteria	Spread by seed, particularly along established waterways



Housing Development  
Requirements  
Application Form

# Design Application Form

Please fill in and submit to [designs@ginninderry.com](mailto:designs@ginninderry.com)

(A Design re-submission administration fee will apply after the 1<sup>st</sup> approval)

## Property details

Block/ Section	
Block size	

## Purchaser details

Name	
Phone	
Mobile	
Email	

## Designer details

Name	
Company	
Phone	
Mobile	
Email	

## Builder details

Name	
Company	
Phone	
Mobile	
Email	

### Contact us:

E: [designs@ginninderry.com](mailto:designs@ginninderry.com)

P: 1800 316 900

## Required documentation:

### 1. Site plan @ 1:200

- Overall Building Footprint with setback dimensions to the boundaries
- North point site contours
- Services and Easements
- Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
- Extent of retaining walls
- Location and dimensions of (PPOS)
- Finished floor levels for the house and garage
- Area schedule of the dwelling including block size / POS / PPOS / all GFA / Garage / carports / hardstands

### 2. Sediment and Erosion Control Plan @ 1:200

### 3. Floor Plans @ 1:100

- Fully dimensioned floor plan for each level
- Show all room names
- All internal walls / doors
- Finished levels
- Area schedule

### 4. Elevations @ 1:100

- North / South / East / West
- NGL & FGL
- FFL / FCL
- Roof Pitch
- Extent of Cut and Fill

### 5. Sections @ 1:100

- Section A-A
- Section B-B
- NGL & FGL
- All structure / internal walls
- Extent of Cut and Fill and retaining walls

### 6. Roof Plan @ 1:100

- Roof pitches
- Eaves depths
- Solar panel location
- Roof material & colour

### 7. Planting / Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas

### 8. External Colours and Finishes Schedule

- Front façades @ 1:100
- Identify all front façade materials and colours
- Schedule or a table specification and image of proposed materials (if alternate from the pre-approved finishes)

### 9. NatHERS EER Certificate

- NatHERS energy efficiency rating report and certificate generated by NatHERS approved software package
- NatHERS stamped plans

### 10. Sustainability Schedule

# Minimum Documentation Requirements

The following minimum documentation is required for the first Design Review submission:

- **Design Application Form** - listing purchaser, designer and builder contact details.
- **Site plan – 1:200**
  - Overall Building Footprint with setback dimensions to the
  - boundaries
  - North point
  - Site contours
  - Services and Easements
  - Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
  - Extent of retaining walls
  - Location and dimensions of (PPOS)
  - Finished floor levels for the house and garage
  - Area schedule of the dwelling including block size / POS/ PPOS / all GFA / Garage / carports / hardstands
- **Floor Plans – 1:100**
  - Fully dimensioned floor plan for each level
  - Show all room names
  - All internal walls / doors
  - Finished levels
  - Area schedule
- **Elevations – 1:100**
  - North/South/East/West
  - Natural Ground Level & Finished Ground Level
  - Finished Floor & Ceiling Levels
  - Roof Pitch
  - Eave/Awning/Sunhood Dimensions
  - Extent of cut/fill and all retaining walls (required where level change is more than 0.5m)
- **Sections – 1:100 – minimum two**
  - Section A-A
  - Section B-B
  - Natural Ground Level & Finished Ground Level
  - All structure/internals walls
  - Extent of cut/fill and all retaining walls (required where level change is more than 0.5m)
- **Roof Plan – 1:100**
  - Roof Pitches
  - Eaves Depths
  - Solar Panel Size and Location
  - Roof Material and Colour
- **Fencing Plan – 1:200**
  - All side and rear fencing – location, colour and material
  - All front courtyard fencing – location, colour and material
  - Mailbox – location, colour and material
  - Retaining walls – location, colour and material
  - Area schedule of soft planting zone / canopy cover / paved or non-permeable areas
- **Sediment & Erosion Control Plan – 1:200**

Following your first Design Review and after addressing all comments and requirements, the full design submission for Ginninderry Design Approval must include all items listed above in addition to the below listed items:

**External Colours & Finishes Schedule**


- All facades must identify all materials and colours
- Must be consistent with Ginninderry External Colours & Finishes Schedule (also required).
- **NatHERs Certificate**
  - NatHERS energy efficiency rating report and certificate
  - generated by NatHERS approved software package
  - NatHERS stamped plans
- **Sustainability Schedule**
  - Completed form, all fields are required.





Please contact us at [designs@ginninderry.com](mailto:designs@ginninderry.com),  
1800 316 900 or visit [ginninderry.com](http://ginninderry.com)

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**ACT**  
Government

**Suburban Land**  
Agency



**RIVERVIEW**  
GROUP

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