Macnamara
Village

Block Planning Controls Plan

Macnamara





KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	1
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
B	AM	DC	DC	22/09/26
C	AM	DC	DC	01/10/26

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 UPLIFTS. 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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F—C

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	43
BLOCK	1
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
B	AM	DC	DC	22/09/26
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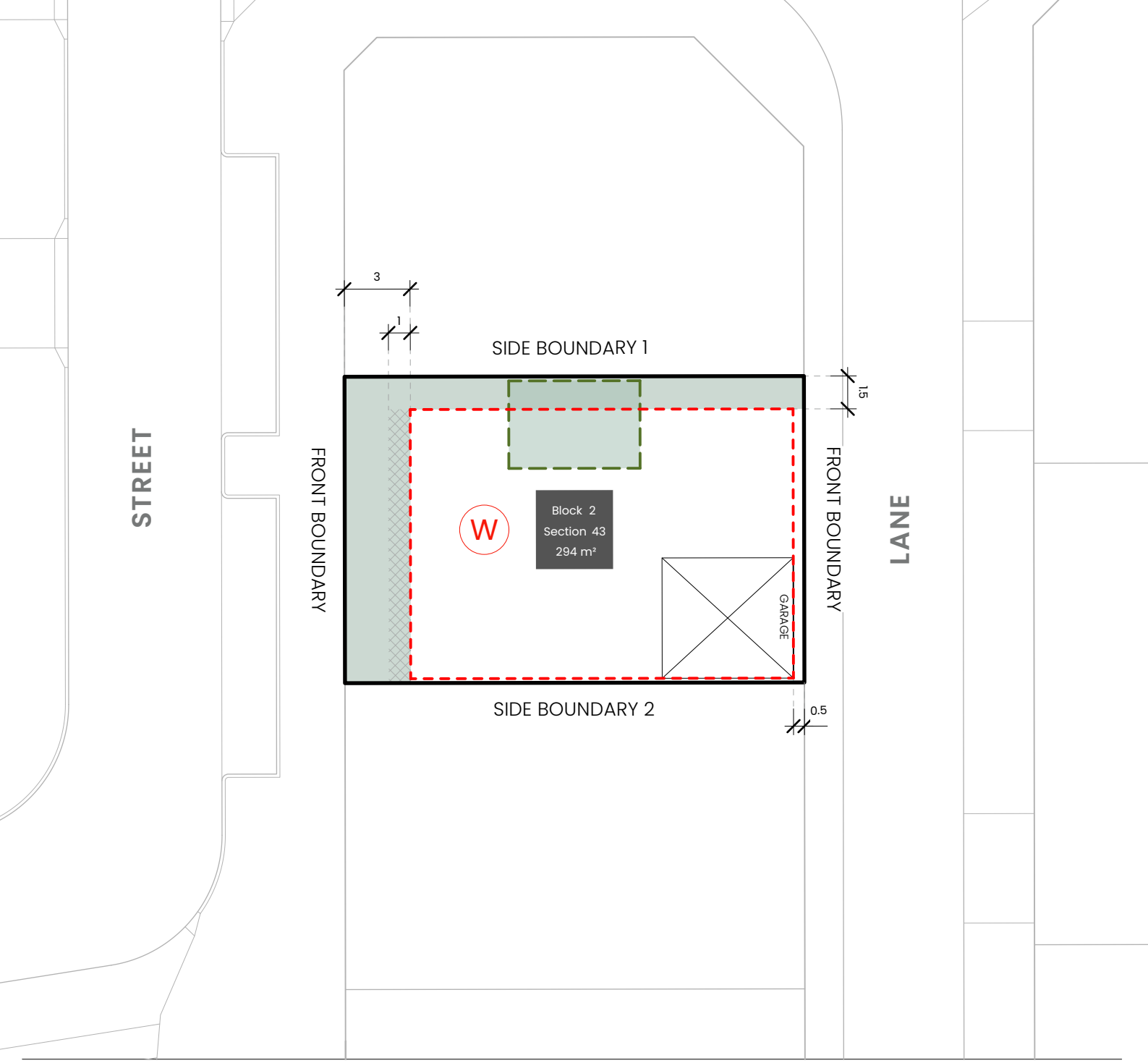
SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

W

Water tank requirements

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

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	2
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
B	AM	DC	DC	22/09/26
C	AM	DC	DC	01/10/26

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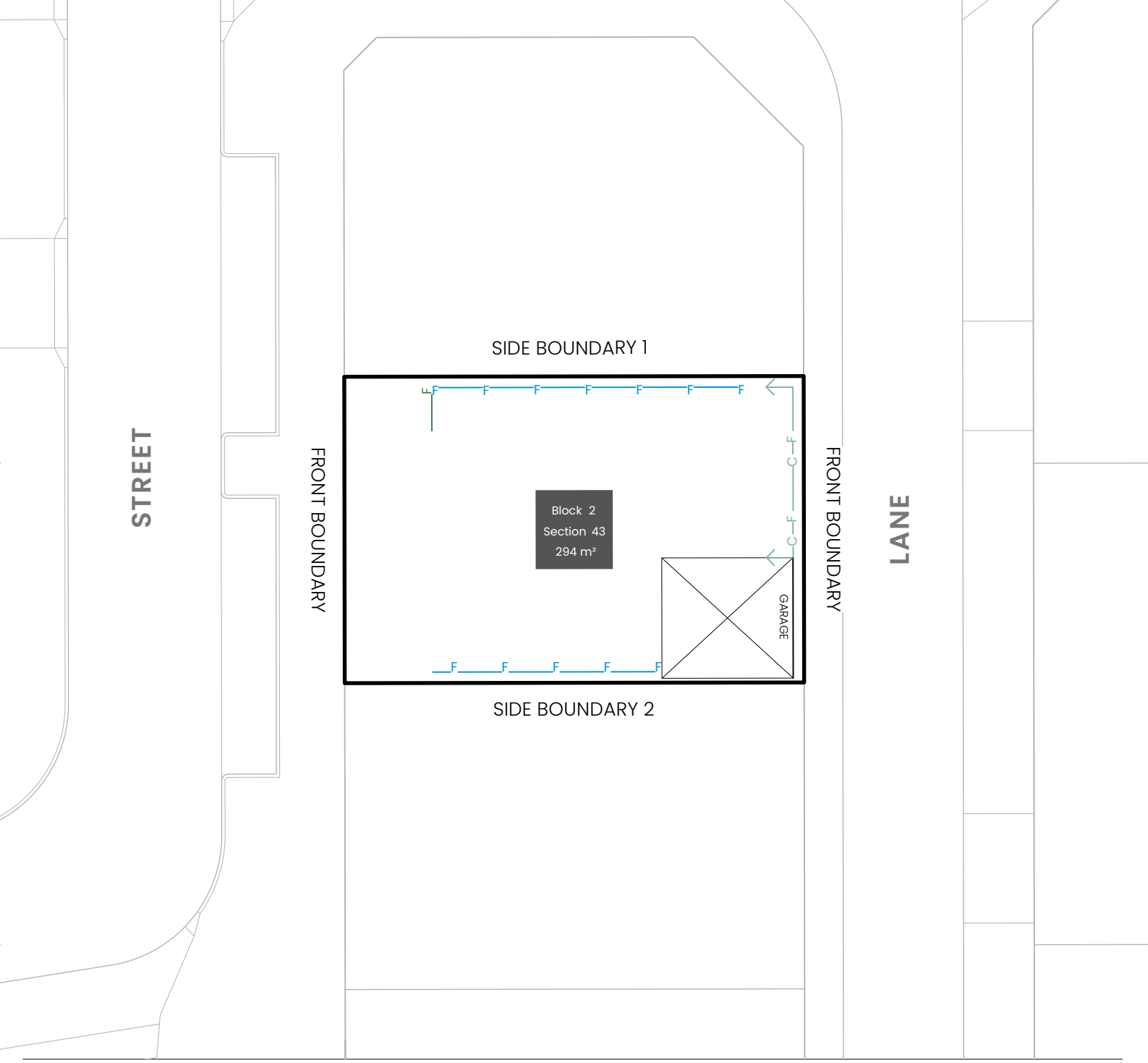
SCALE
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0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F—C

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	43
BLOCK	2
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
B	AM	DC	DC	22/09/26
C	AM	DC	DC	01/10/26

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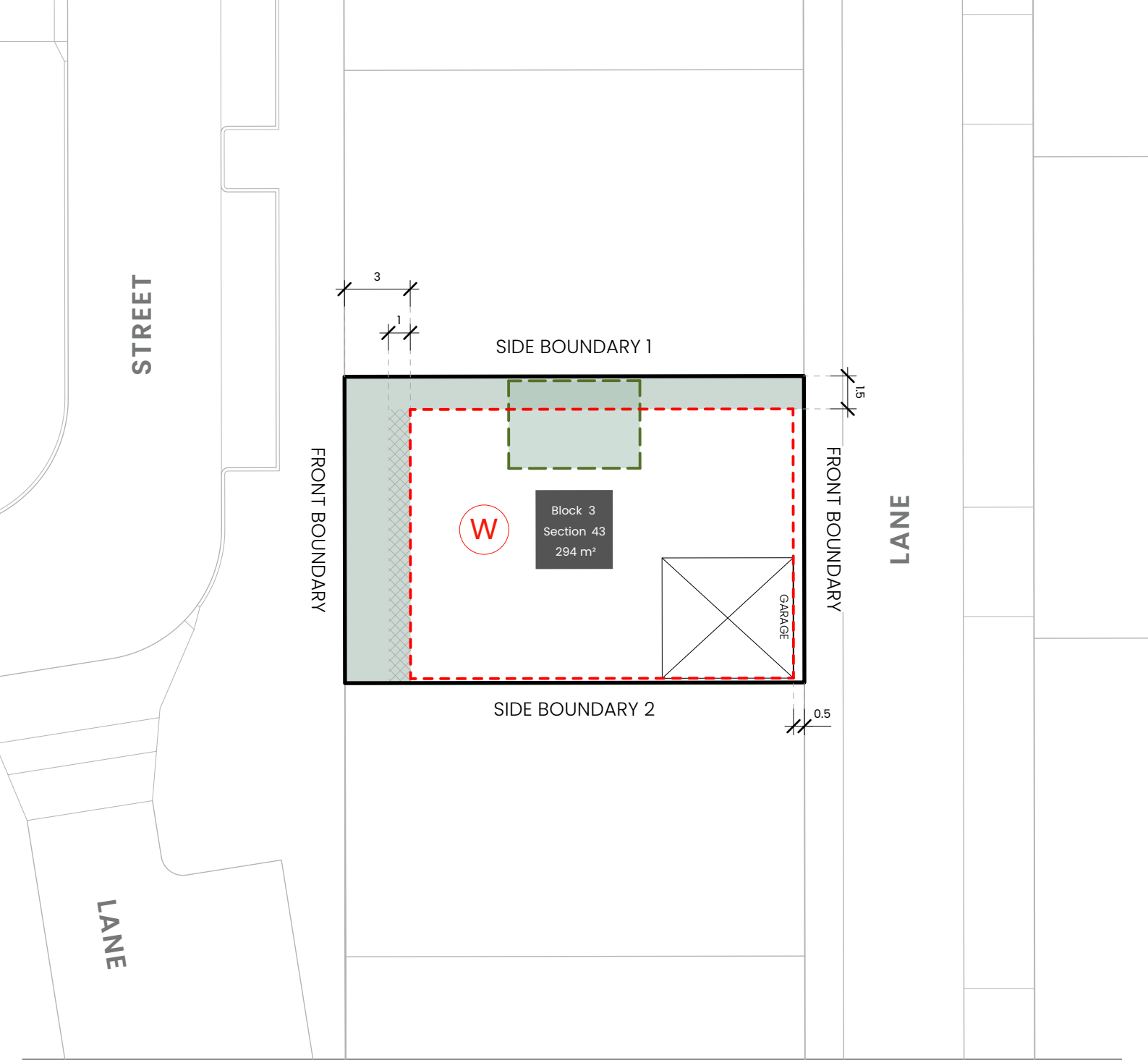
SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

W

Water tank requirements

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

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	3
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F—C

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	43
BLOCK	3
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

W

Water tank requirements

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

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	4
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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.

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Return Boundary Fencing to Building Line or Side Fence

F——F

Street facing side gate/fence:

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

F—C

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	43
BLOCK	4
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
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SCALE

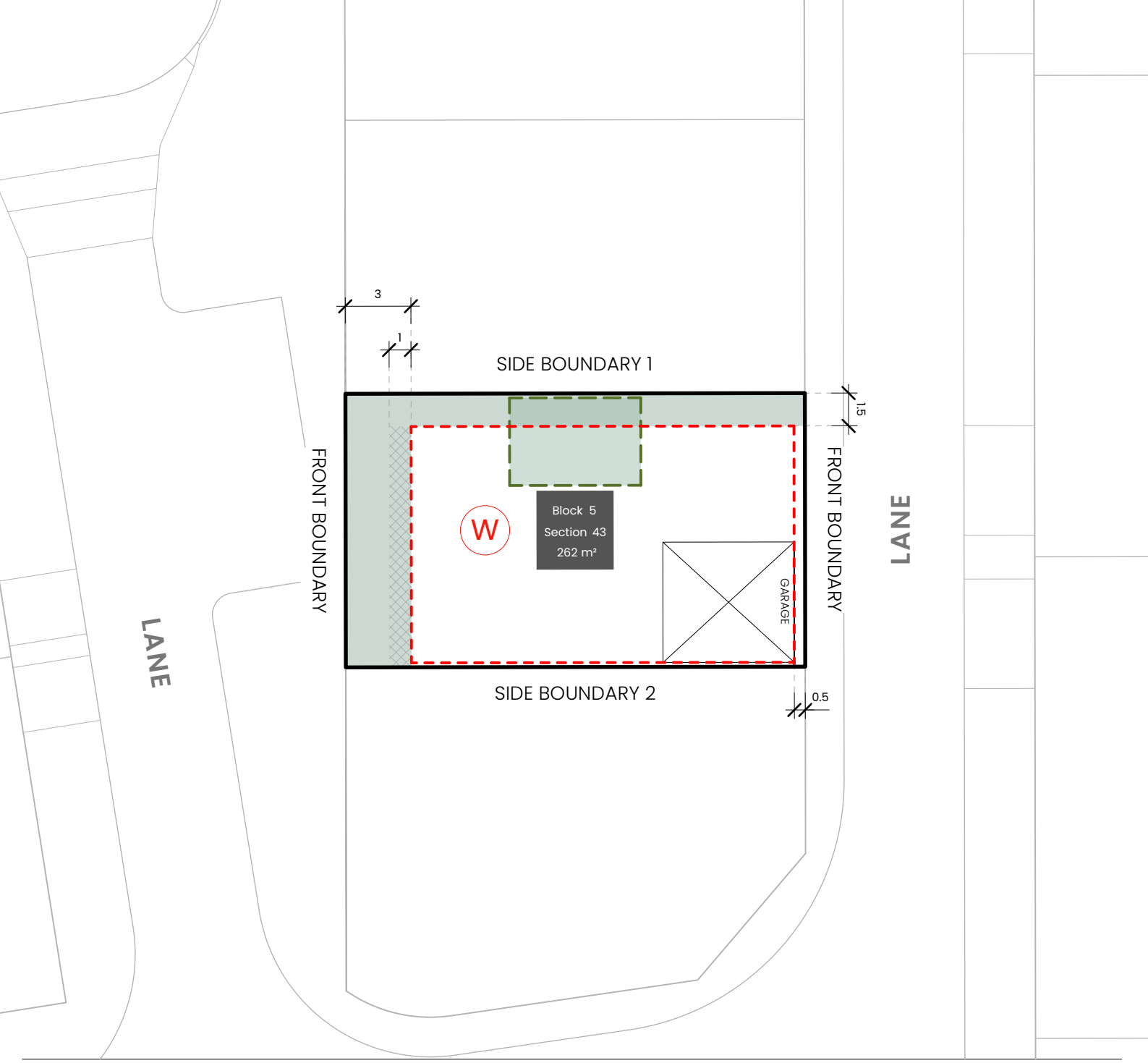
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0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

W

Water tank requirements

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

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	5
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
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C	AM	DC	DC	01/10/26

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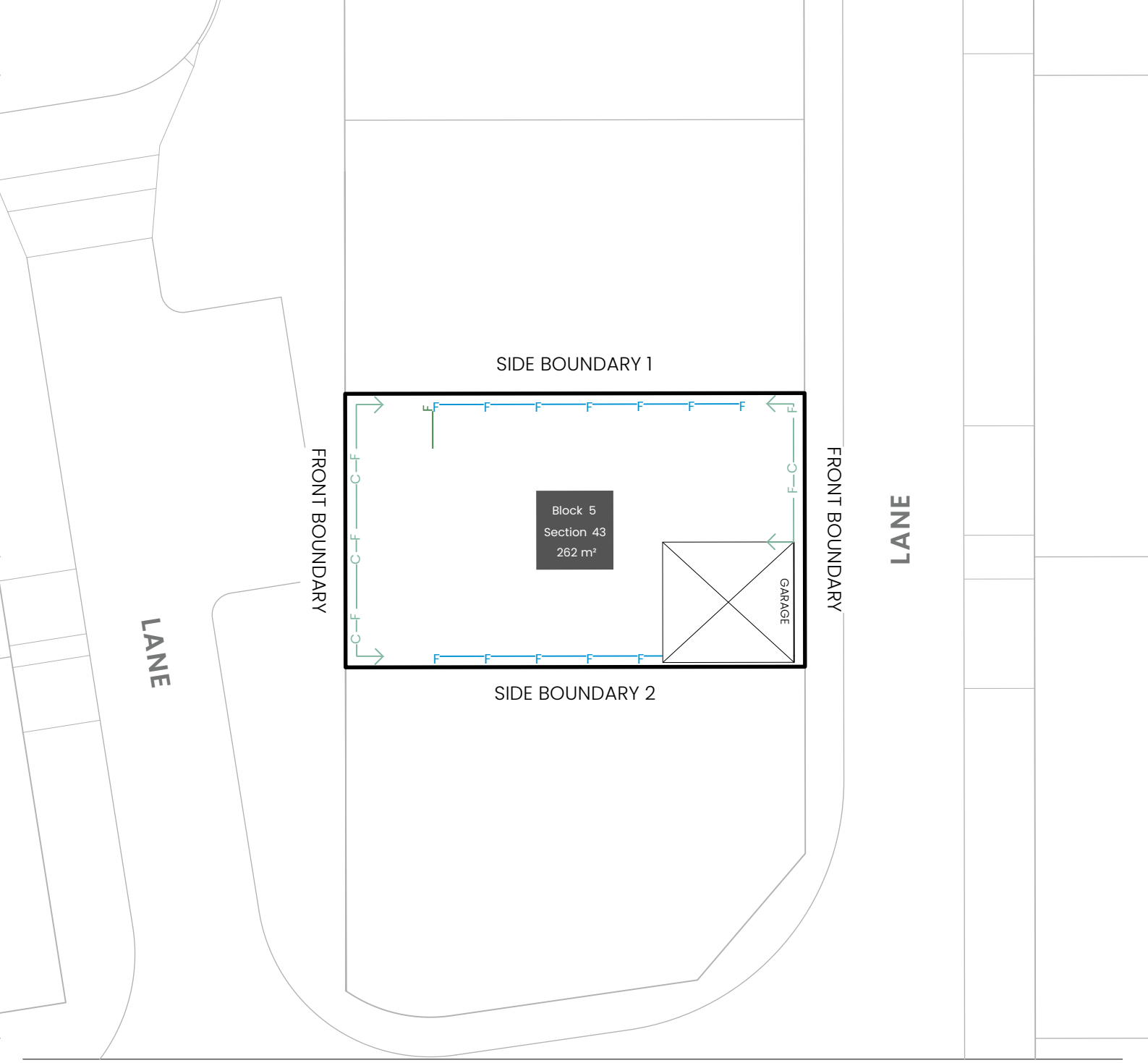
SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F—C

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	43
BLOCK	5
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	21/09/26
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	6
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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.

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Return Boundary Fencing to Building Line or Side Fence

F——F

Street facing side gate/fence:

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

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Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

Construction and Finish

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Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	43
BLOCK	6
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
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C	AM	DC	DC	01/10/26

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SCALE

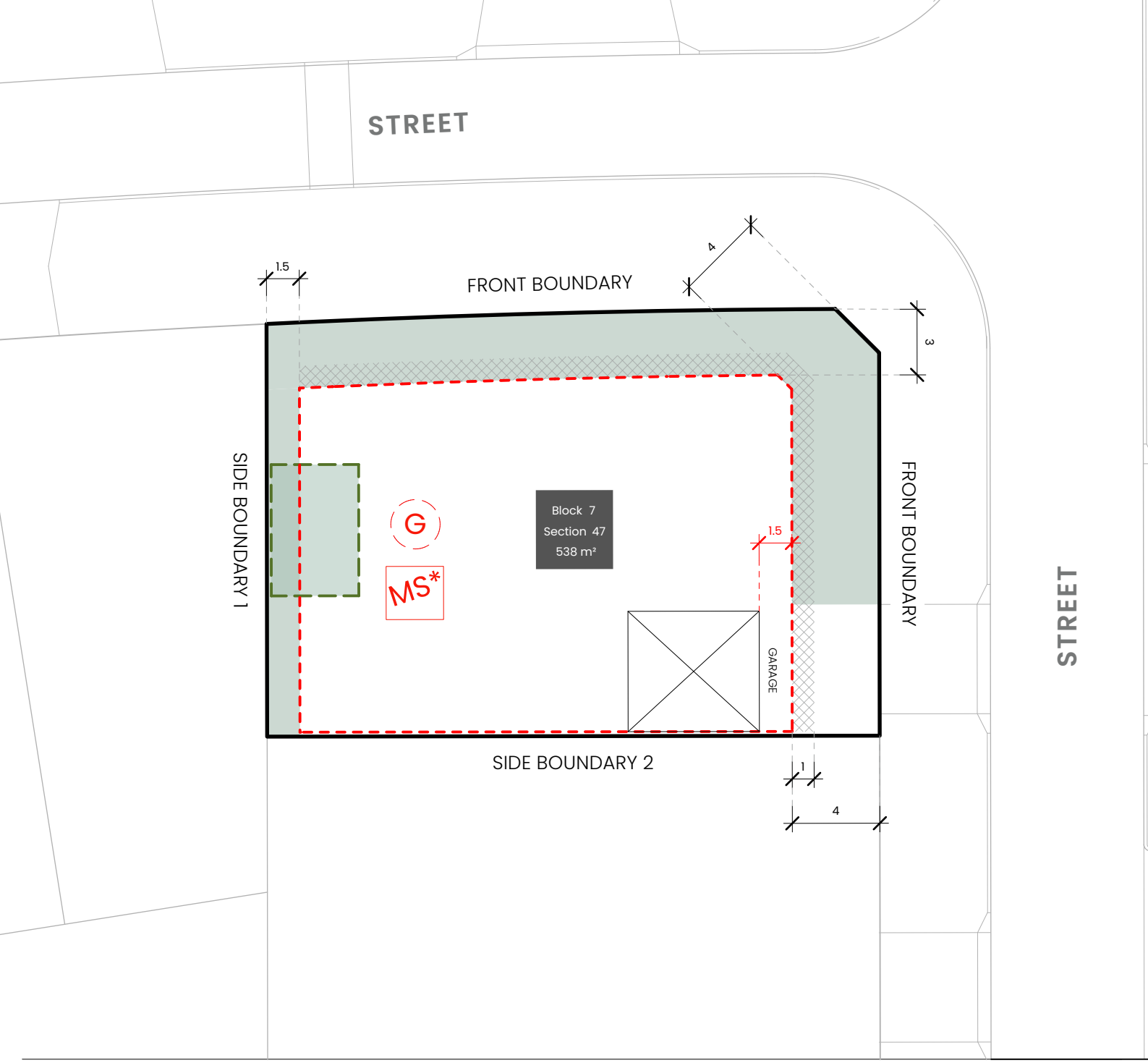
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

Indicative Garage Location

G

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

MS*

Blocks 500sqm < 550sqm
*Subject to amendment to the Estate Development Plan for mid-sized block controls. Refer to Special Conditions of Sales Contract.

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	47
BLOCK	7
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	01/10/26
B	AM	DC	DC	12/10/26

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F—C

Fencing Type F4:

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

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	47
BLOCK	7
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	01/10/26
B	AM	DC	DC	12/10/26

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

Indicative Garage Location

G

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

MS*

Blocks 500sqm < 550sqm
*Subject to amendment to the Estate Development Plan for mid-sized block controls. Refer to Special Conditions of Sales Contract.

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Lower Floor Setbacks

Indicative Upper Floor Setbacks

Indicative Planting Area

Indicative Principal Private Open Space Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	47
BLOCK	9
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	01/10/26
B	AM	DC	DC	12/10/26

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Indicative Garage Location

F——F

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

F——F

Street facing side gate/fence:

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

F——C——

Fencing Type F4:

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

Construction and Finish

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).

Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following: masonry or stonework; dressed hardwood timber; or powder-coated aluminium.

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	2
ZONE	RZ3
SECTION	47
BLOCK	9
CLASSIFICATION	Mid-Sized
HOUSING TYPE	Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	DC	DC	01/10/26
B	AM	DC	DC	12/10/26

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SCALE

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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Noise Affected Blocks

Refer to EDP Planning Controls Plans

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	39
BLOCK	2
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

F—C

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	39
BLOCK	2
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
B	AM	JM	JM	09/06/26
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SCALE

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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Noise Affected Blocks

Refer to EDP Planning Controls Plans

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	44
BLOCK	16
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

F—C

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	44
BLOCK	16
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
B	AM	JM	JM	09/06/26
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SCALE

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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Noise Affected Blocks

Refer to EDP Planning Controls Plans

S

Mandatory Surveillance Block

Refer to *EDP Planning Controls Plan*

INDICATIVE BUILDING AREA

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

Indicative Articulation Zone

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

Indicative Planting Area

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	44
BLOCK	17
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

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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

F—C

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	44
BLOCK	17
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

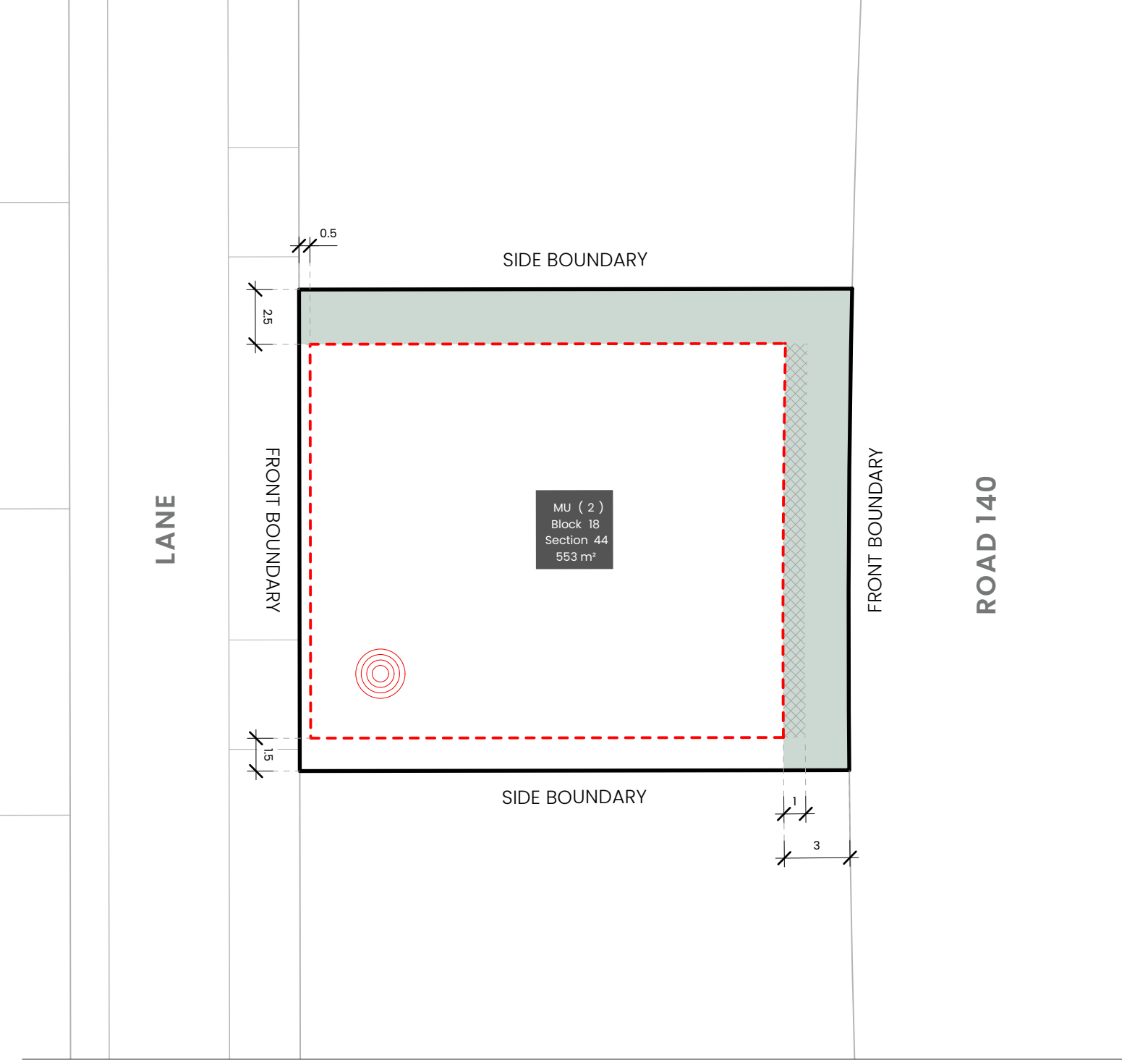
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Noise Affected Blocks

Refer to EDP Planning Controls Plans

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	44
BLOCK	18
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

F—C

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	44
BLOCK	18
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

Noise Affected Blocks

Refer to EDP Planning Controls Plans

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	44
BLOCK	19
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPLIFTS. 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

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

F—C

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	44
BLOCK	19
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

MS

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	50
BLOCK	1
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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	50
BLOCK	1
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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C	AM	DC	DC	10/09/26

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

MS

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	50
BLOCK	2
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

Fencing Type F4:

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

F—C

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	50
BLOCK	2
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

MS

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	50
BLOCK	3
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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1:250 @A4

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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

Fencing Type F4:

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

F—C

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	50
BLOCK	3
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
B	AM	JM	JM	09/06/26
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SCALE

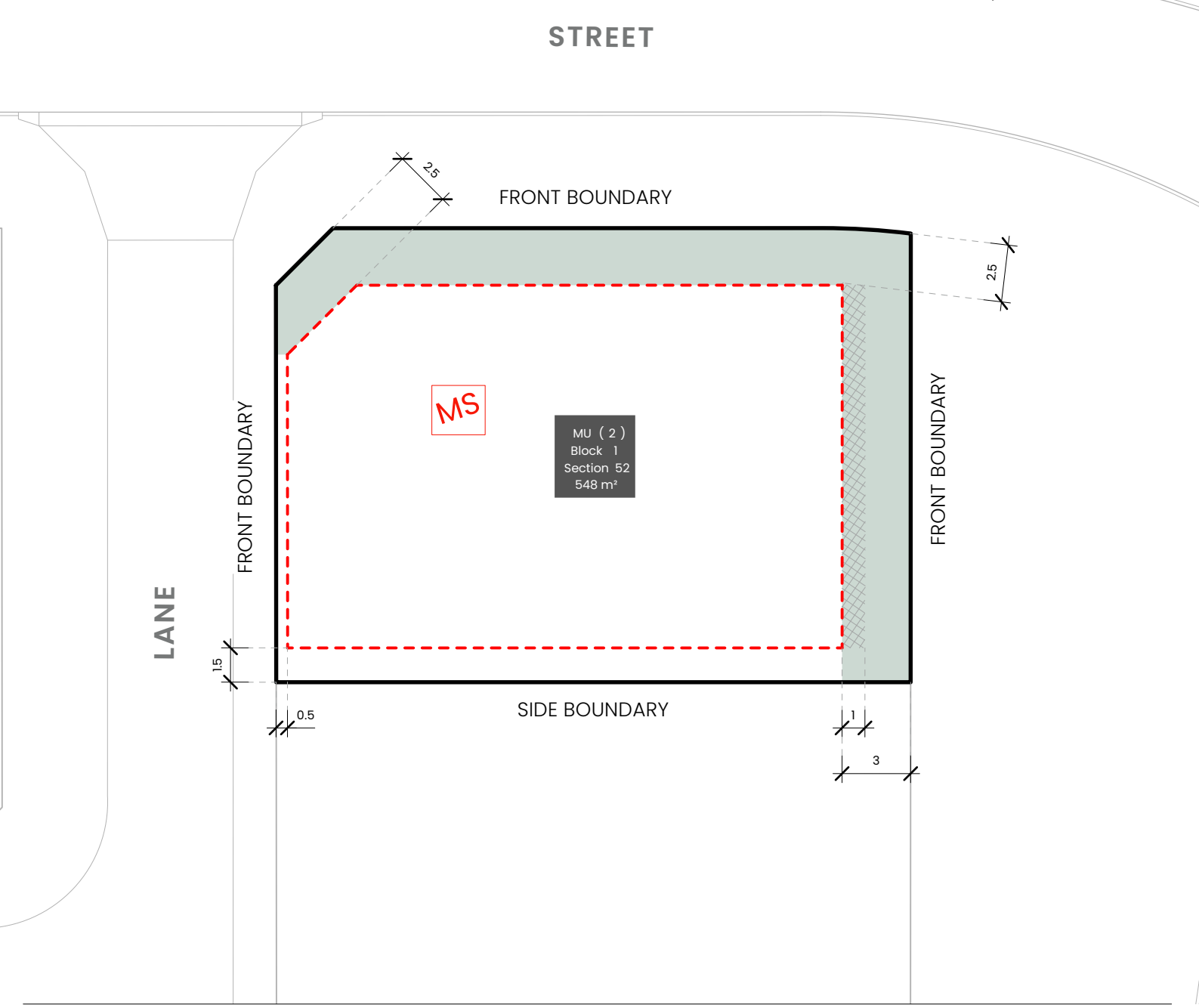
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

MS

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	52
BLOCK	1
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
1:250 @A4

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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

Fencing Type F4:

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

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	52
BLOCK	1
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

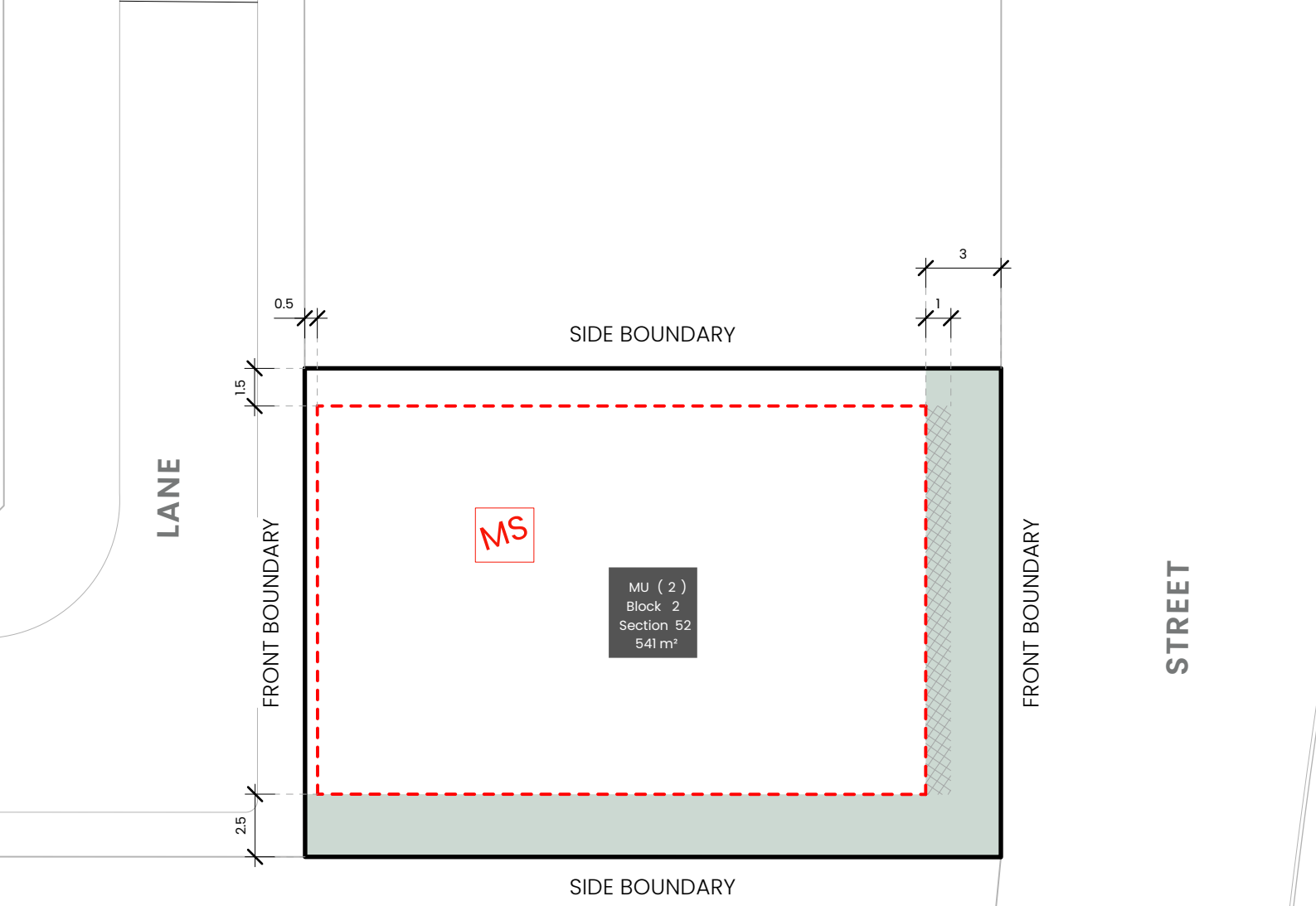
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY **Boundary Type**
As defined by Territory Plan Definitions

MS **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	52
BLOCK	2
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE
1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

Fencing Type F4:

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

F—C

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	52
BLOCK	2
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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SCALE

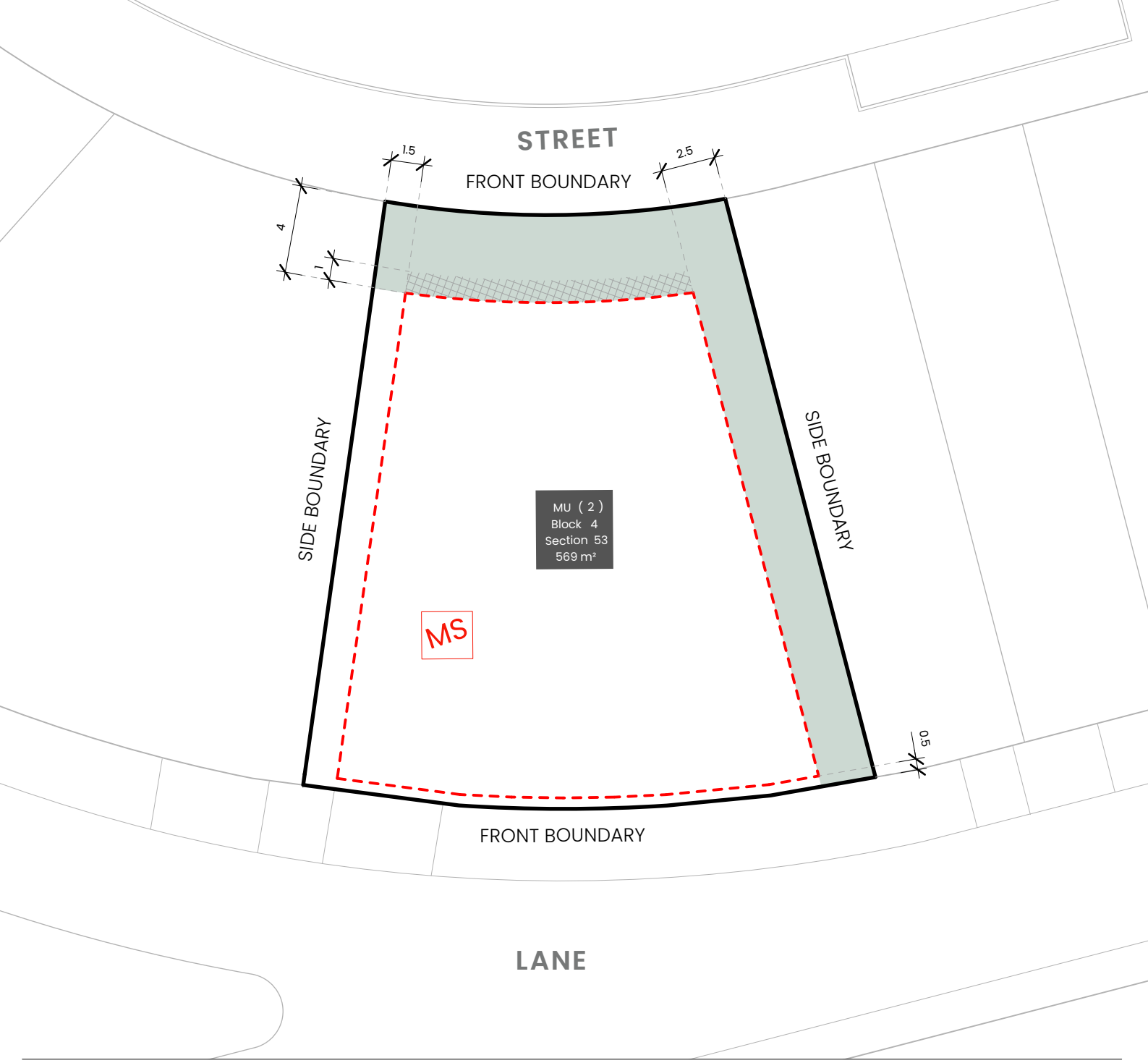
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

MS

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	53
BLOCK	4
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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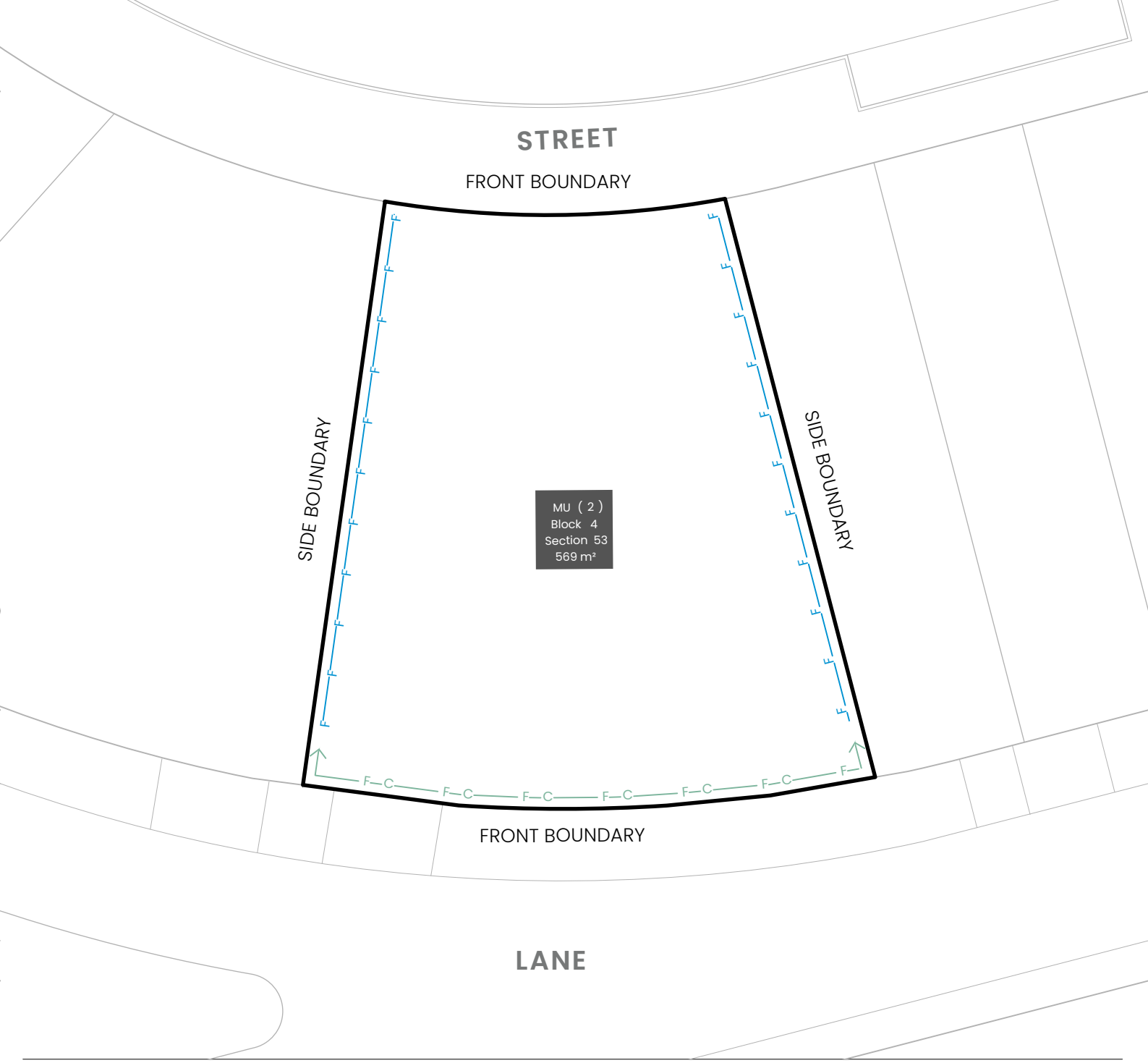
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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	53
BLOCK	4
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
B	AM	JM	JM	09/06/26
C	AM	DC	DC	10/09/26

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 UPLIFTS. 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

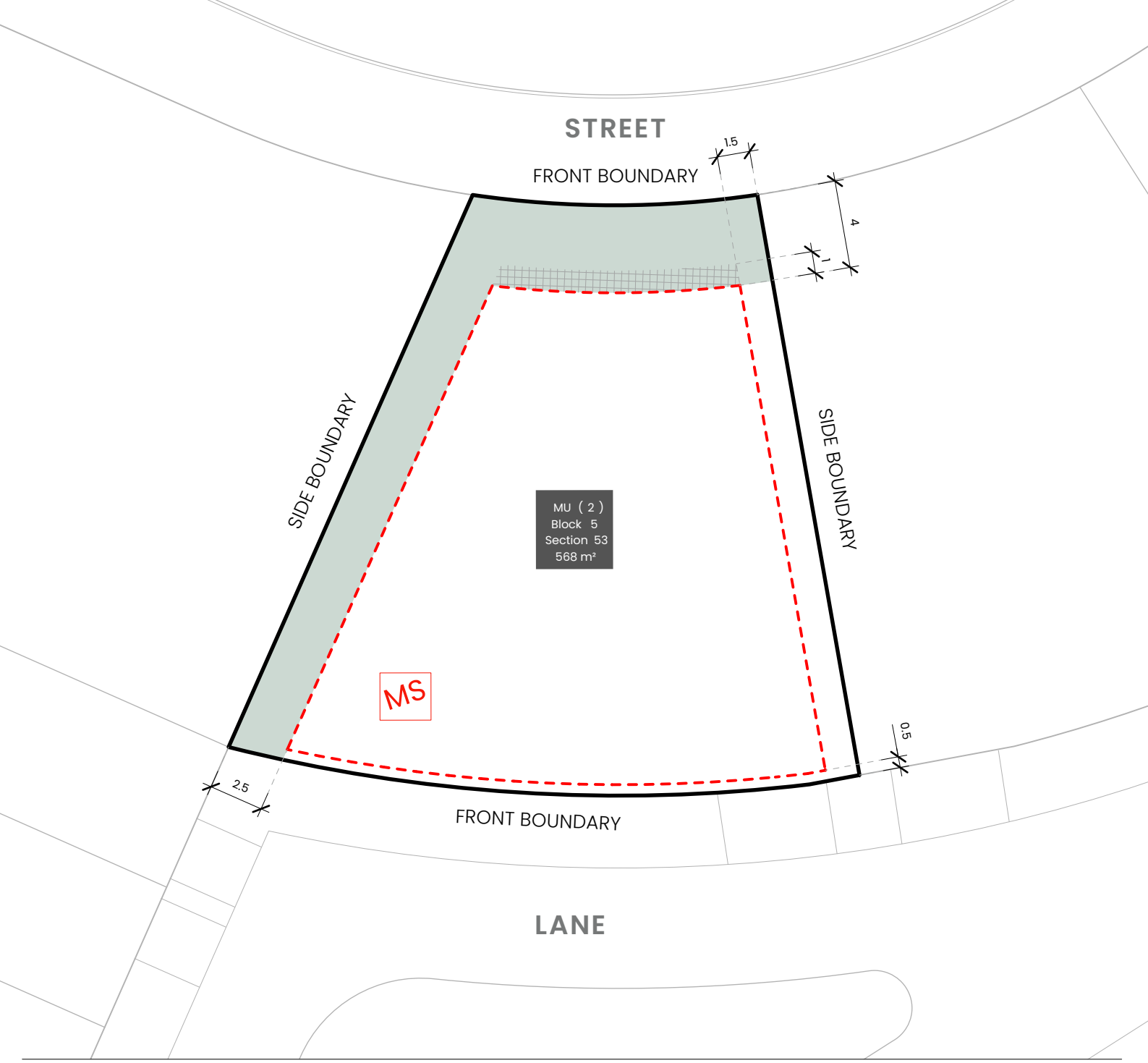
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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type
As defined by Territory Plan Definitions

MS

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	53
BLOCK	5
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS

BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions

F——F

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

F—C

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

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Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	53
BLOCK	5
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

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SCALE

1:250 @A4

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN