

Ginninderry

The Village Housing Design Requirements

Duo Blocks - MU(2)

The Village
Strathnairn & Macnamara

Version 2.0 | September 2026

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
or 1800 316 900

ginninderry.com

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ACT Government | Suburban Land Agency | RIVERVIEW GROUP

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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 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

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.

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.

We're Here to Help

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

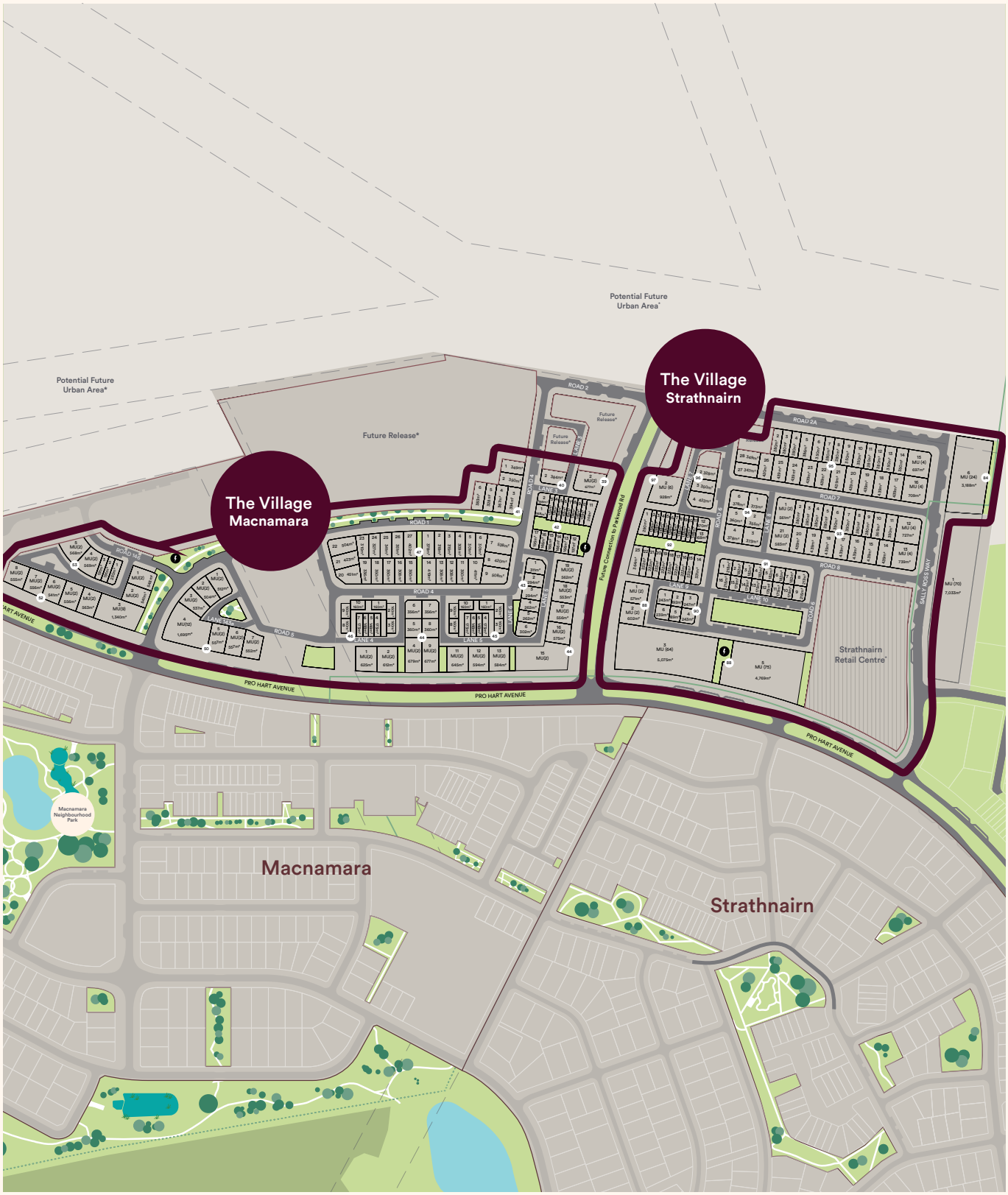
A free one-on-one consultation is available for each purchaser. You, your builder and/or designer are encouraged to meet with the project team throughout your design process, ideally before you start designing your home.

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

Email: designs@ginninderry.com

Phone: 1800 316 900

The Village


The Village
Macnamara
The Village
Strathnairn
Potential Future
Urban Area*
Potential Future
Urban Area*
Future Release*
Future Release*
Future Release*
ROAD 1
ROAD 2
ROAD 2A
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD 7
ROAD 8
ROAD 9
ROAD 10
LANE 1
LANE 2
LANE 3
LANE 4
LANE 5
LANE 6
LANE 7
LANE 8
LANE 9
LANE 10
Future Connection to Paxwood Rd
SALLY ROBSWAY
PRO HART AVENUE
PRO HART AVENUE
PRO HART AVENUE
Strathnairn
Retail Centre*
Macnamara
Neighbourhood
Park
Macnamara
Strathnairn

Part 2:
Design Approval Process

Phase 1: Pre-Design

Understand requirements before designing.

- Read and understand all mandatory Ginninderry requirements as outlined in your Land Sales Contract and this document.
- Pay your Compliance Bond at Settlement.
- Provide these Design Requirements and your accompanying Building Resources to your builder and designer.
- Meet with the Ginninderry Design Team to discuss your concept plans.

Phase 2: Design Review

The Ginninderry Design Team will review your plans.

- Once you have your working drawings complete the Ginninderry Design Application Form and submit it with your plans to designs@ginninderry.com.
- Your plans will be assessed by the Ginninderry Design Team against the Housing Design Requirements and a Design Review will be provided.
- If non-compliances are identified, you will need to revise and resubmit your application. (Any required design amendments will be at your own cost with your designer or builder).

Phase 3: Design Approval

Get your home formally approved.

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

Phase 4: Construction

Build your home according to approved plans.

- Begin construction after receiving Building Approval.
- Notify Ginninderry of any changes to materials or appliances listed in your application (your approved application will be used to assess compliance).
- Complete and submit the Front Landscaping Application Form when your home is nearing completion (up to 12 weeks before completion).

Phase 5: Compliance

Confirm the build matches your approved plans and requirements.

- After receiving your Certificate of Occupancy, submit a Compliance Bond Refund Form to designs@ginninderry.com.
- Ginninderry's Compliance Officer will conduct an inspection to check your home matches your approved plans.
- Compliance Bond conditions must be met. These are listed in your Land Sales Contract.
- If compliant and all conditions have been met:
    - Compliance Bond amount is refunded.
    - Free Front Landscaping Package is provided.
- If non-compliant:
    - Issues must be rectified at your cost.
    - Additional inspections may occur fees.
    - If you choose not to rectify, the Compliance Bond may be retained, and you will not be eligible for the Free Front Landscaping Package.

Phase 6: Front Landscaping

Commence your front free front landscaping package.

- The Ginninderry Landscaping Team will begin designing your garden with you once you have submitted the Front Landscaping Application Form.
- The Front Landscaping Application Form may be submitted up to 12 weeks prior to dwelling completion.
- Once you have agreed on a garden design with our Landscaping Team, and upon satisfying the contract and design requirements, the landscaping will be approved to proceed.

To access your block specific information, application forms and further information please visit the Building Resources page

ginninderry.com.au/building-resouces

Duo Blocks at Ginninderry

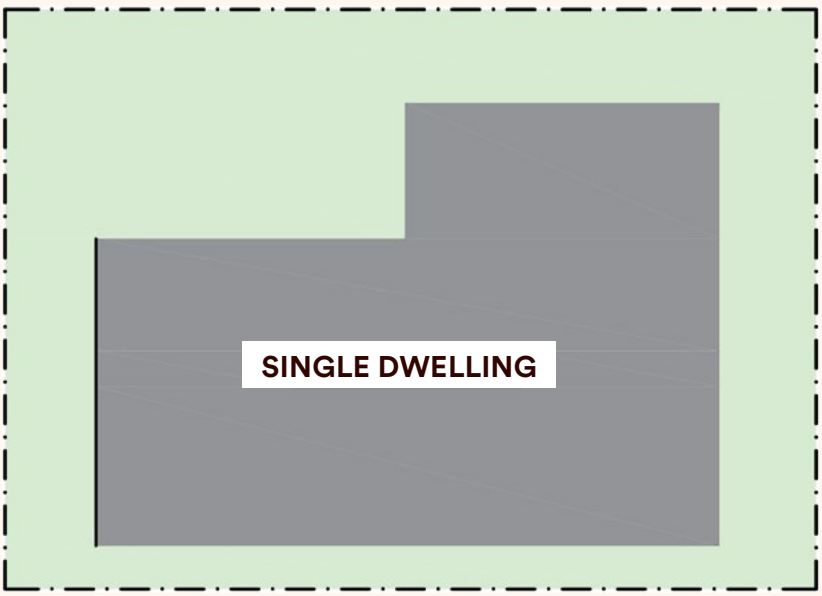
Duo Blocks offer a diverse choice for housing types within Ginninderry. An Duo Block type permits a range of housing configurations and flexibility to suit your living requirements. Options include a single residence, a primary residence with a secondary residence/studio over the garage or two dwellings. You have the option to separately title the dwellings or strata a secondary residence depending on the housing typology you choose.

Depending on what you decide to do, you have a choice to apply for the following assessment types:

- A DA Exempt development for a single residence under the Planning (Exempt Development) Regulation;
- A DA under the Territory Plan for a single residential dwelling and secondary residence;
- Or, a DA under the Territory Plan for up to two dwellings.

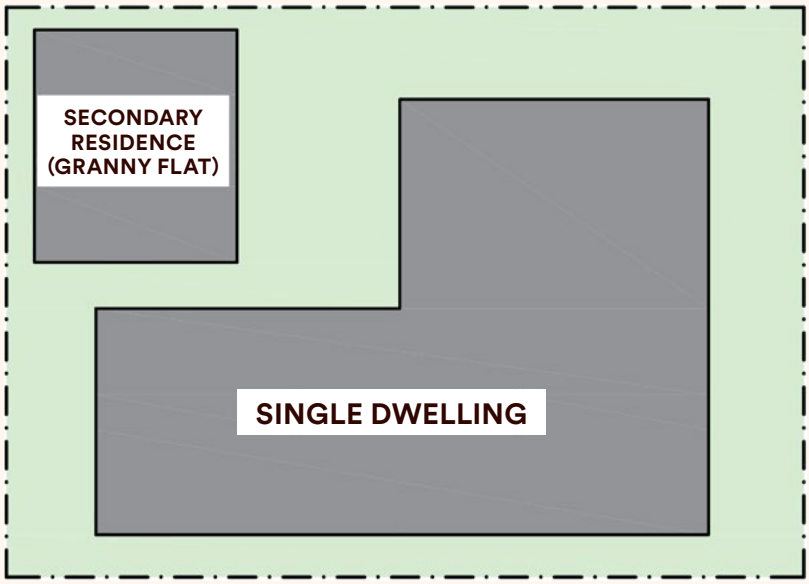
Duo Blocks - planning and approval options

	Single Dwelling	Single Dwelling + Secondary Residence	Two Dwellings - Multi Unit
Planning (Exempt Development) Regulation	DA Exempt Development for a single dwelling.	N/A	N/A
Territory Plan	DA - Residential Zones Specification for single dwellings.	DA - Residential Zones Specification for single dwellings.	DA - Residential Zones Specification for multi-unit developments.



SINGLE DWELLING

Concept only refer to the Territory Plan for site specific controls



SINGLE DWELLING + SECONDARY RESIDENCE (GRANNY FLAT)

Concept only refer to the Territory Plan for site specific controls



MULTI-UNIT - DUAL OCCUPANCY DETACHED

Concept only refer to the Territory Plan for site specific controls



MULTI-UNIT - DUAL OCCUPANCY ATTACHED

Concept only refer to the Territory Plan for site specific controls

Part 3:
The Built Form Character of The Village

The Village at Ginninderry represents a refined urban centre defined by architectural excellence and climate-resilient design. These Housing Design Requirements ensure that every home contributes to a cohesive, neighbourhood identity whilst assisting to provide healthy, low-cost living dwellings for its occupants.

A Shared Vision of Contemporary Urban Living

The intent of these Design Requirements is to promote well-designed dwellings of high architectural quality that contribute to Ginninderry's master-planned vision for a sophisticated, sustainable, and resilient community. Homes within The Village are designed to balance private sanctuary with active public frontages, respond to the Canberra climate and embrace a refined aesthetic that prioritises:

- **Architectural Rigour:** Clean lines and articulated façades that reduce visual bulk while maximising the unique opportunities of each block.
- **Urban Interaction:** Prominent entries, balconies, and vertical glazing that sit comfortably within the design to provide natural surveillance and an inviting street presence.
- **Human Scale & Connection:** A clear hierarchy between public and private realms, encouraging seamless indoor/outdoor connections through recessed terraces, verandahs, and usable entry porches.

By following these Design Requirements, your home will benefit from appealing streetscapes, enhanced privacy, and superior thermal comfort. Prioritising architectural performance and climate resilience creates a more efficient dwelling that costs less to run and withstands weather extremes—helping to future-proof your investment and ensure it remains a sanctuary for years to come.



Part 4:
Design and Compliance Requirements

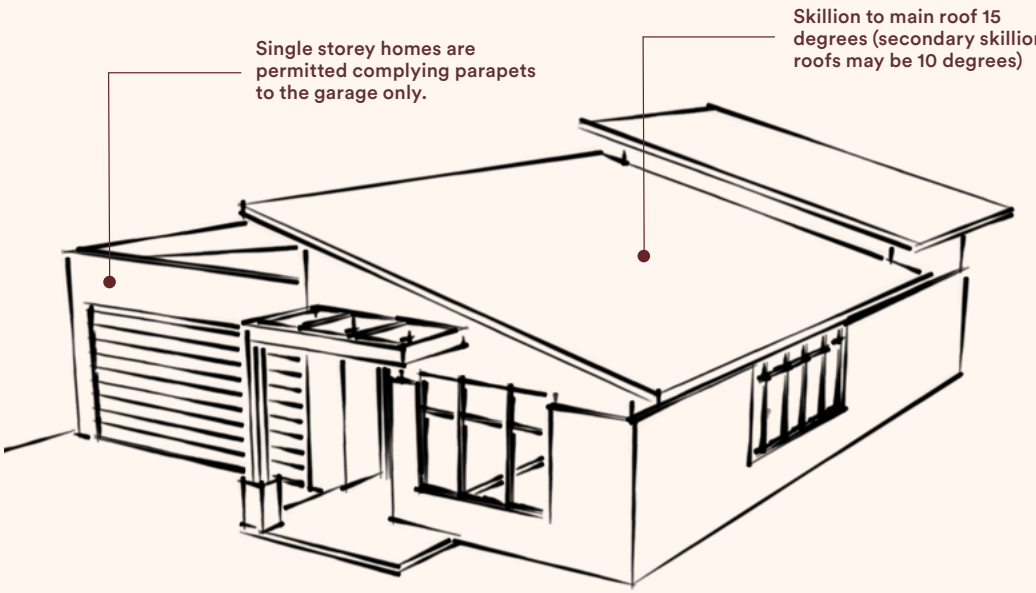
The Design Requirements in this document will be used to assess your Design Approval. This document can be used as a checklist for your design to ensure your new home is complying with The Village Housing Design Requirements.

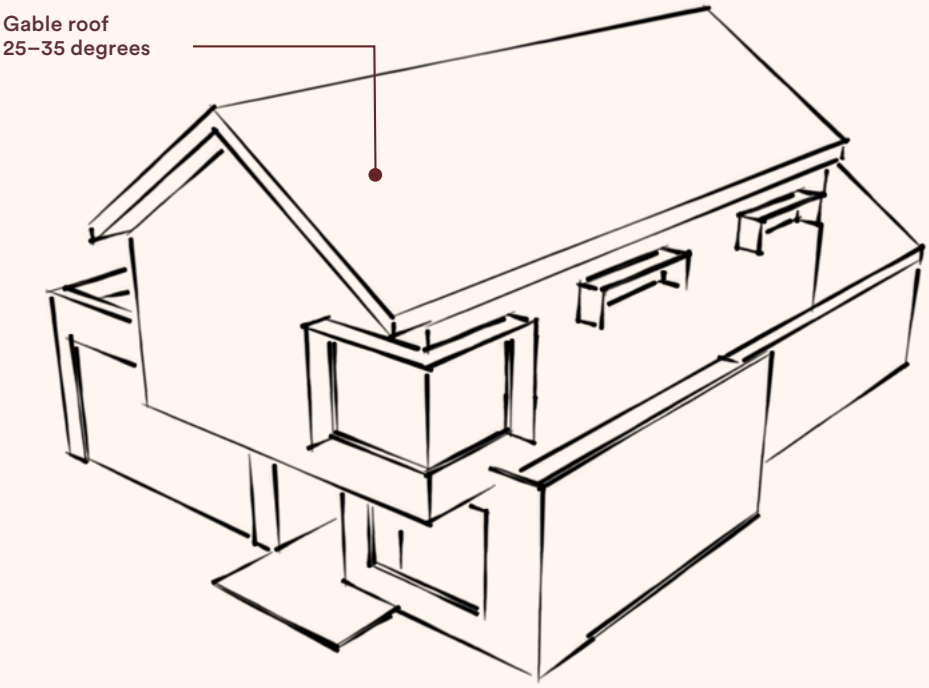
1. Roof Design

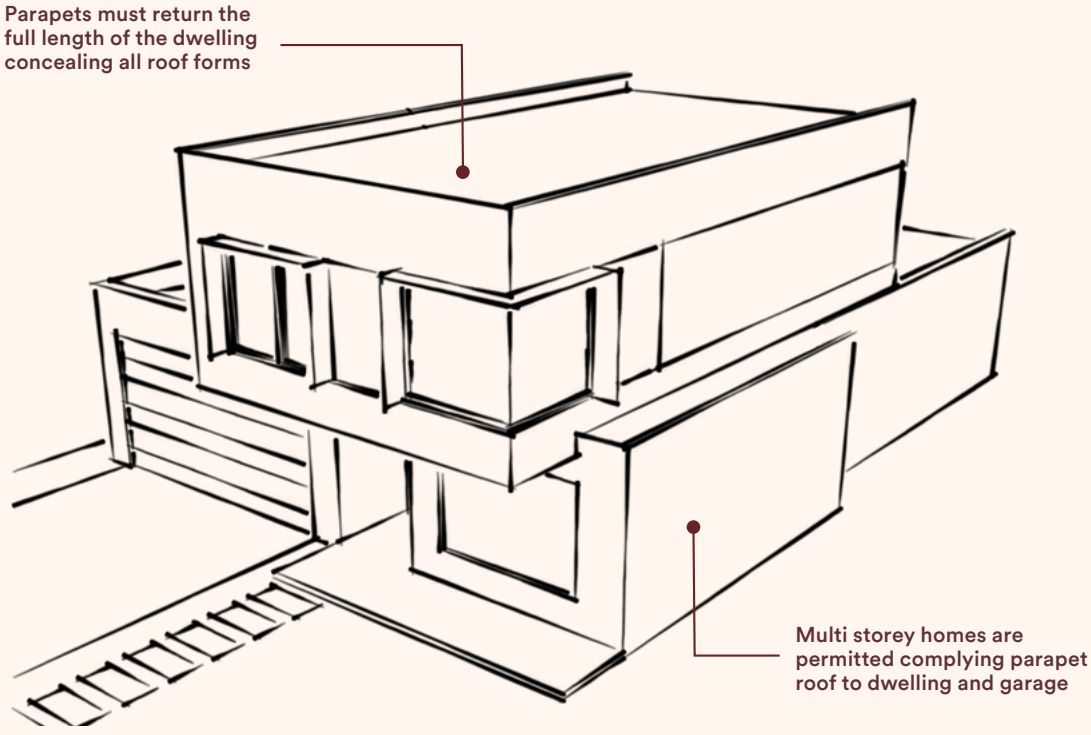
Roof styles and pitches are refined to promote a contemporary profile, ensuring architectural consistency and harmony across the urban streetscape.

Homes must have a roof type that complies with the following:

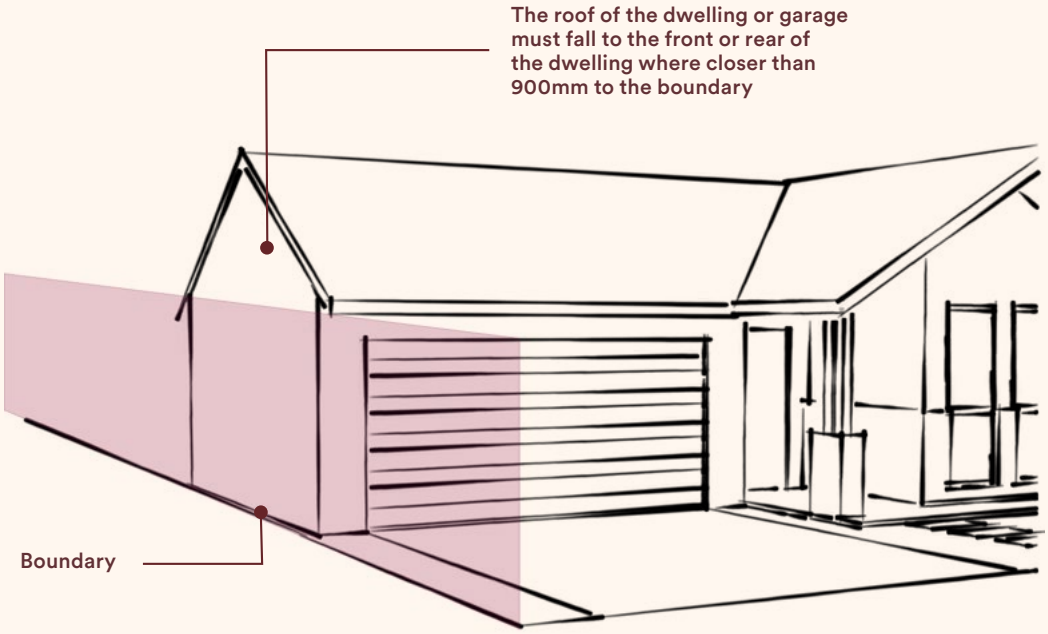
- ☐ Gable roof with a minimum pitch of 25-35 degrees
- ☐ Skillion Roof with a pitch of 15 degrees (or 2.5 degrees where enclosed by a parapet). Secondary skillion roofs may be 10 degrees
- ☐ Parapets are permitted to Garages with a maximum parapet height of 3.5m from Finished Ground Level.
- ☐ Parapets must fully conceal the roof form, returning down all elevations to fully conceal roof pitch and gutters.
- ☐ Multi-storey homes may use complying parapet roof designs to the dwelling and garage.
- ☐ Single storey homes are permitted complying parapets to garages only.
- ☐ Faux and raked parapets are not permitted.

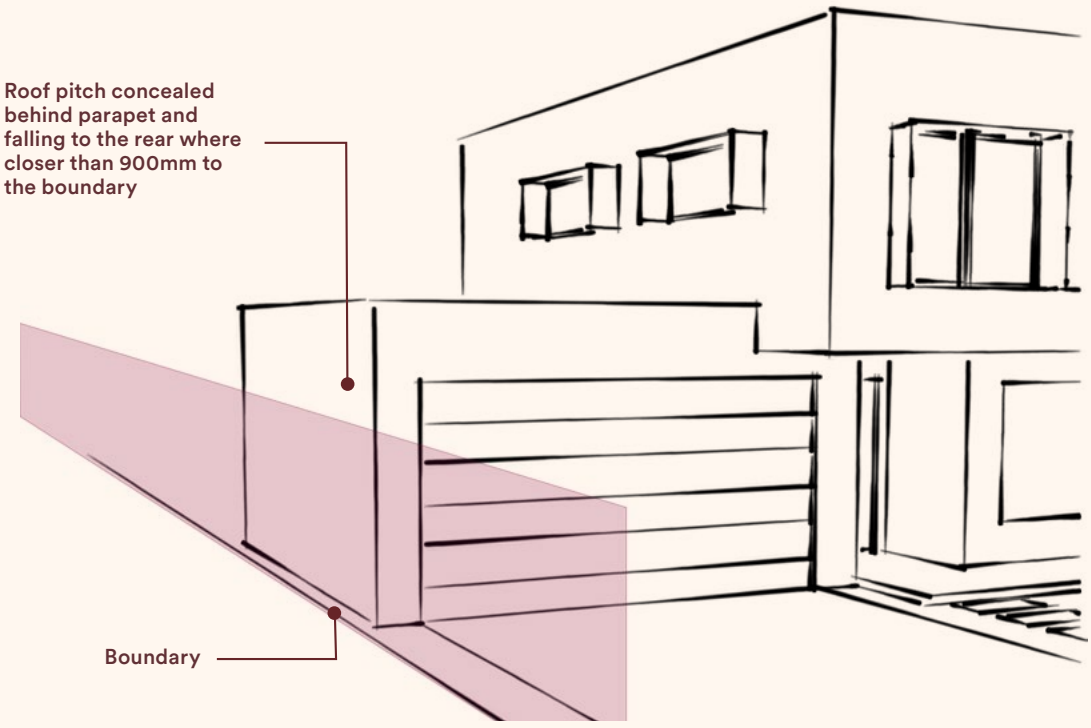



Gable roof
25–35 degrees


Parapets must return the full length of the dwelling concealing all roof forms
Multi storey homes are permitted complying parapet roof to dwelling and garage

- ☐ The roof of a dwelling or garage is not permitted to fall toward a side boundary where the boundary setback is less than 900mm.
- ☐ Roofs to dwellings and garages within 900mm of a boundary must fall to the front or rear of the block (away from an adjoining inter-allotment boundary).





Duplex Blocks:

- ☐ Duplex blocks must be an integrated design with an adjacent wall system. Roof falls must fall to the street or rear of block and not to inter-allotment side boundaries where to setback is less than 900mm.



Duplex homes are a minimum of two storeys and are both built close to the boundary on their common boundary.

Mirrored designs are an effective design solution on duplex packaged blocks.

1.2 Roof Colour

Roof colours in The Village are a curated selection of mid to light tones to assist in reducing the urban heat island effect. These specifically selected colours prioritise thermal performance and climate resilience while maintaining a sophisticated, cohesive aesthetic across The Village.

Roof colours



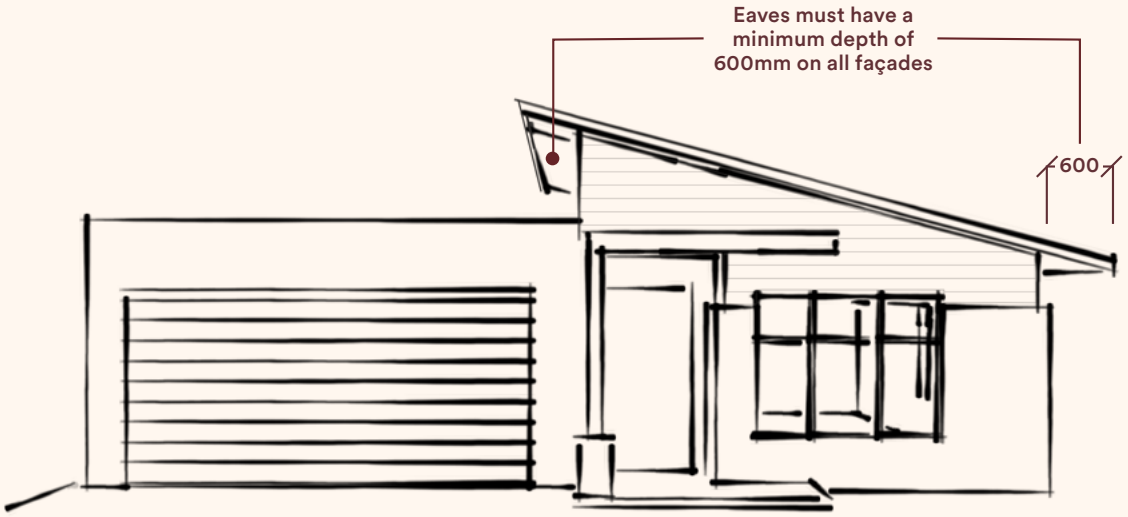
Roof cladding

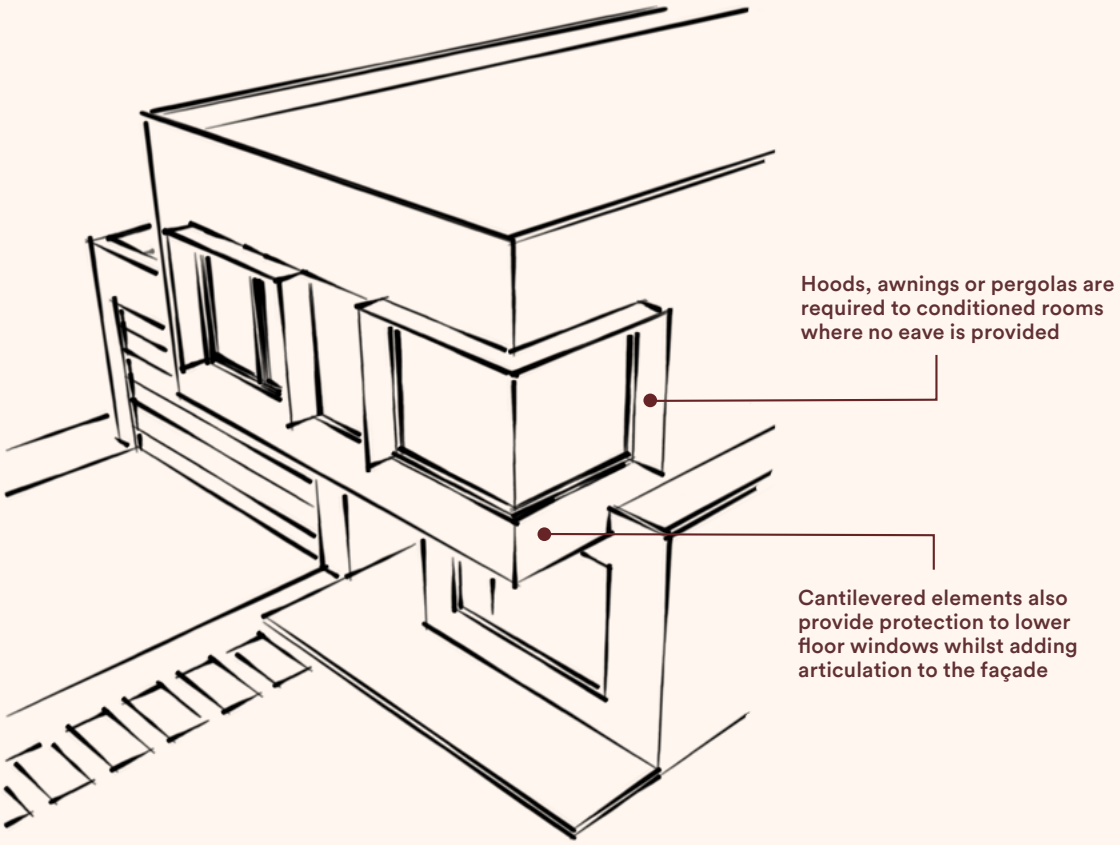


- ☐ Roof colour and cladding style must be selected from the Exterior Material Palette in Part 5.
- ☐ A single roof colour and style must be used for the whole dwelling.
- ☐ Roof colours other than those listed in the Exterior Material Palette at Part 5 are not permitted in The Village.

1.3 Eaves, Awnings & Shade

Cantilevered elements are designed to provide functional weather protection and solar relief while adding essential depth and shadow to the building's exterior.





- Eaves must have a minimum depth of 600mm on all façades of the dwelling. Eaves depth is measured from the outer face of cladding/masonry.
- Where eaves are not provided, windows and doors to any conditioned room are required to have a sunhood, awning or pergola for solar and weather protection on all façades of the dwelling.
- Consider the use of projections and cantilevers to upper floors to provide shading to lower floor windows and doors.
- Sunhoods, awnings, pergolas and cantilevers protecting windows and doors must have a minimum depth of 300mm.



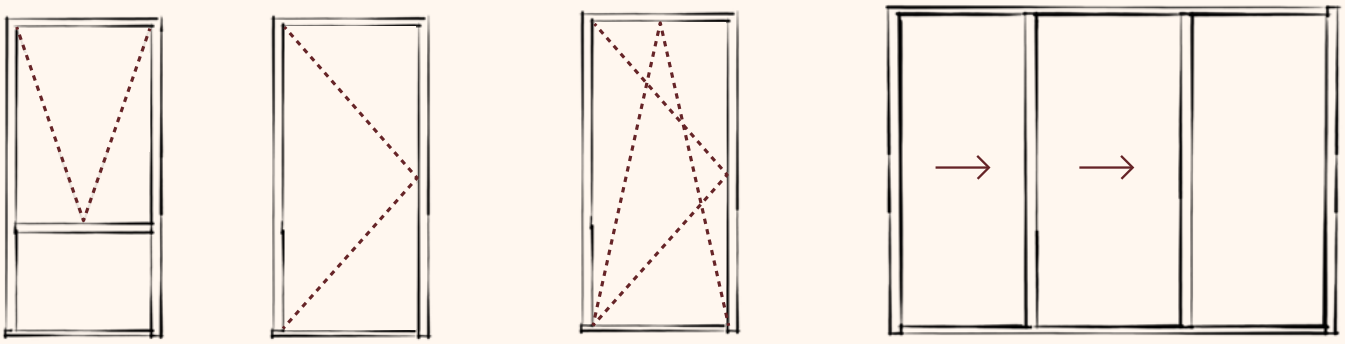




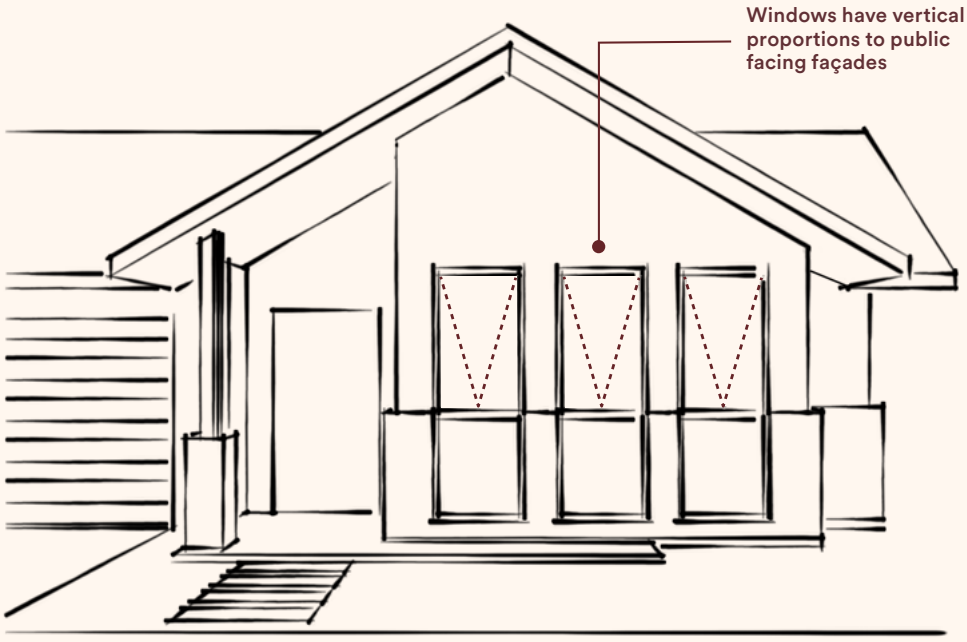


1.4 Windows and Glazing

Glazing configurations favour a clean, modern aesthetic with a vertical emphasis to draw in natural light and enhance the home's contemporary proportions.



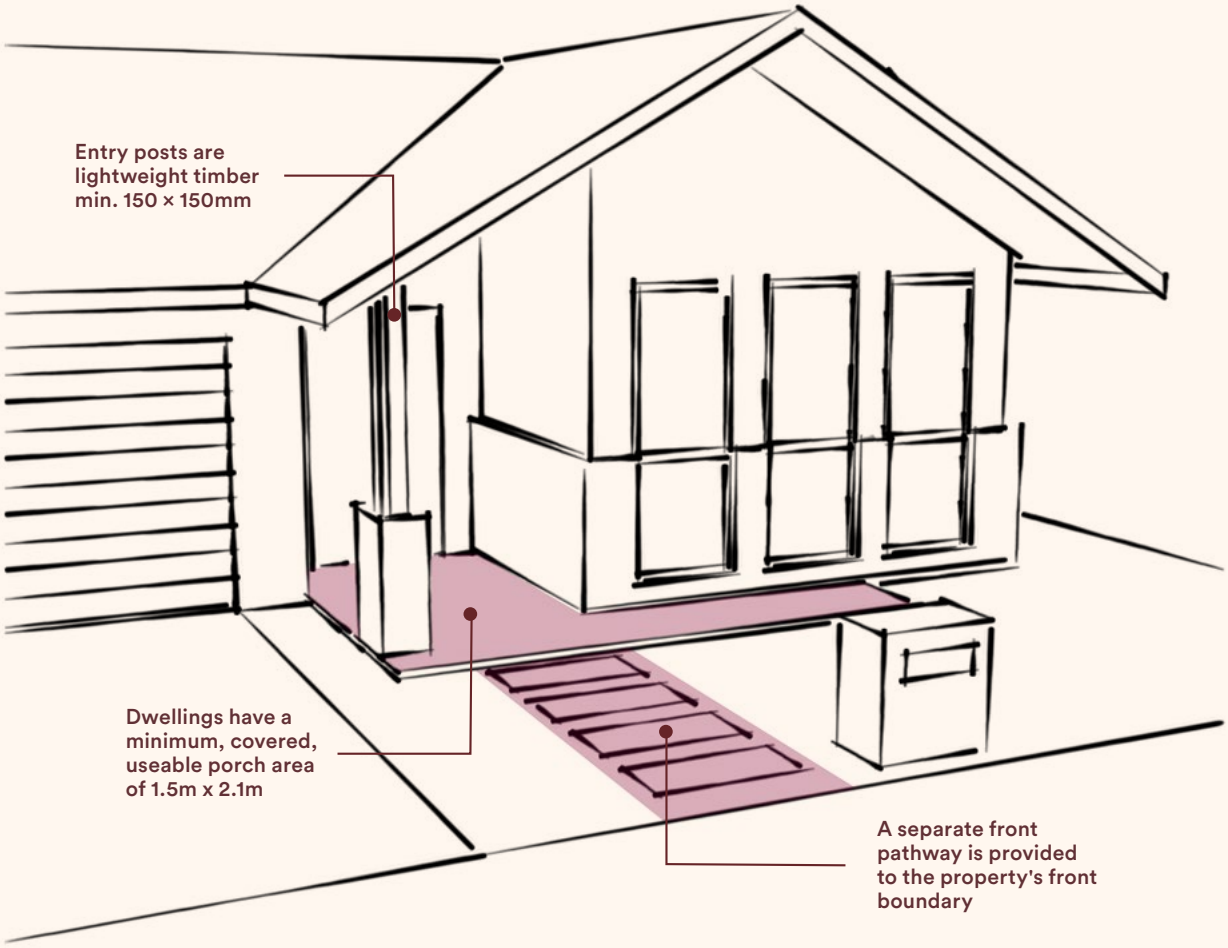
Awning | Casement | Tilt & turn | Stacking glass door



- ☐ Windows on primary street frontages, including sliding door units, must be more vertical in proportion (height > width).
- ☐ Acceptable window styles include awning, casement and tilt & turn. Sliding windows are prohibited on all public facing façades.
- ☐ Sliding doors on public facing façades must include a minimum of three sections (two-panel sliders are not permitted).
- ☐ Obscure windows are not permitted to front facing façades.
- ☐ Horizontal window slots are not permitted to public facing façades.
- ☐ Double glazing is required to all windows and glazed doors.
- ☐ Thermally broken aluminium or uPVC framed windows are strongly encouraged due to their exceptional thermal and acoustic performance in Canberra's climate.

1.5 Dwelling Entry

All dwellings must feature a usable, articulated entry porch and a separate pedestrian pathway on their primary frontage to encourage public-private engagement and strengthen the sense of neighbourhood community.



- A covered entry porch with minimum dimensions of 1.5m x 2.1m is mandatory for all homes. The covering must not be more than 3.0m above the entries finished ground level.
- Dwellings may be required to be setback further than the minimum allowable front setback to provide a useable porch area to the primary street frontage.
- Blocks with dual frontages to a laneway require a second entry point from the laneway.
- Secondary porch entries to laneway frontages must be covered with a minimum dimension of 0.9m x 0.9m.
- The front door of each dwelling must be clearly visible from a public street or laneway. For block frontages of 14.0m or less, entries to the side of the home may be considered on Architectural Merit.
- Entry posts and porch supports must be lightweight. Timber or metal posts have a minimum dimension of 150mm x 150mm. Posts are permitted within masonry piers that meet the maximum permitted brickwork height (or less) for the dwelling.
- A separate path from the front boundary to the porch entry is required for all dwellings.

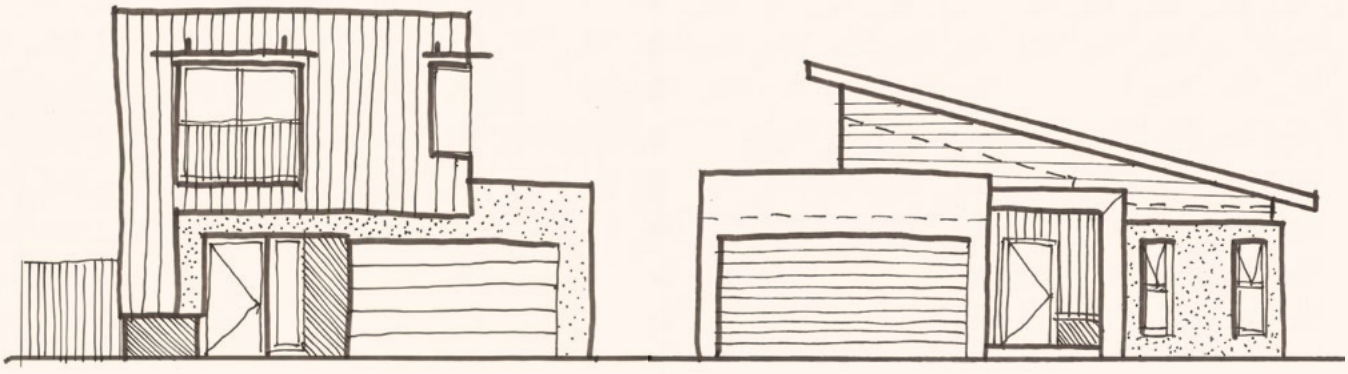


1.6 Façade Composition and Materials

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.

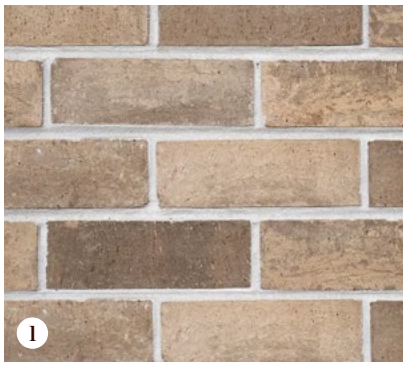
Façade Articulation:

- ☐ Façade articulation must be provided in the design using wall offsets and projections including features such as blade walls, bay windows, shading and awning elements, decks and balconies.
- ☐ All sides of the dwelling must be treated with equal importance and comprised of equal quality materials.
- ☐ Façade articulation and material treatments must be used in genuine proportions and balance the entire façade. Isolated token uses of articulation or materials will not be accepted.
- ☐ Reproduction styles or historical Architectural styles are not permitted.
- ☐ Dwellings with identical façades and/or colour schemes are not permitted where adjacent to each other (excluding Duplex Blocks). In the event two applications request the same façade design or colour scheme, approval will be granted to the first application received.



Façade Materials & Colours:

- Façade colours must be selected from within the Exterior Material Palette at Part 5
- All street and public facing façades of dwellings must include a minimum of two complementary materials chosen from the Exterior Material Palette at Part 5.
- Alternate façade colours and cladding materials may be considered if they align with the Exterior Material Palette and have a solar absorptance of less than 0.65.
- 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.
- Material changes are not permitted on external corner joints. Façade materials must return around the corners of dwellings to an internal corner joint, or a minimum of 5.0m.
- Large areas of rendered finishes are not permitted without relief by either articulation or alternate materials.
- Exposed concrete slab edges to dwellings, porches and alfrescos are not permitted.
- Tiled, stacked stone, or stone cladding applied elements are not permitted in The Village.
- Downpipes are not permitted to be located on porches and must be integrated within architectural elements such as blade walls.



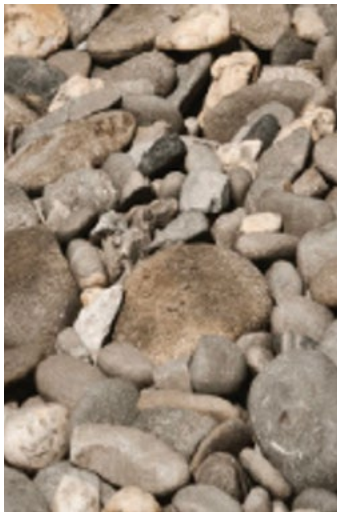








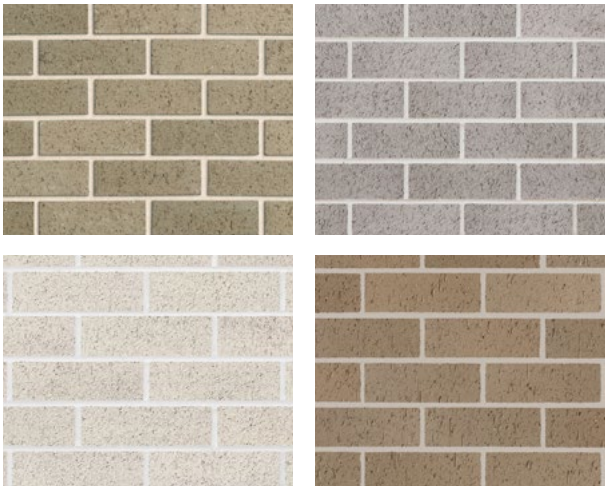






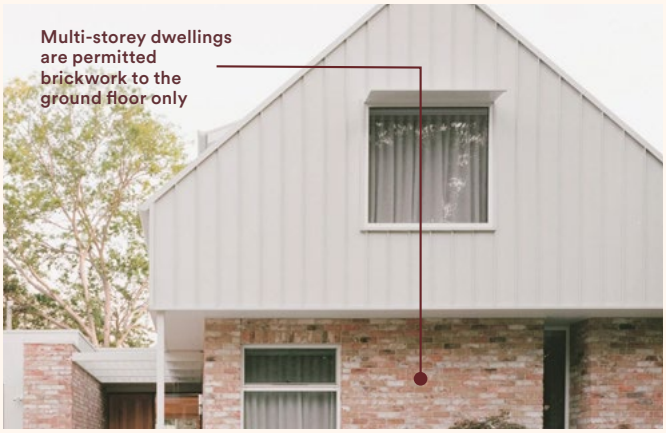
External Brickwork:

- 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 5 and sample colour schemes provided.
- Bricks must present a uniform finish, with minimal tonal variation, no heavy texturing, mottling, or multi-coloured blends.
- Feature bricks may be permitted where they align with the Material palette for The Village.
- All proposed bricks must be submitted for approval.



Brickwork Application:

- Single storey homes may have a maximum brickwork height of 2.4m with lightweight cladding used for the remainder of the dwelling on all façades of the dwelling.
- Garages may have full height brickwork.
- Multi-storey homes may have brickwork to the ground floor level and garage only with lightweight cladding used for the remainder of the dwelling on all façades.



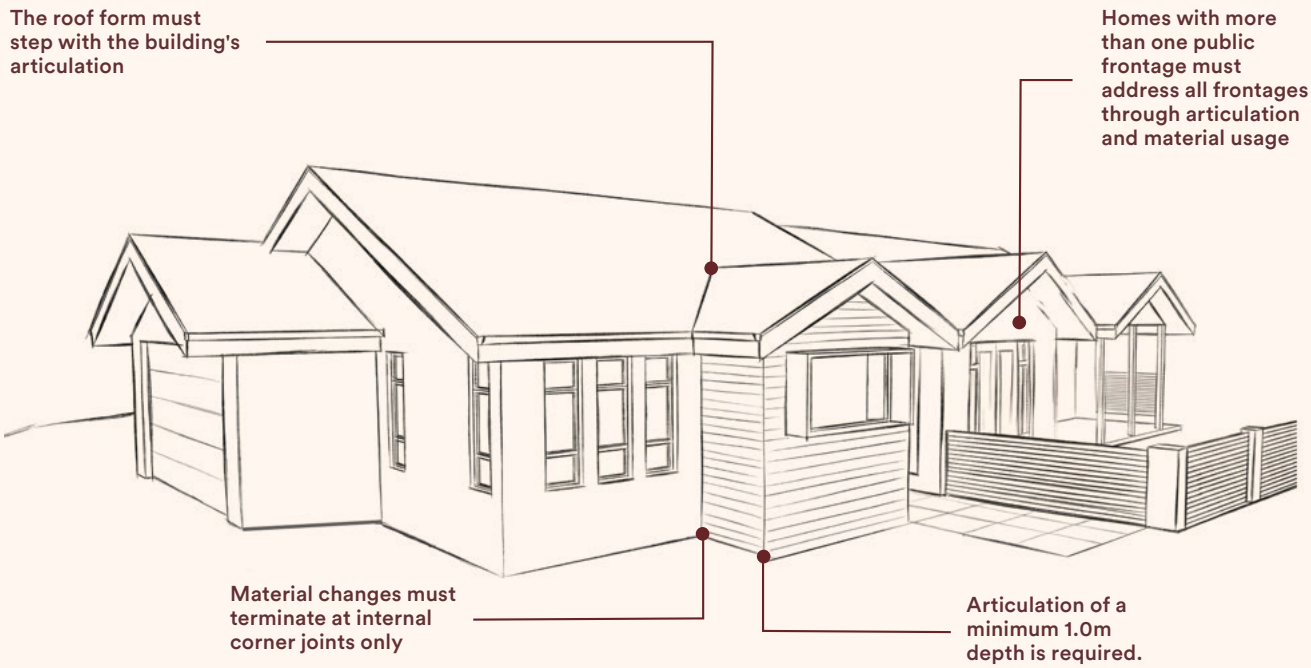


1.7 Corner blocks and multiple frontages

Secondary frontages are designed to contribute meaningfully to the public realm, ensuring a consistent and high-quality streetscape from all façades.



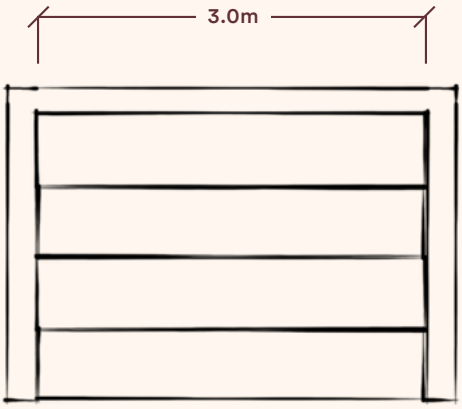
- House design on corner blocks must incorporate one of the following:
  - extension of the entry porch to incorporate a verandah to wrap the corner
  - wrap-around corner windows with hoods, awnings or eyebrows
  - wrap-around decking
  - wrap-around balcony



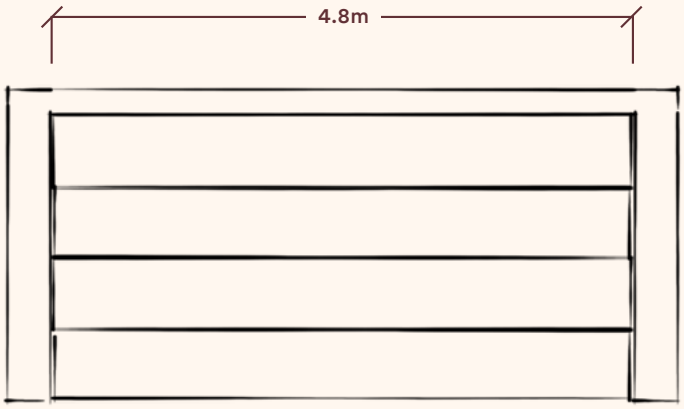
- Frontages to streets, public open space and laneways must be addressed in the same manner as primary frontages.
- Homes with more than one public frontage must address all frontages through articulation and material usage.
- Secondary public facing frontages must have a maximum 5.0m unarticulated wall length.
- Articulation of a minimum depth of 1.0m must be provided. The roof form must step with the dwelling's articulation (no under eave extensions or cut off eaves).
- Façade materials must return around the corners of dwellings to an internal corner joint or a minimum of 5.0m. Material changes are not permitted on external corner joints.

1.8 Garages and Driveway

Vehicle access and storage are integrated to remain secondary to the dwelling's architecture, ensuring a clean and consistent streetscape.



Single panel lift garage door with a maximum width of 3.0m permitted on blocks less than 12.5m wide.



Double panel lift garage door with a maximum width of 4.8m permitted on blocks 12.5m wide and above.

- Blocks under 12.5m wide are permitted a single width driveway crossover and maximum 3.0m wide garage door.
- For all other blocks, garage doors can be panel lift or tilt-up only with a maximum width of 4.8m.
- Roller doors are not permitted to frontages including rear laneways.
- Plain concrete or a maximum of 3% grey oxide pigment is permitted to driveways on the verge and on the block.

Driveway (verge crossing and on-block)

MAXIMUM
3% GREY OXIDE

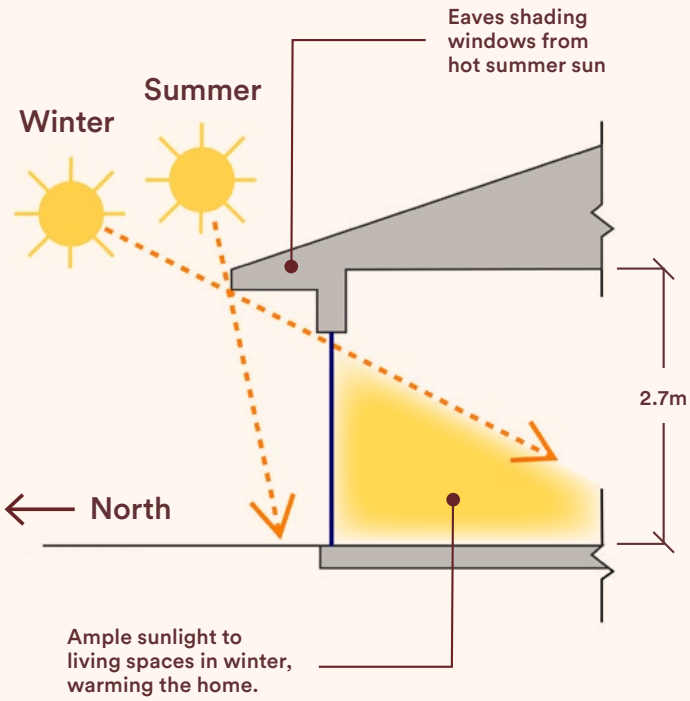


1.9 Dwelling layout

Internal and external spaces are arranged to capture optimal northern sunlight and provide practical, private zones for year-round comfort.



- Rooms fronting the street must primarily be habitable (ie. living rooms, lounge rooms, bedrooms, study) to provide a direct visual connection with the street through the use of windows.
- Windows must provide solar access to primary living spaces which are oriented to the north to maximise solar access during winter.
- A primary living space such as living rooms, dining room or kitchen must receive solar access via a window.
- Finished floor to finished ceiling height to all living spaces must be a minimum of 2.7m.

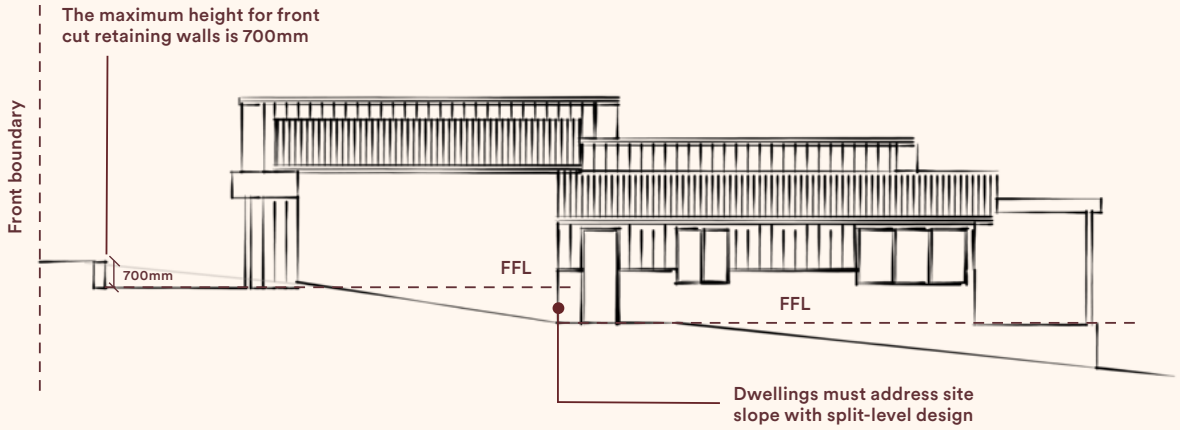


1.10 Slope, Site Cut & Retaining

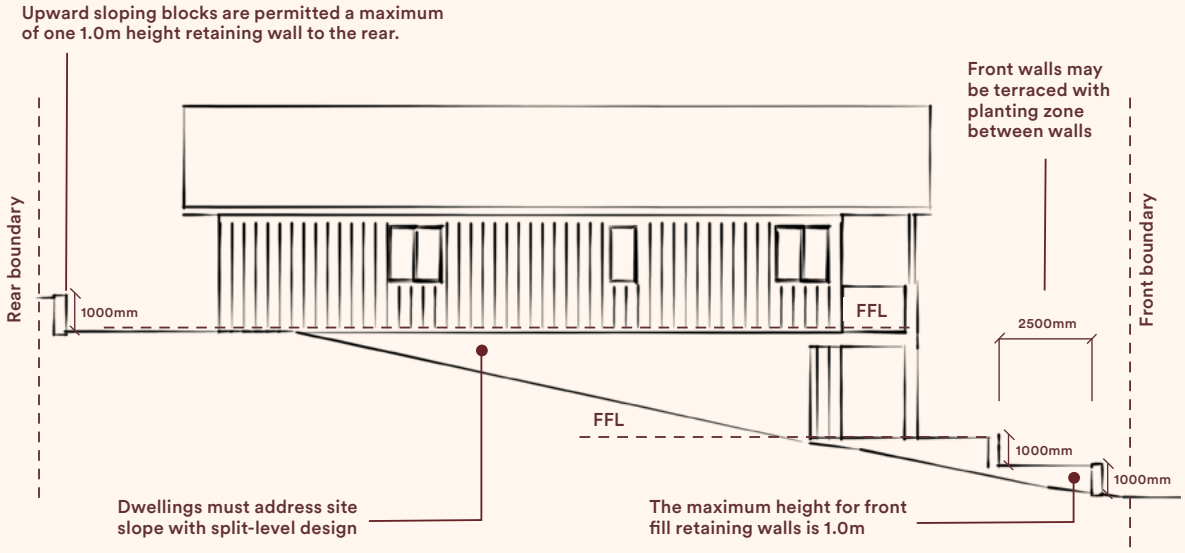
Dwellings must be designed to respect the natural topography of the land, using split-level designs to minimise excavation and heavy site modification.

- ☐ Blocks with 1.5m or greater level change across the whole block must incorporate a split-level design to adequately address the majority of slope on the block.
- ☐ Cut dominant responses to block slope are not permitted.
- ☐ All retaining wall heights will be measured from the Site Cut level at the underside of the slab (approximately 350mm below FFL).
- ☐ Downward sloping blocks are permitted a maximum of one 700mm height front retaining wall.
- ☐ Upward sloping blocks are permitted a maximum of one 1.0m rear retaining wall.
- ☐ Cross slope must be addressed by split level design between dwelling and garages.
- ☐ The maximum front fill retaining wall height is 1.0m. Front retaining walls may be terraced with planting zones provided between tiers.
- ☐ The Natural Ground Level of the boundary must not be altered as a result of a site cut or fill.

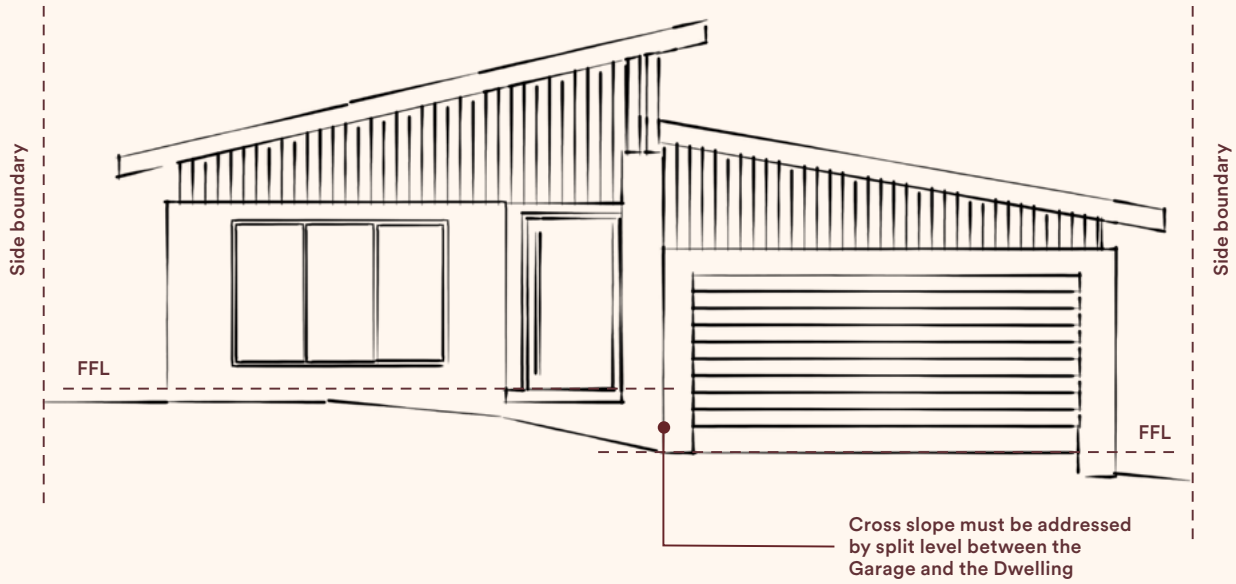
Downward Sloping Block



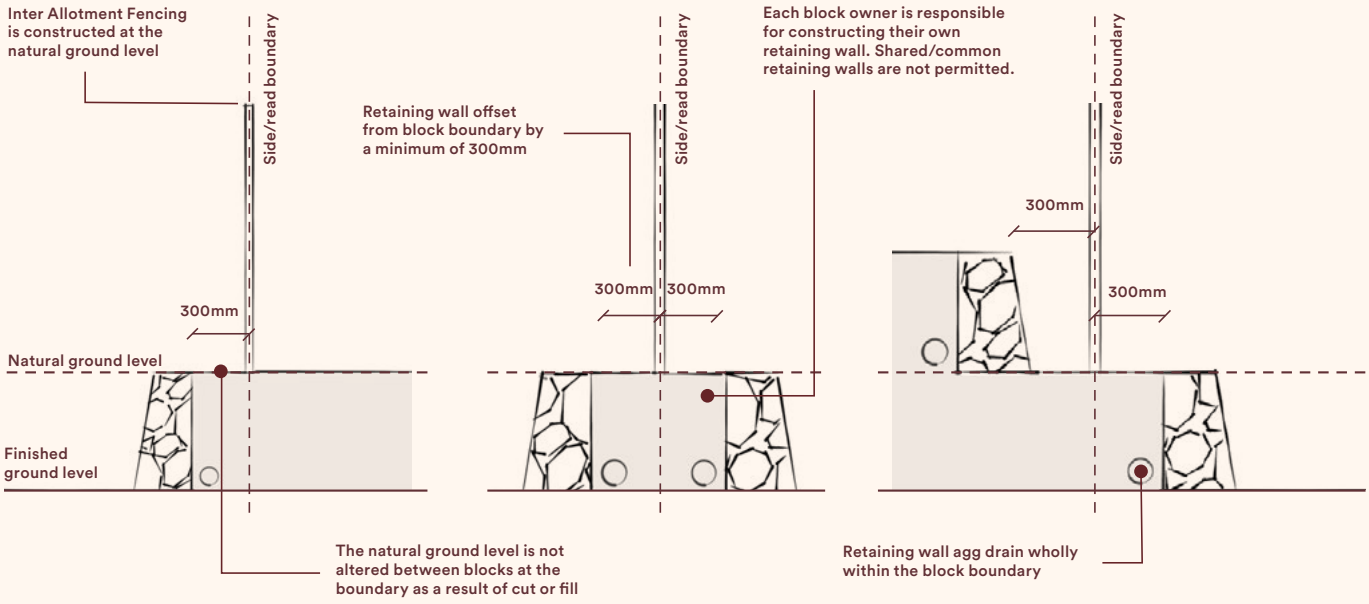
Upward Sloping Block



Cross Sloping Block



- All retaining walls, footings and drainage must be constructed within the block boundary by offsetting the wall a minimum of 300mm from property boundaries.
- Drainage through retaining walls / weep holes must be connected to the stormwater network and must fall within the block boundary.
- Retaining walls in front of the home and where visible to the public realm must be constructed of an approved material from the External Material Palette at Part 5.
- Common retaining walls between adjoining blocks are not permitted. Each block's owner is responsible for constructing their own walls.
- The maximum height of a combined front retaining wall and courtyard fence is 2.2m.
- Courtyard fencing must be offset by 600mm from retaining walls over 1.0m to allow planting.



1.11 Fencing & Landscaping Elements

Gardens integrate seamlessly with the public realm through the use of natural materials, structured fencing, and soft landscaping. Ginninderry will provide a front garden landscape package for compliant dwellings only. A fencing plan must be provided with your application demonstrating the following required fencing and landscaping elements:

- ☐ A separate path from the block's front boundary to the porch area must be provided to each dwelling.
- ☐ A stone or masonry mailbox must be provided to each dwelling. Prefabricated mailboxes are not permitted. Mailbox may be integrated with complying front courtyard fencing where provided.
- ☐ 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.
- ☐ Front courtyard fencing must be constructed of 40mm x 40mm vertical aluminium battens face fixed to top & bottom rails with 40mm spacing between battens in a colour listed in the Exterior Material Palette at Part 5.
- ☐ 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 façade in a colour listed in the Exterior Material Palette at Part 5.
- ☐ 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"
- ☐ 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.
- ☐ The use of synthetic/artificial grass is not permitted in any location on your block.

Front Courtyard Fencing

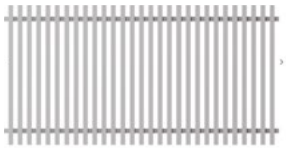
SURFMIST

DUNE

Inter-Allotment Fencing

DUNE

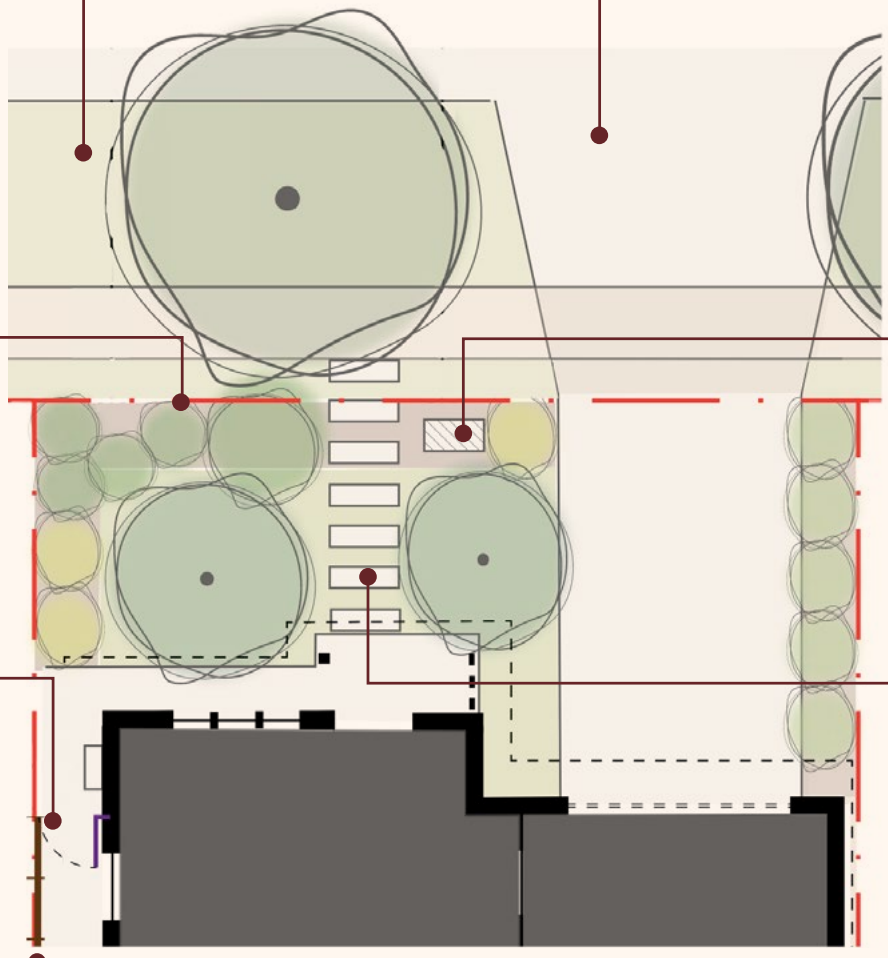
Front Fencing Materials



40 x 40MM - 40MM SPACING

Mailbox



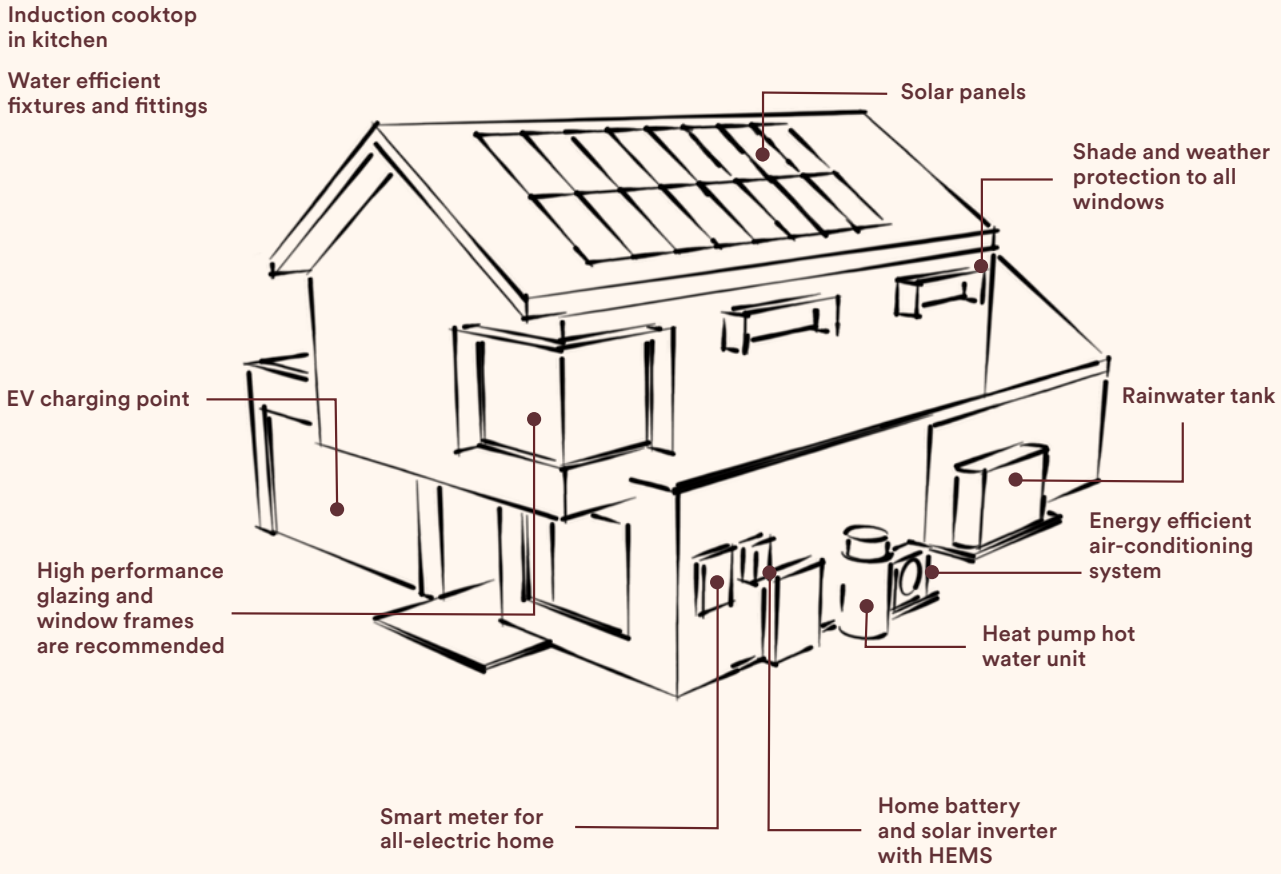


Refer to your block specific Fencing Controls Plan for information on permitted fencing types for your block. Scan the QR code to visit Building Resources and search for your block

ginninderry.com.au/building-resouces

1.12 Sustainability

Ginninderry has been designed as an all-electric community, with renewable energy and water sensitive urban design at it core. The following requirements aim to help you design a home that is more comfortable to live in, costs less to run and is suited to the Canberra climate.



- ☐ Your home must achieve a minimum 7 star NatHERS Rating (7.5 stars is strongly encouraged). NatHERs generated certificates and stamped plans are required for Design Approval.
  Non-Accredited NatHERs Certificates will be reviewed by an accredited assessor if required.
- ☐ Minimum solar panel system size requirements apply to the following block sizes (m2):

Block size (m²)	PV Size (kW)
≤ 250	2kW
251 ≤ 350	3kW
351 ≤ 500	4kW
> 500	5kW

- ☐ One of the following approved home energy management systems must be installed and commissioned:
  - ○ Evergen
  - ○ Reposit (only available if installing a solar battery)
- ☐ Your solar inverter must be compatible with the home energy management system selected above.
- ☐ A solar or heat pump hot water system must be installed. Instantaneous electric, gas and electric storage hot water systems are not permitted.
- ☐ Hot water systems must have a temperature application range appropriate for the Canberra Climate including operation with outdoor air temperatures of as low as -5°C.

- If installed Reverse Cycle Air Conditioning Systems must have the following specifications:
  - Energy Efficiency Ratio (EER) of ≥ 3.1 for the cooling cycle
  - Coefficient of Performance (COP) of ≥ 3.5 for the heating cycle
  - Sound Pressure Level (SPL) of outdoor unit of ≤ 57dBa at 1.0m for both heating and cooling cycle
  - Able to operate with outdoor air temperatures of -10°C (heating) and 45°C (cooling)
- Minimum rain water tank size (L) requirements apply to the following block sizes (m2):

Block size (m^2)	Tank size (L)
≤ 250	no minimum requirement
251 ≤ 350	2,000
351 ≤ 599	4,000
600≤ 800	8,000
≥ 801	10,000

- Rainwater tanks must be connected to at least a toilet, laundry cold water and external taps.
- Water efficient fixtures and fittings must be installed with the following minimum star rating in accordance with the Water Efficiency Labelling and Standards (WELS) Scheme:
  - Showerheads: 3 star with flow rate 9L/min or less
  - Tapware in kitchen and wet areas: 4 star
  - Toilets: 4 star
- If installed, solid fuel heaters (eg. slow combustion wood heaters) must have an overall efficiency standard of not less than 65% and an emission standard of not greater than 1g/1kg. Note: ACT Government has banned all wood burning heaters from 2045.

1.13 Services & Ancillary Structures

Utility elements and external structures are concealed or integrated into the building's design to maintain a clean, uncluttered exterior.

- Water meters, electrical meters and NBN cabinets must be integrated within the building wall or screened from the street.
- Solar panels and rooftop hot water systems must sit flush with the roof pitch if located to the front of the house. Aerials, satellite dishes and antennas must be located to the rear or side of the house.
- Heat pump hot water systems, air conditioning units, rainwater tanks and clothes drying lines are to be located to the rear or side of the house and must be screened from street view.
- A dedicated bin storage area is required for three bins (general waste, recycling and garden waste). This can either be within the garage or behind the street fronting fence.
- Sheds and outdoor structures can only be located in the rear yard and must not be visible from the street and public spaces.

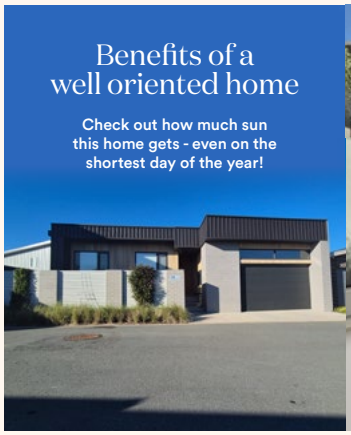
1.14 Beyond the Minimum: Designing for Performance

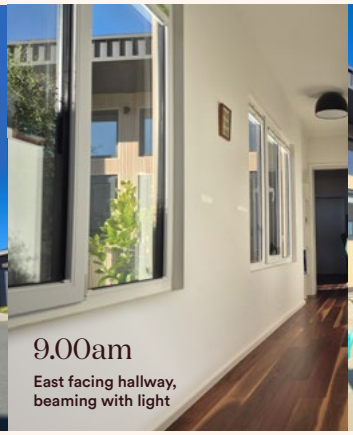
Ginninderry encourages a shift in focus from large floor areas to the enduring quality and health of the home.

By prioritising airtightness, superior insulation, and high-performance glazing over non-essential aesthetic finishes, dwellings can achieve significantly higher thermal comfort and lower daily running costs.

Investing in multifunctional spaces over single-use rooms and passive solar design maximising the benefit of your block's orientation, you can ensure that your well designed, well-built home outperforms a building constructed only to minimum standards.

This approach fosters a healthier living environment with improved indoor air quality and long-term occupant wellbeing, creating a resilient home that offers genuine value and sustainable, low-cost living.







A north facing home maximises natural light, provides passive solar heating in winter, and optimises solar panel efficiency.



South facing living areas lead to colder, darker spaces and higher heating costs.

West facing living areas can be unbearably hot in summer, and miss morning sun in winter.

*Photos taken on the winter solstice



To learn more, speak to your designer, builder, or book an appointment with our Design Team.

Designing for Comfort & Lower Cost Living:

- ✓ High performance glazing
- ✓ Ceiling Fans
- ✓ Thermally broken window frames
- ✓ Panel radiators
- ✓ Slab edge insulation
- ✓ High performance building wraps
- ✓ Insulation to all walls and roofs
- ✓ Airlocks throughout home

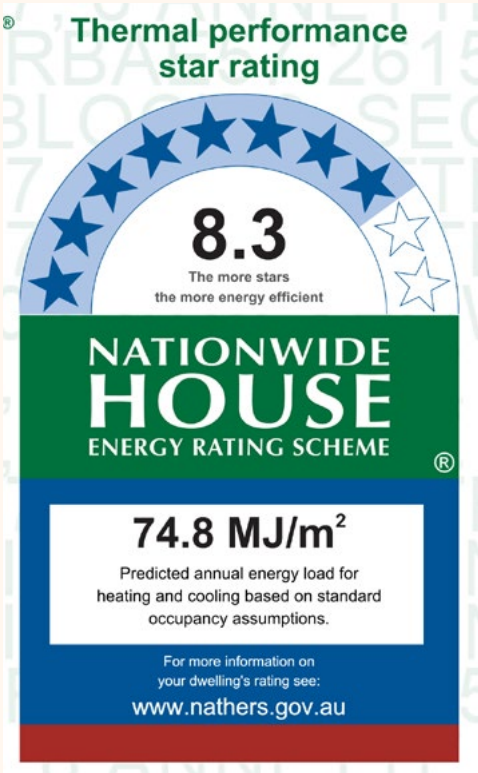
1.15 Merit Based Assessment

In instances where a concept or design may not sit within the framework of these Design Requirements, a Merit Based Assessment may be considered. The proposal will be assessed against each of the below demonstrable criteria that encourage resilience, sustainability, innovation and architectural brilliance:



The dwelling must demonstrate compliance with each of the below criteria:

- **Site Appreciation**: the design must consider house siting, orientation of the dwelling, solar access, light penetration and minimal site cut.
- **Architectural Merit:** the architectural detailing must be well resolved and understood, enhancing the building performance and offering a sustainable design approach not simply stylistic features.
- **Sustainability:** rainwater tank size, solar panel (PV) size, water fixture ratings, appliance ratings, slab edge insulation and window performance must be above the minimum standards set within this document.
- **Efficiency:** must achieve a NatHERS rating of 8.0 or higher. Certificates must be provided by a NatHERs Accredited Assessor.
- **Innovation:** innovative building technologies such as off-site manufacturing, electric vehicle readiness, solar battery readiness, alternate void formers such as Biax or Visy pods, slab edge insulation or a lower embodied carbon design approach.



*Merit Based Assessment is at the final discretion of the Design Manager.

Housing Design Requirements (The Village) 30

1.16 Construction Practices

As the land owner, you are responsible for the Construction Practices of your builder on your site. It is recommended that you include the following requirements in your Build Contract. This includes (but is not limited to) provisions to ensure that your builder is responsible for sediment and erosion control, site and waste management and repairs to surrounding public areas including the verge, street trees, footpath and services damaged during construction.

Ginninderry's Project Estate Manager will monitor sites during construction. If your building is seen to not be complying with the following requirements you may be provided with a warning letter or compliance bond deduction.

Temporary Site Fencing:

- ☐ On settling on your block, you should fence your site with temporary construction fencing to secure access and prevent dumping.

Sediment & Erosion Control:

- ☐ The measures shown on the approved Sediment and Erosion Control Plan must be established prior to commencing any construction.

Drainage:

- ☐ Adequate drainage must be provided to ensure that there will not be any concentrated overland flow from the block during or after construction.
- ☐ Adequate soil and stormwater management controls are maintained until the landscape on the block is established.

Air & Noise Pollution:

- ☐ All ACT Government requirements relating to air and noise pollution, including but not limited to the minimisation of dust, appropriate noise thresholds and hours of operation must be adhered to.
- ☐ Under no circumstance must waste material be burnt on site.

Construction and Demolition Waste:

- ☐ During construction on the block, builders must establish and maintain a waste enclosure or waste containment area on the block.
- ☐ All building materials and waste stock piles must be fully enclosed to prevent material being blown off the block.
- ☐ All building materials and waste stock piles must be located within the block and clear of verges. You must obtain approval from ACT Government if you wish to store material on the verge or other Territory owned land.





Part 5:
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.

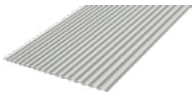
Mandatory Elements

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 ORB



LYSAGHT KLIP LOK



LYSAGHT SPANDEK



LYSAGHT TRIMDEK

Façade colour

DULUX WINDSPRAY | DULUX GAMELAN | DULUX BLUEGUM | DULUX CAPITAL GREY | DULUX SOUTHERLY | DULUX DUNE

DULUX EVENING HAZE | DULUX SURFMIST | DULUX ANTIQUE WHITE USA

Windows & Hoods

MONUMENT

WOODLAND GREY

APO GREY

DUNE

PAPERBARK

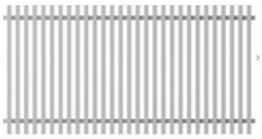
SURFMIST

Front Courtyard Fencing

SURFMIST

DUNE

Front Fencing Materials



40 x 40MM - 40MM SPACING

Inter-Allotment Fencing

DUNE

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

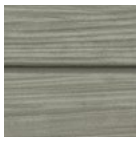

EVENING HAZE

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

FC WALL CLADDING RAW

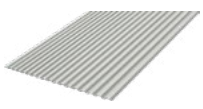

WEATHERTEX WEATHERGROOVE WOODSMAN 75MM


WEATHERTEX WEATHERGROOVE WOODSMAN 1200MM


JAMES HARDIE AXON


JAMES HARDIE PRIMELINE WEATHERBOARD

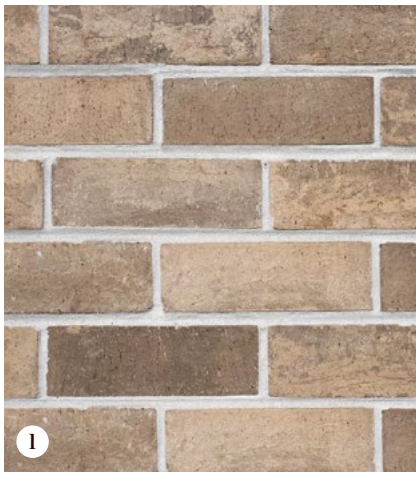
METAL WALL CLADDING


LYSAGHT PANELRIB


LYSAGHT SPANDEK


LYSAGHT TRIMDEK

Sample Colour Schemes







4

5

6





1. Material Palette

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









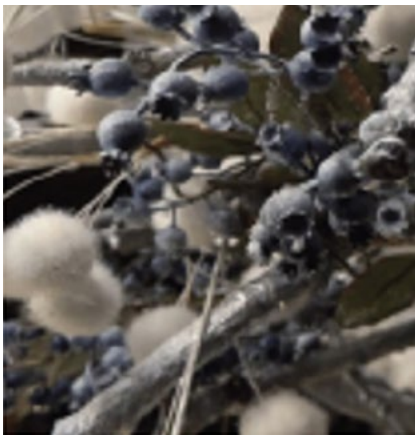






2. Material Palette

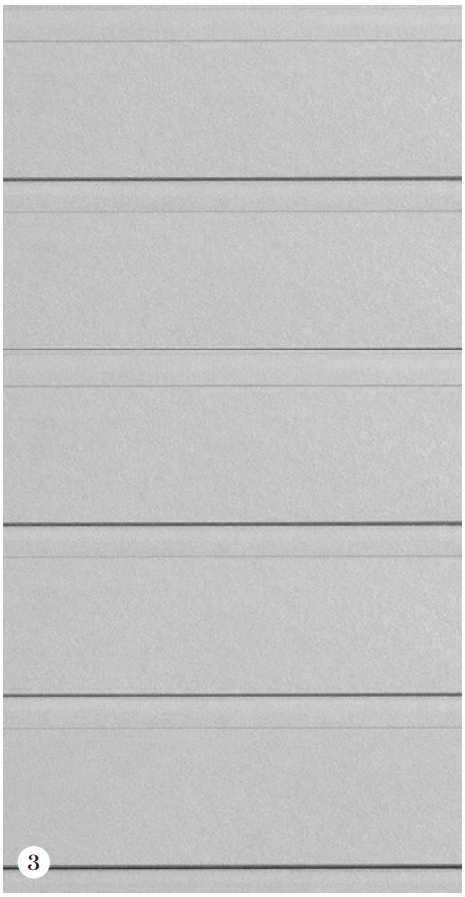
1 Brick	San Selmo Smoked - Opaque
2 Composite cladding	Slat
3 Fibre cement cladding	Shiplap - Hazelwood
4 Paint colours	Shiplap - Shale Grey
5 Roof colour	Southerly
6 Windows, flashing & trims	Apo Grey













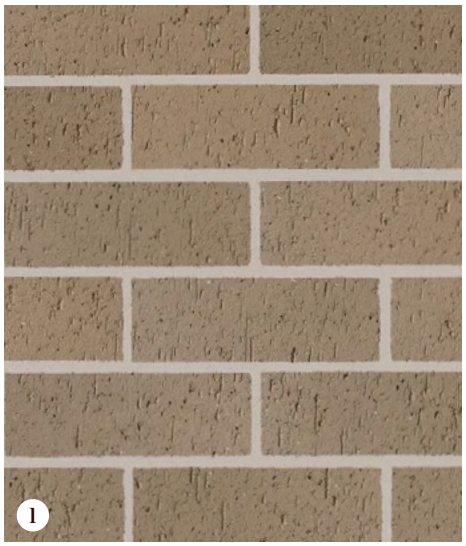






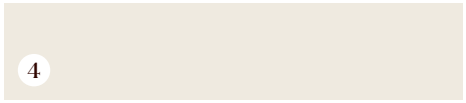
3. Material Palette

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













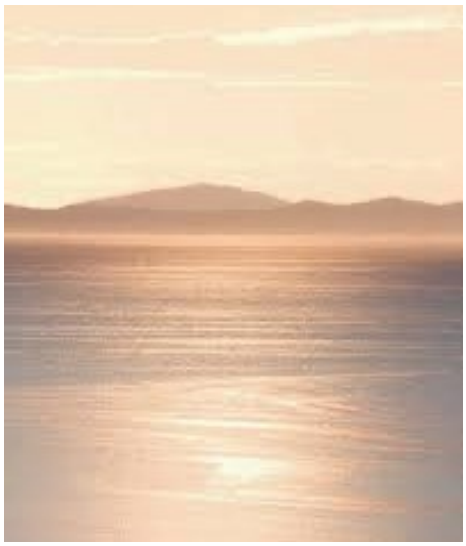




4. Material Palette

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











4

5

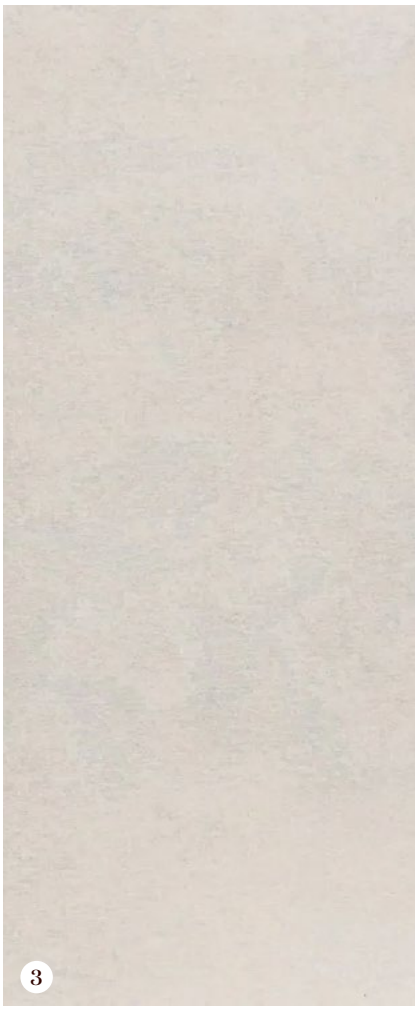
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5. Material Palette

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



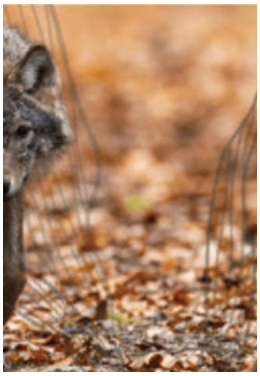












6. Material Palette

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 6: 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
  - ○ Eaves
  - ○ 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 façades 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.

Complete the Design Application Form linked below and send it together with your concept design or building plans to the Ginninderry Design Team at designs@ginninderry.com

To access your block specific information, application forms and further information please visit the Building Resources page

ginninderry.com.au/building-resouces

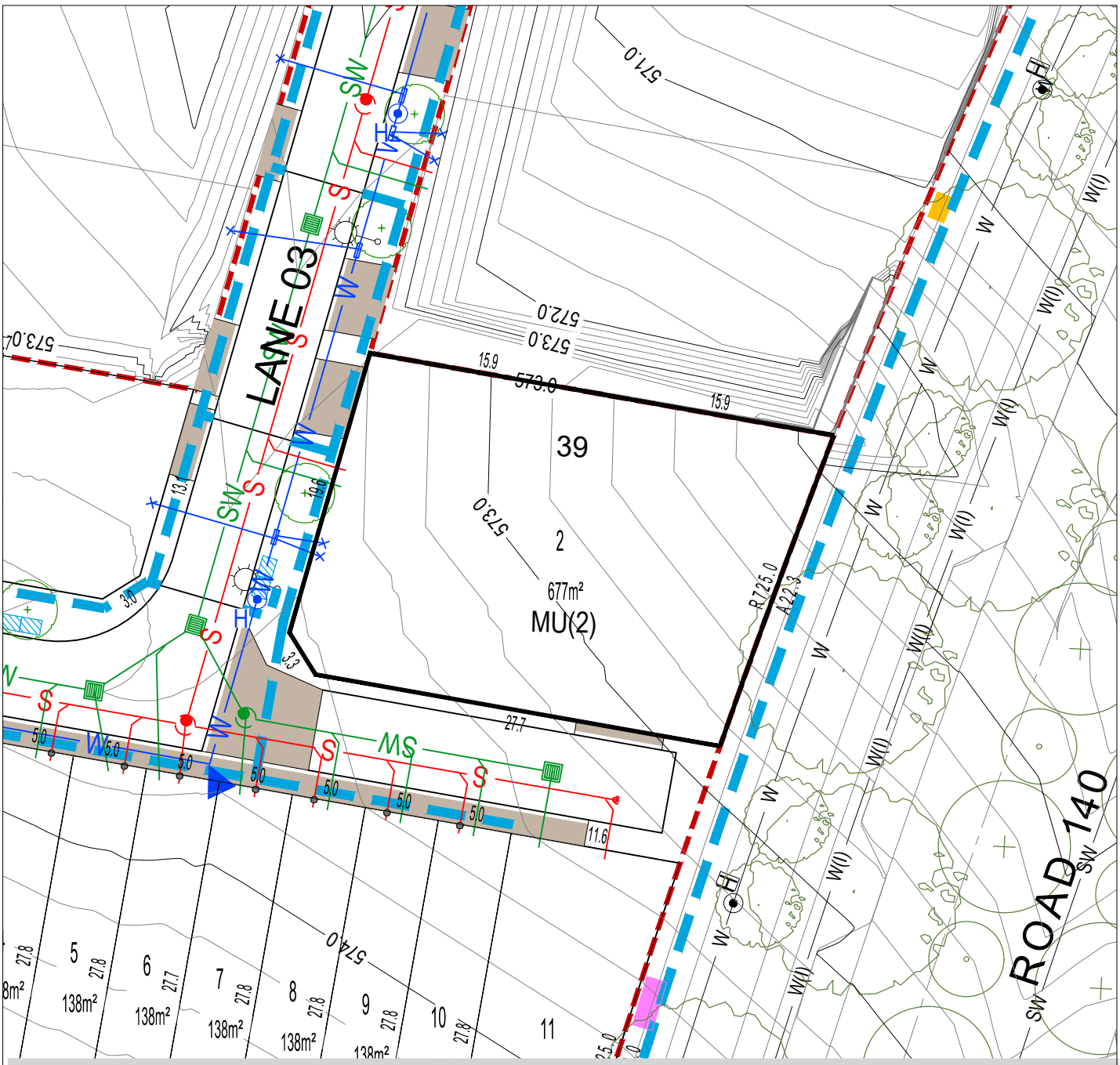
Part 6: Appendix A

STAGE 2

Ginninderry

Section: 39
Block: 2

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

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

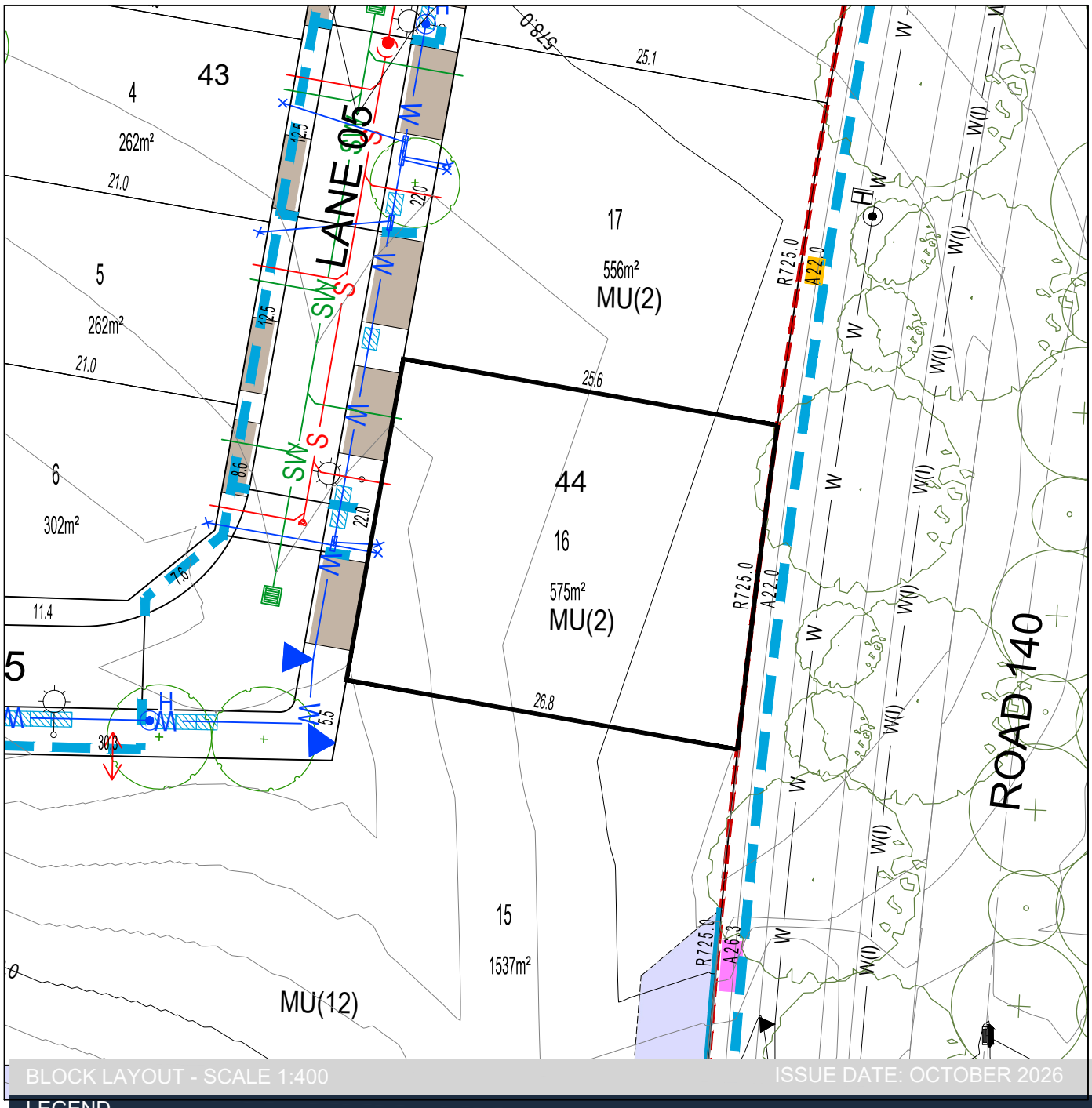
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STAGE 2

Ginninderry

Section: 44
Block: 16

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
- REINFORCED CONCRETE DRIVEWAY BY PURCHASER
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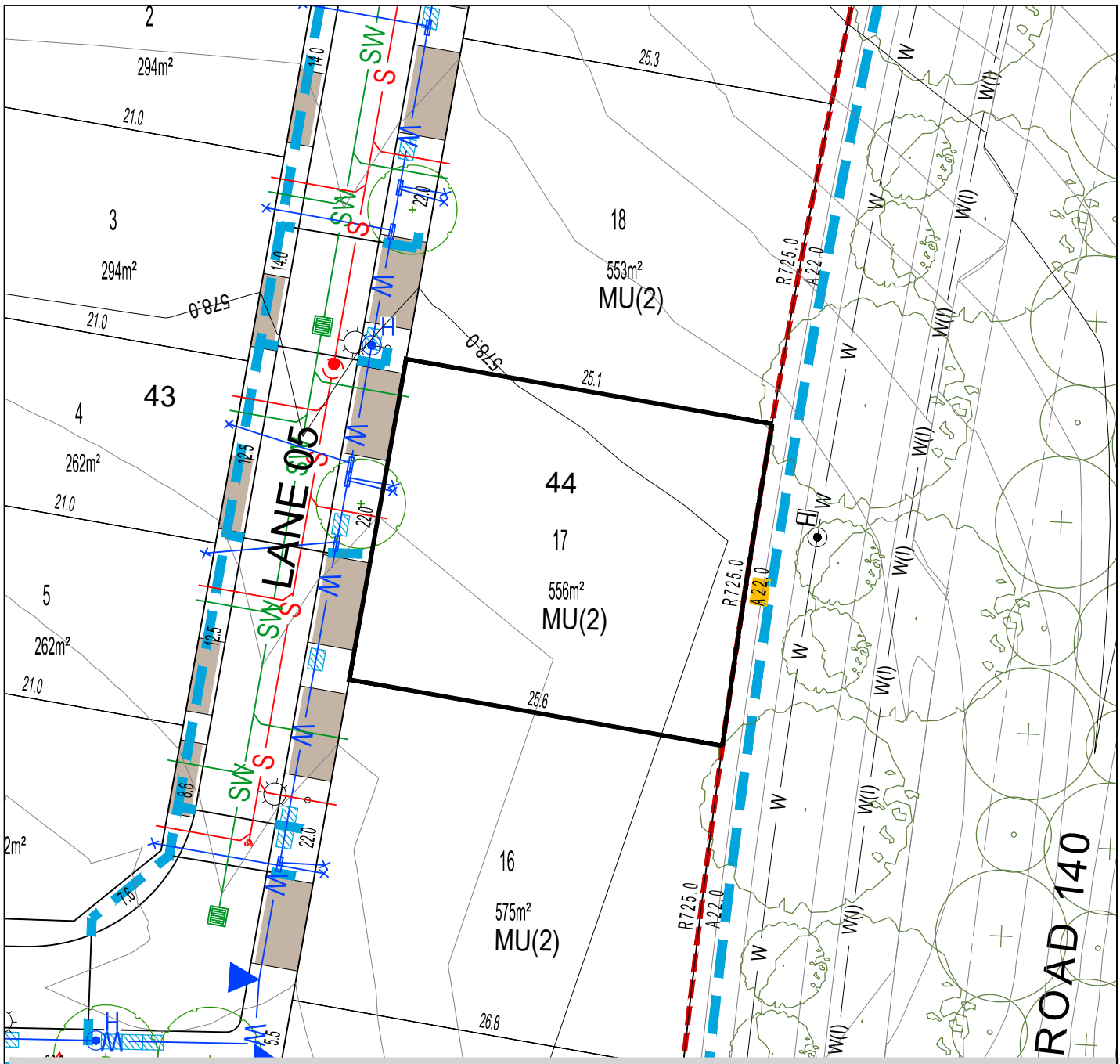
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STAGE 2

Ginninderry

Section: 44
Block: 17

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
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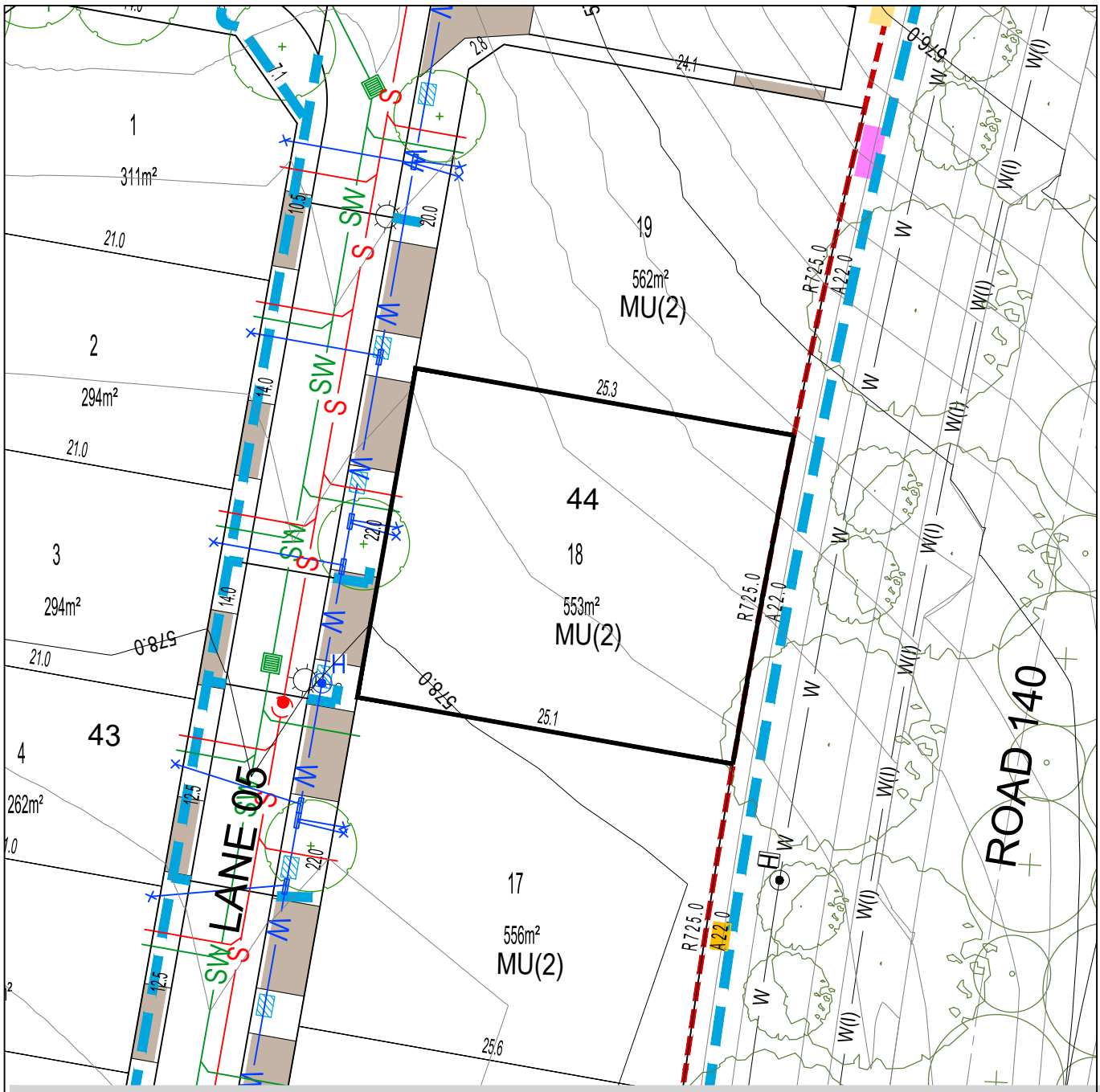
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Ginninderry

STAGE 2

Section: 44
Block: 18

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
- REINFORCED CONCRETE DRIVEWAY BY PURCHASER
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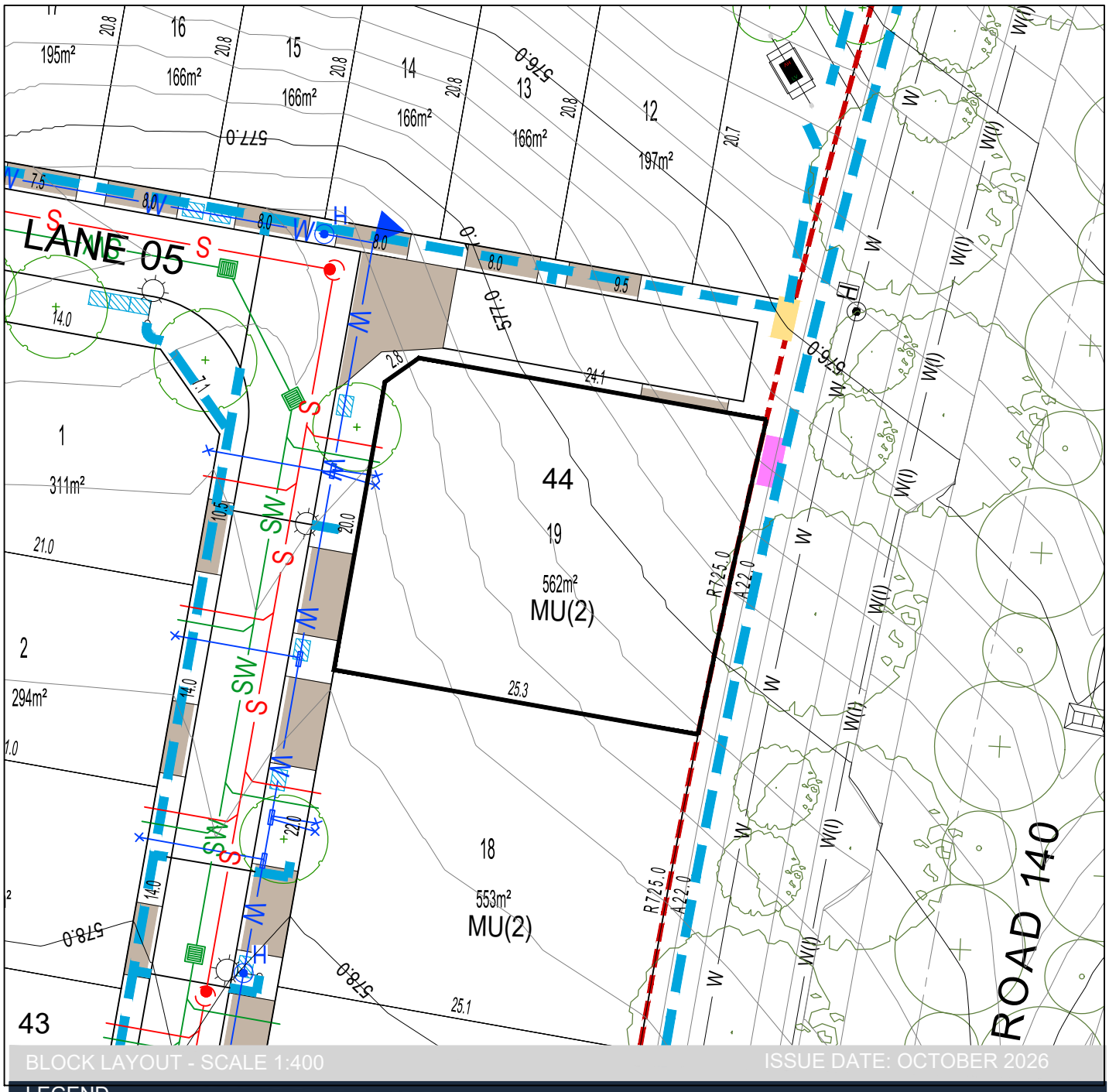
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Ginninderry

STAGE 2

Section: 44
Block: 19

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400 ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
- REINFORCED CONCRETE DRIVEWAY BY PURCHASER
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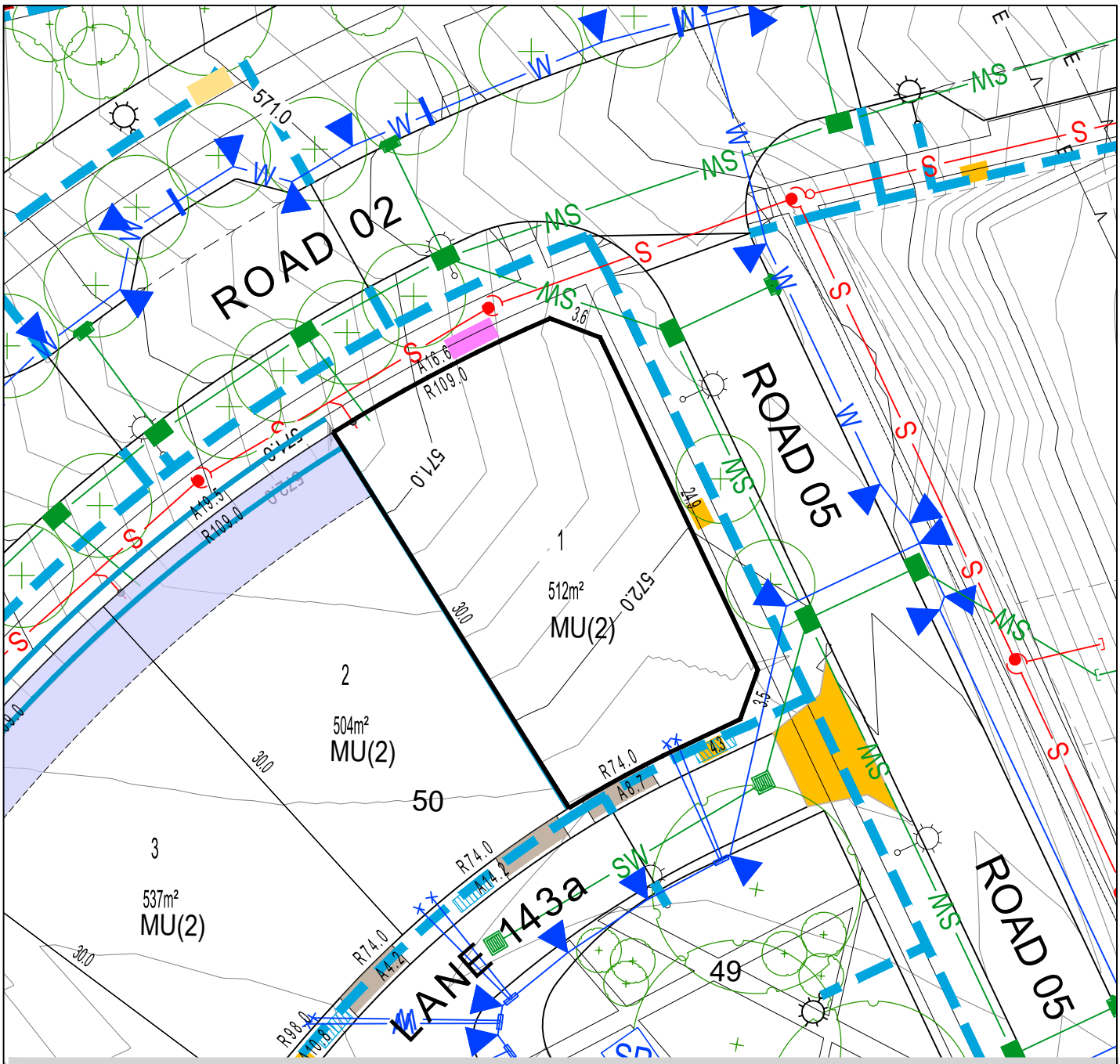
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STAGE 2

Ginninderry

Section: 50
Block: 1

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400 ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
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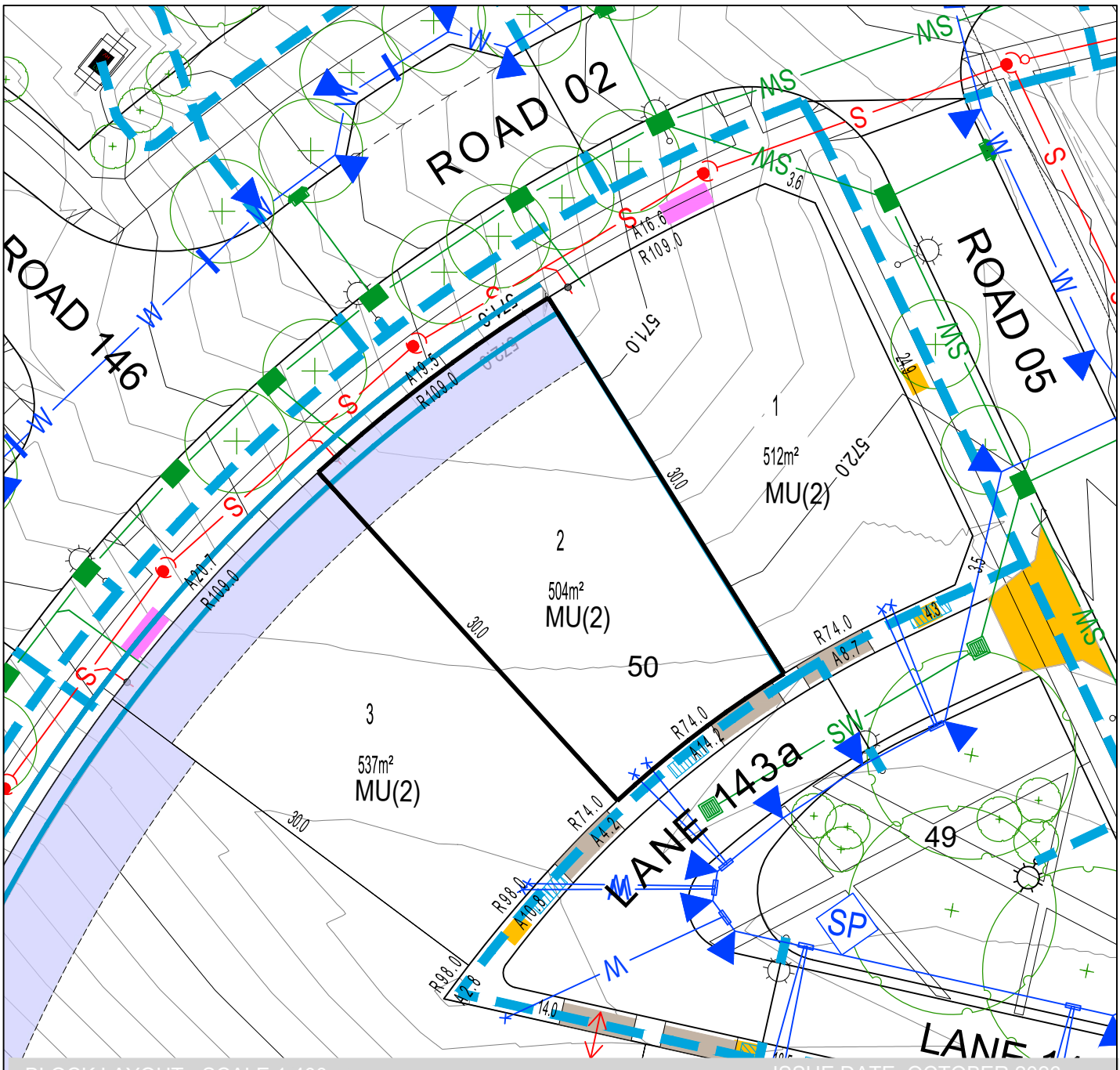
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STAGE 2

Ginninderry

Section: 50
Block: 2

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
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- SERVICES TRENCH
- NBNCo. PIT
- STREETLIGHT
- ABOVE GROUND MINIPILLAR
- IN GROUND MINIPILLAR
- INDICATIVE SET BACK (REFER TO SECTION 1, NOMINAL WALL HEIGHT=0.4m - 0.6m)
- WASTE COLLECTION POINT
- SUBSTATION
- STREET TREES

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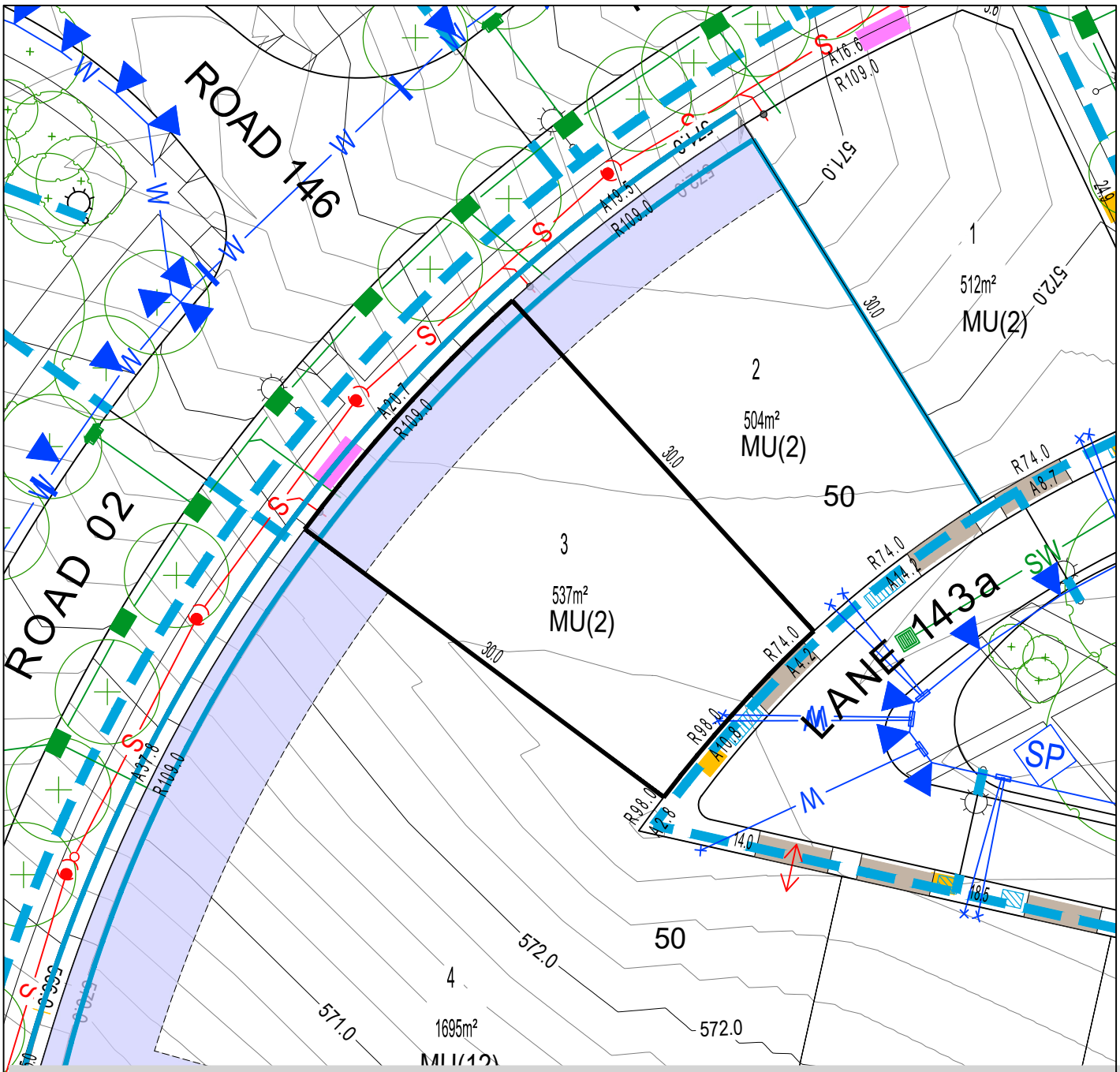
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STAGE 2

Ginninderry

Section: 50
Block: 3

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
- REINFORCED CONCRETE DRIVEWAY BY PURCHASER
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- RETAINING WALL
- SEWER MAINTENANCE ACCESS ROUTE REQUIRED
- SERVICES TRENCH
- NBNCo. PIT
- STREETLIGHT
- ABOVE GROUND MINIPILLAR
- IN GROUND MINIPILLAR
- INDICATIVE SET BACK (REFER TO SECTION 1, NOMINAL WALL HEIGHT=0.5m - 1.6m)
- WASTE COLLECTION POINT
- SUBSTATION
- STREET TREES

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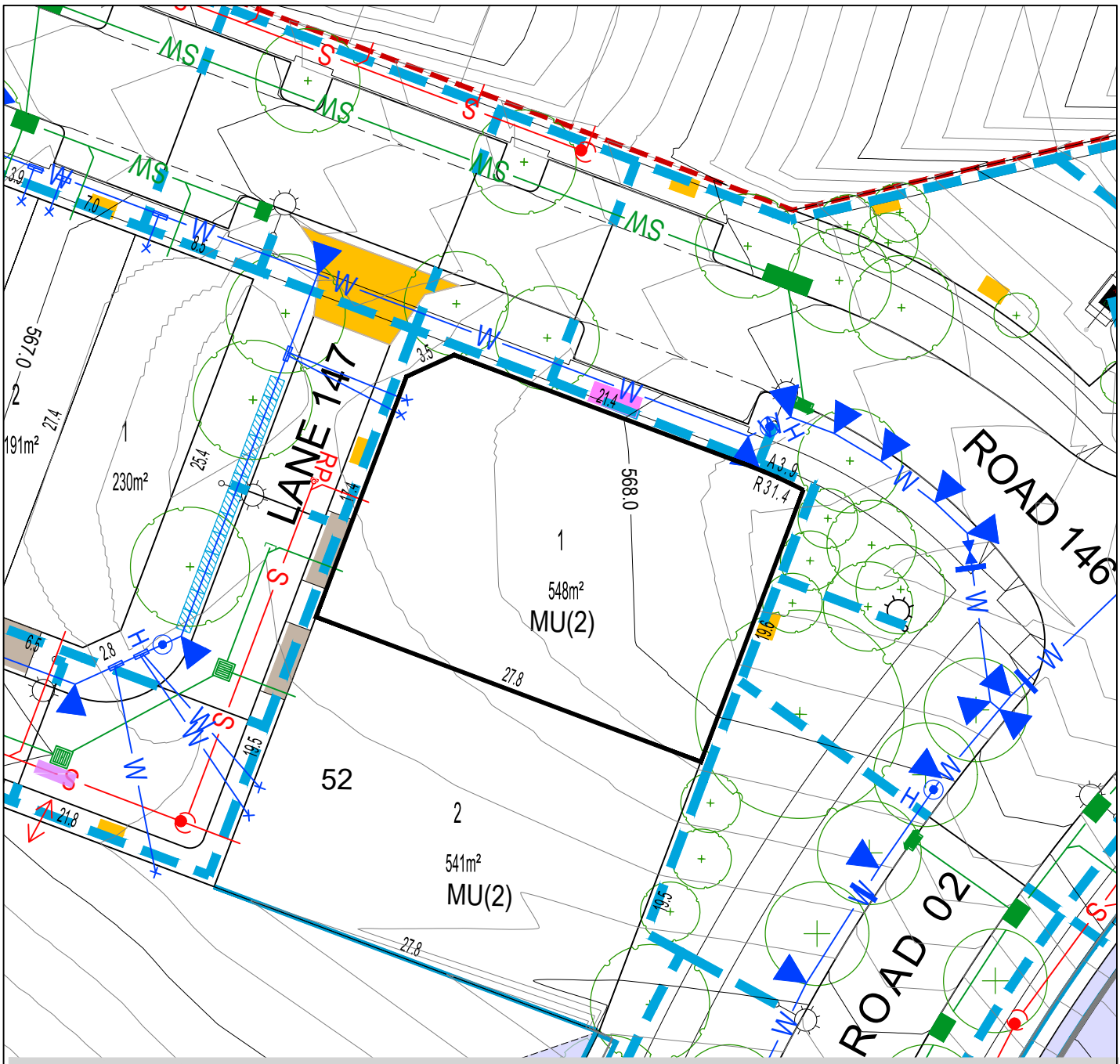
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Ginninderry

STAGE 2

Section: 52
Block: 1

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
- REINFORCED CONCRETE DRIVEWAY BY PURCHASER
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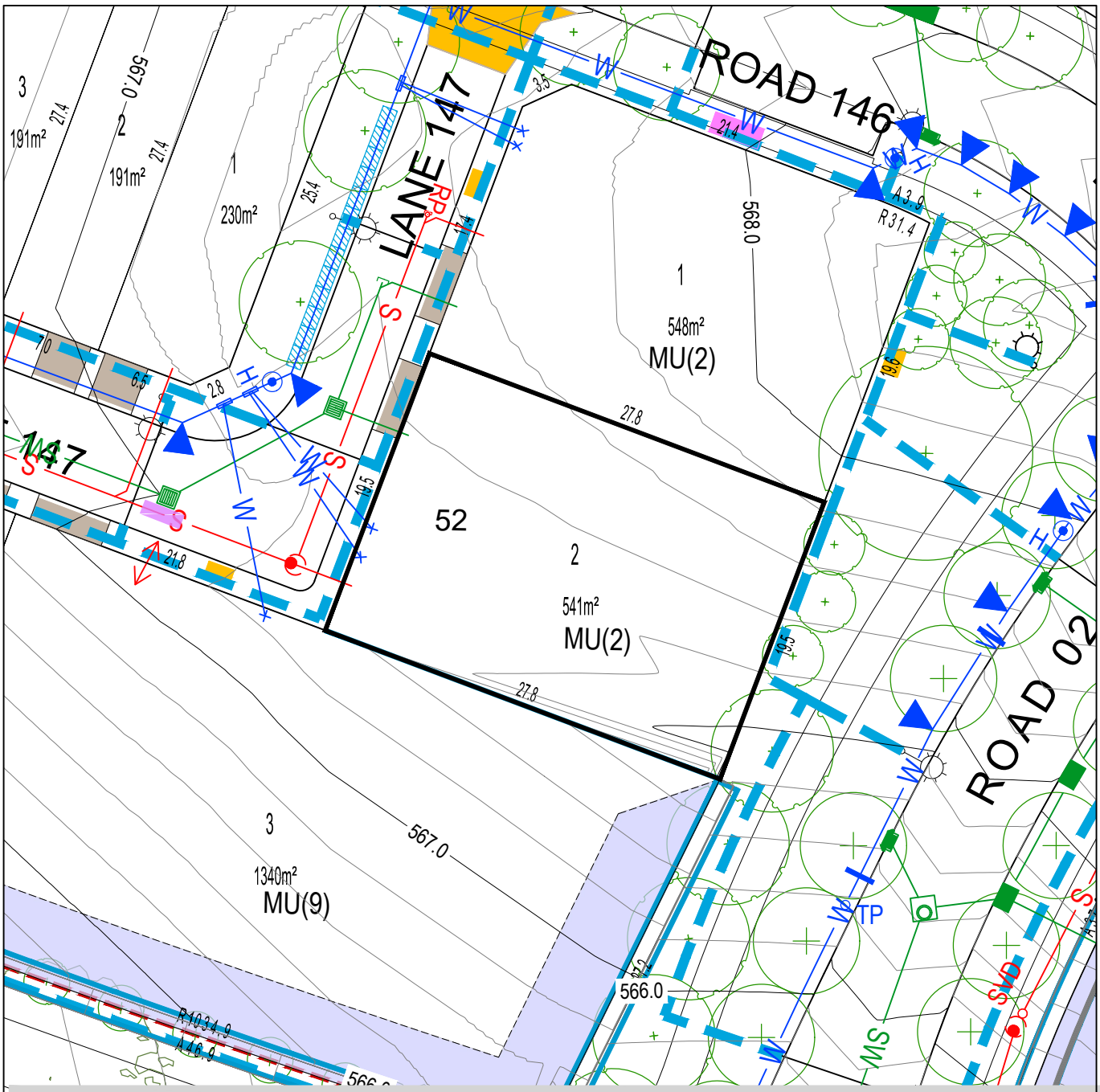
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STAGE 2

Ginninderry

Section: 52
Block: 2

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
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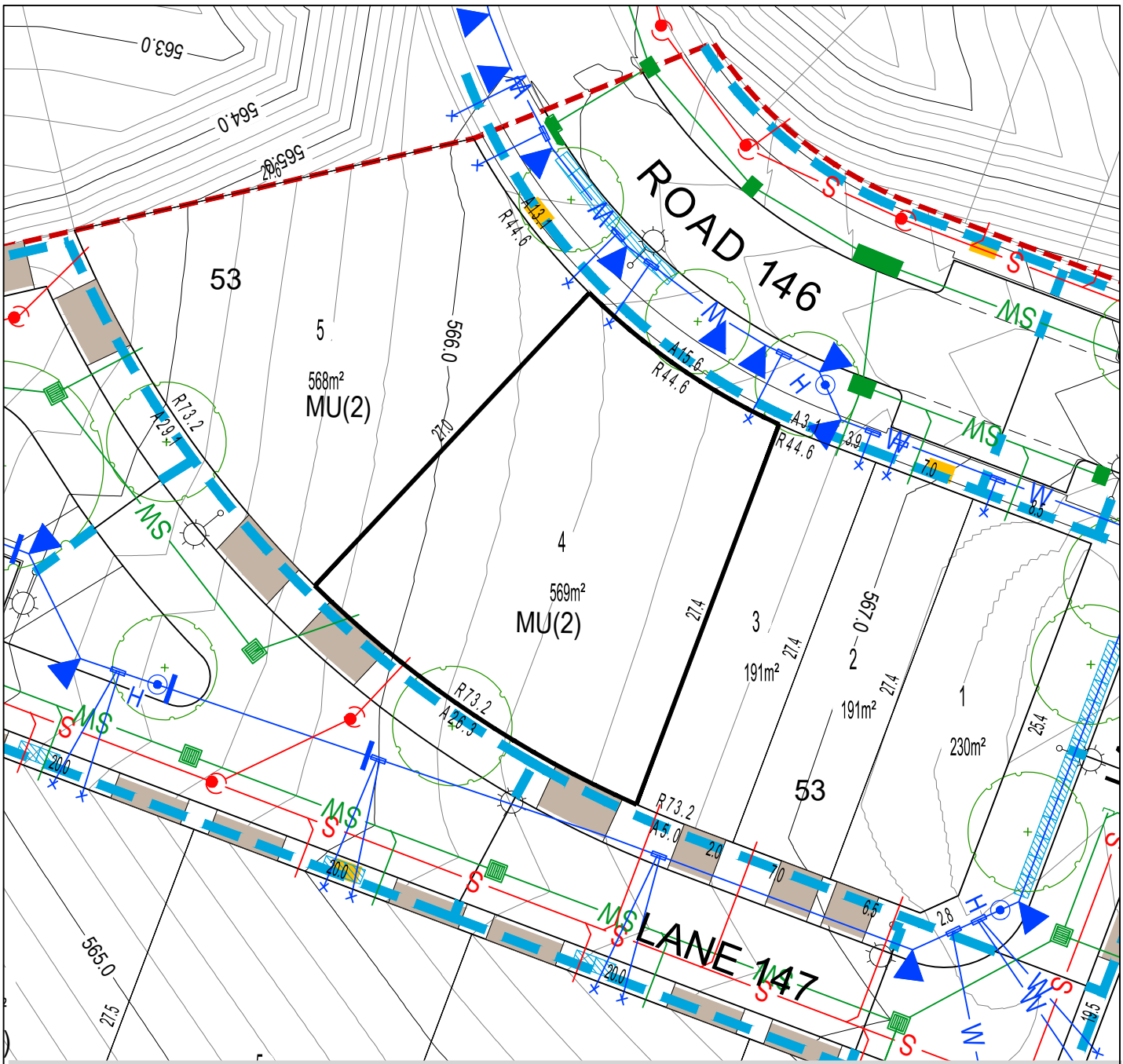
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STAGE 2

Ginninderry

Section: 53
Block: 4

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400

ISSUE DATE: OCTOBER 2026

LEGEND

- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 1.0m INTERVAL
- CONTOUR 0.2m INTERVAL
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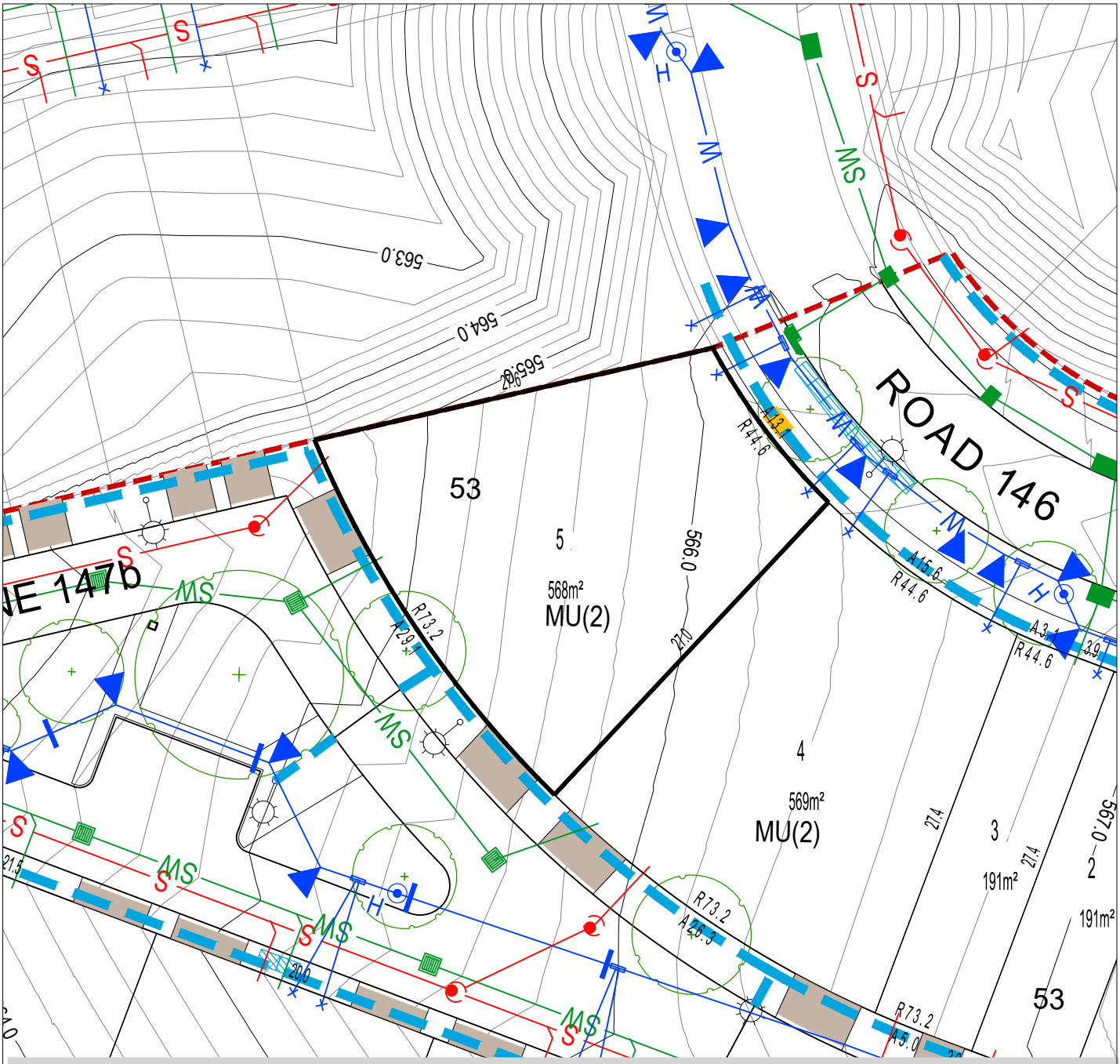
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STAGE 2

Ginninderry

Section: 53
Block: 5

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:400 ISSUE DATE: OCTOBER 2026

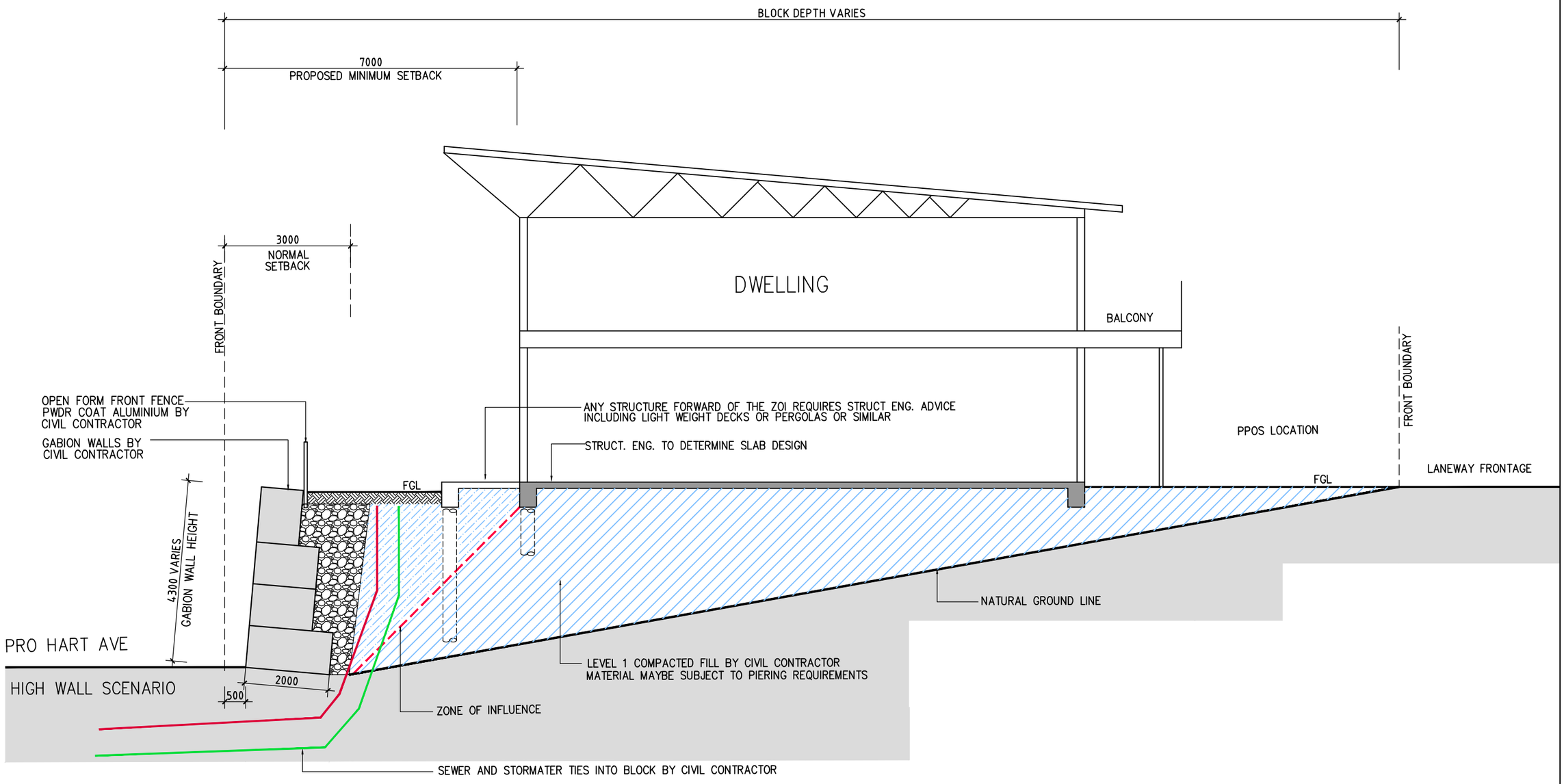
LEGEND

- LOT BOUNDARY
- EASEMENT
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Appendix B



1 SECTION STUDY

1:100 - EDP2 RETAINING WALLS

This document issue is:
- ☐ NOT controlled. Revisions may be made without notice.
- ☐ Subject to document control. Revisions will be advised
- ☐ A controlled, sequentially numbered document. This is number:
- ☐ First issue of the document.
- ☐ Complete revision. Please remove previous issued corresponding pages and replace with this issue.
- ☐ Partial revision. Please remove previous issued corresponding pages and replace with this issue.

1. Figured dimensions to be taken in preference to scaling.
2. All dimensions are in millimetres, except levels and drawings to scale of 1:500 and smaller which are given in metres.
3. Contractor to check all dimensions on site prior to commencing any work of making of shop drawings, and seek instructions if any discrepancies are found.

QUALITY RECORD: ISSUED:

REVIEW	NAME	SIGNATURE	DATE
DRAWN	JMD		
VERIFIED			
APPROVED			

Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

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REV.	DATE	DESCRIPTION	APP	REV.

Drawing Path:

Project Title:
RETAINING WALL REVIEW
SETBACKS AND ZOI
MACNAMARA

Client:
RIVERVIEW PROJECTS ACT PTY LTD

Drawing Name:
SECTION STUDY 1

Status

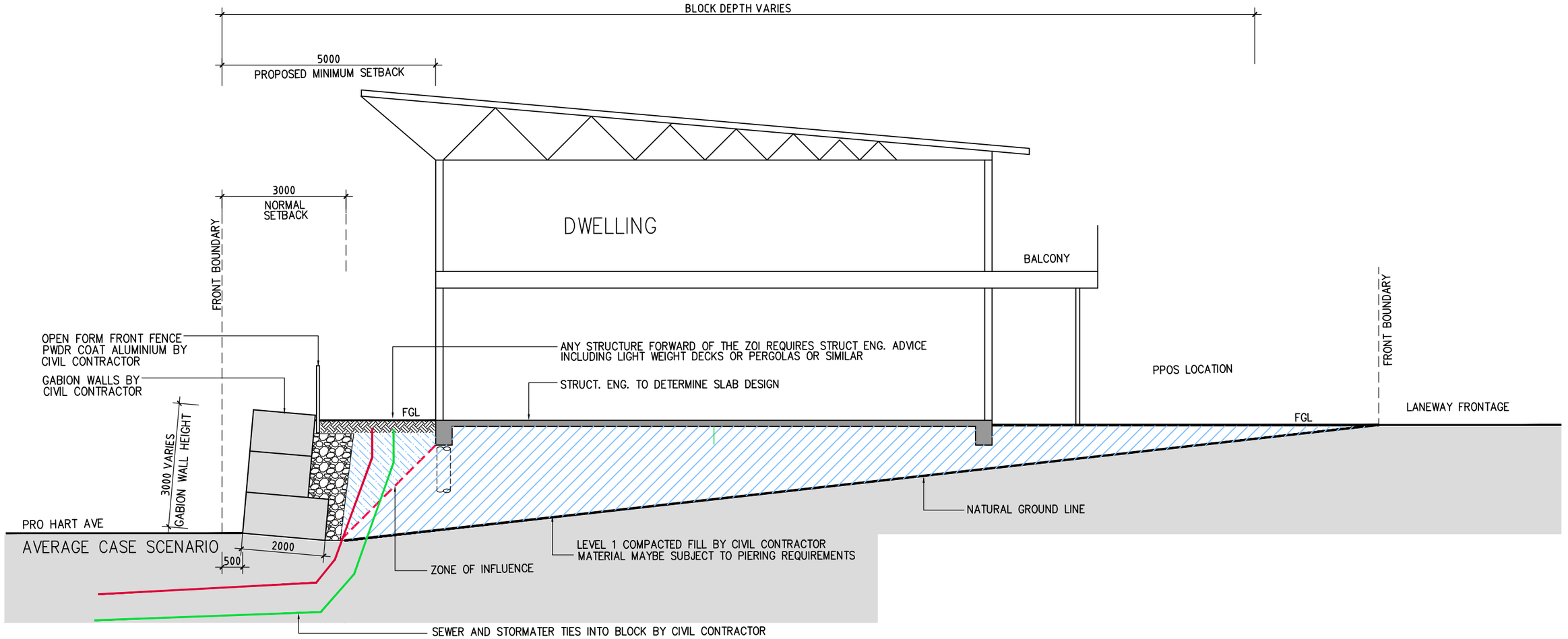
Job Number:
2510

Scale:
1:100

Drawing Number:
PSP-301

Issue:
A

Plot Date:
10/06/26



2 SECTION STUDY

1:100 - EDP2 RETAINING WALLS

This document issue is:
- ☐ NOT controlled. Revisions may be made without notice.
- ☐ Subject to document control. Revisions will be advised
- ☐ A controlled, sequentially numbered document. This is number: ☐
- ☐ First issue of the document.
- ☐ Complete revision. Please remove previous issued corresponding pages and replace with this issue.
- ☐ Partial revision. Please remove previous issued corresponding pages and replace with this issue.

1. Figured dimensions to be taken in preference to scaling.
2. ALL dimensions are in millimetres, except levels and drawings to scale of 1:500 and smaller which are given in metres.
3. Contractor to check all dimensions on site prior to commencing any work of making of shop drawings, and seek instructions if any discrepancies are found.

QUALITY RECORD: ISSUED:

REVIEW	NAME	SIGNATURE	DATE
DRAWN	JMD		
VERIFIED			
APPROVED			

Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

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REV.	DATE	DESCRIPTION	APP	REV.

Drawing Path:

Project Title: RETAINING WALL REVIEW SETBACKS AND ZOI MACNAMARA

Client: RIVERVIEW PROJECTS ACT PTY LTD

Drawing Name: SECTION STUDY 2

Status

Job Number: 2510

Scale: 1:100

Plot Date: 10/06/26

Drawing Number: PSP-302

Issue: A

Appendix C



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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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	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

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	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
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
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F—C

Mandatory Fencing Type F2:

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

Construction and Finish

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

Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Housing Design Requirements.

BLOCK INFORMATION

STAGE	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
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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

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
B	AM	JM	JM	09/06/26
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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 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

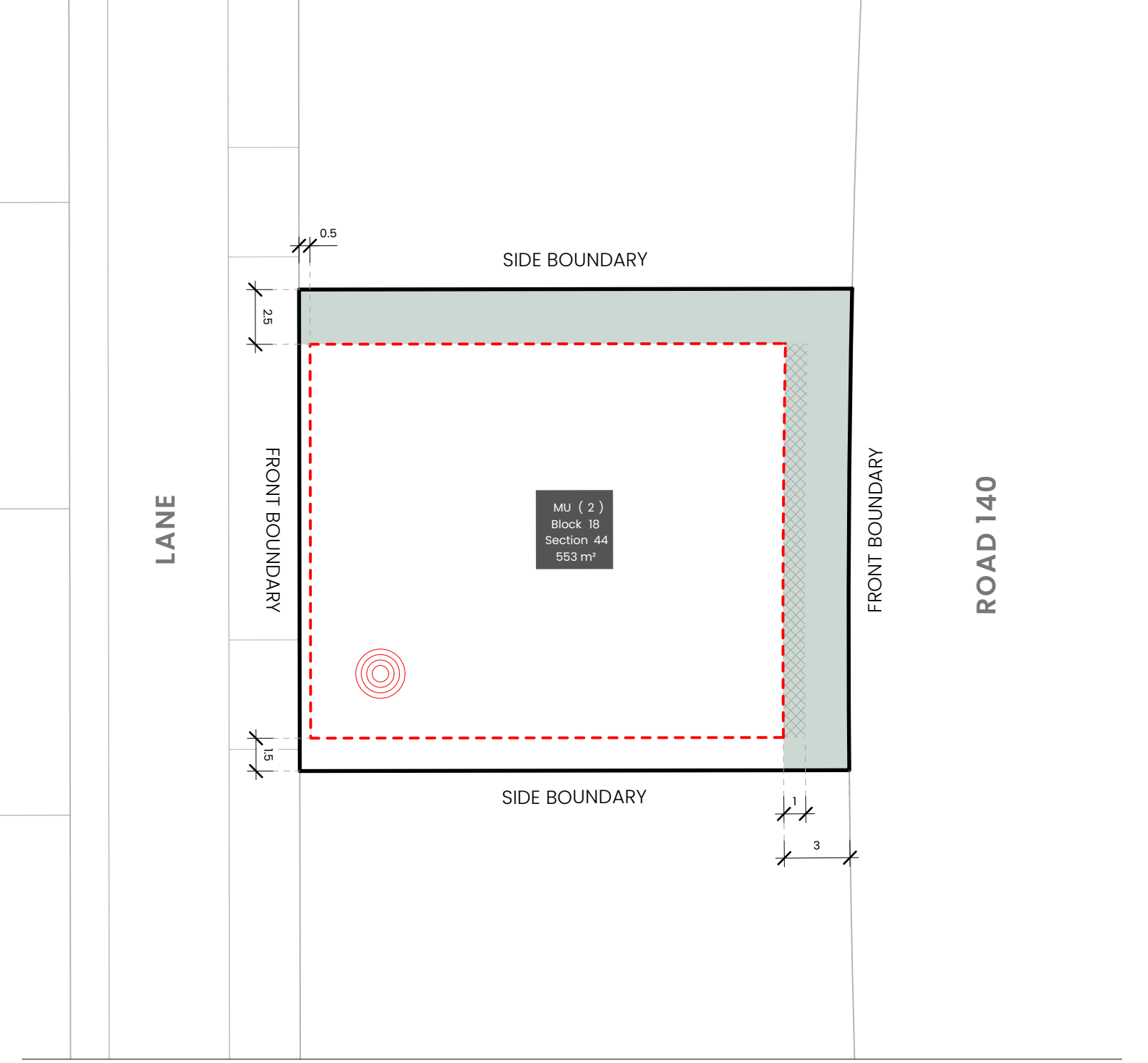
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0 1 2 3 4 5 10

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	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
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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 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
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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 F1:

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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	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
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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
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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
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

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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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
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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	3
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

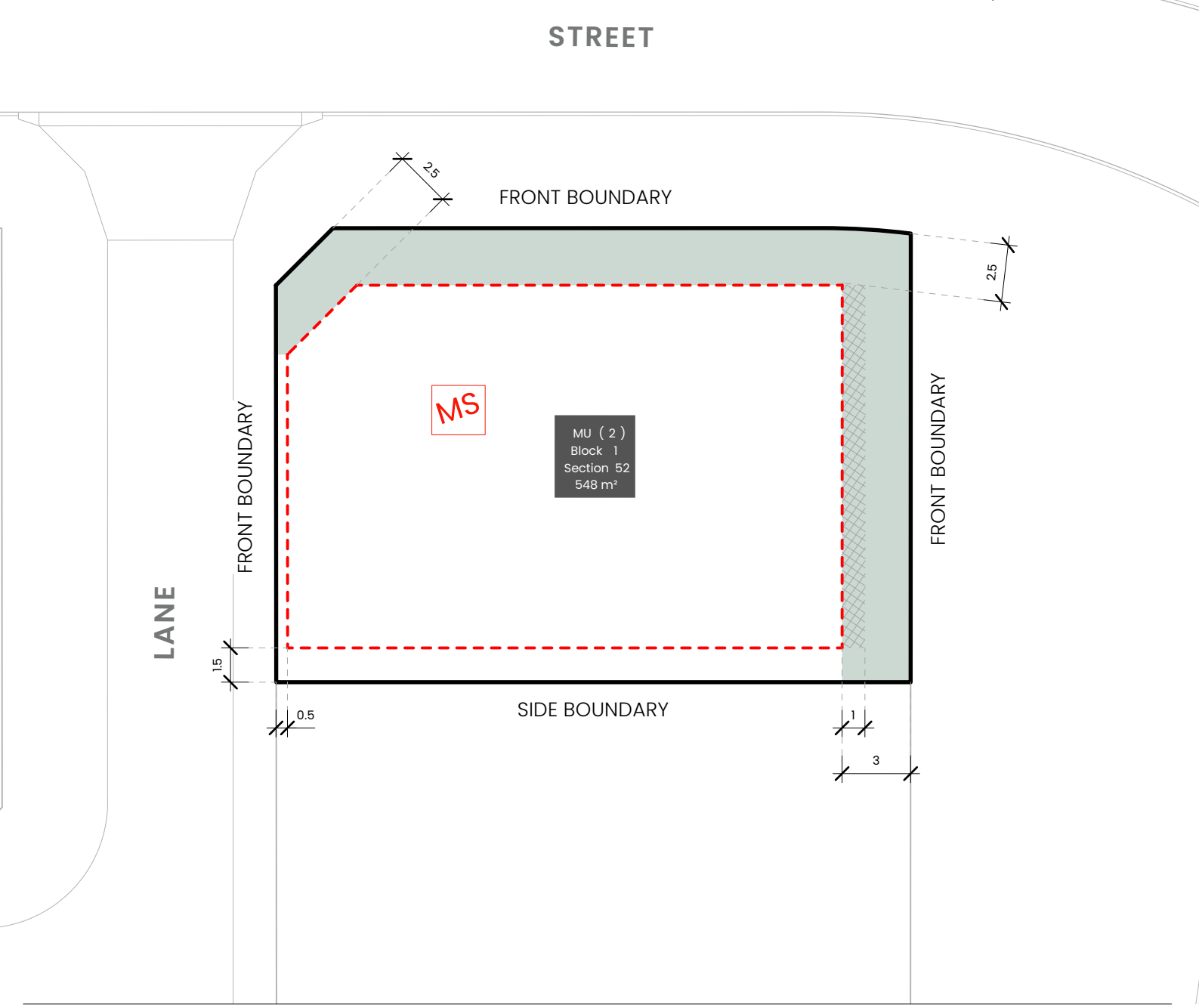
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Ginninderry

BLOCK PLANNING CONTROLS

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
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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
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SCALE

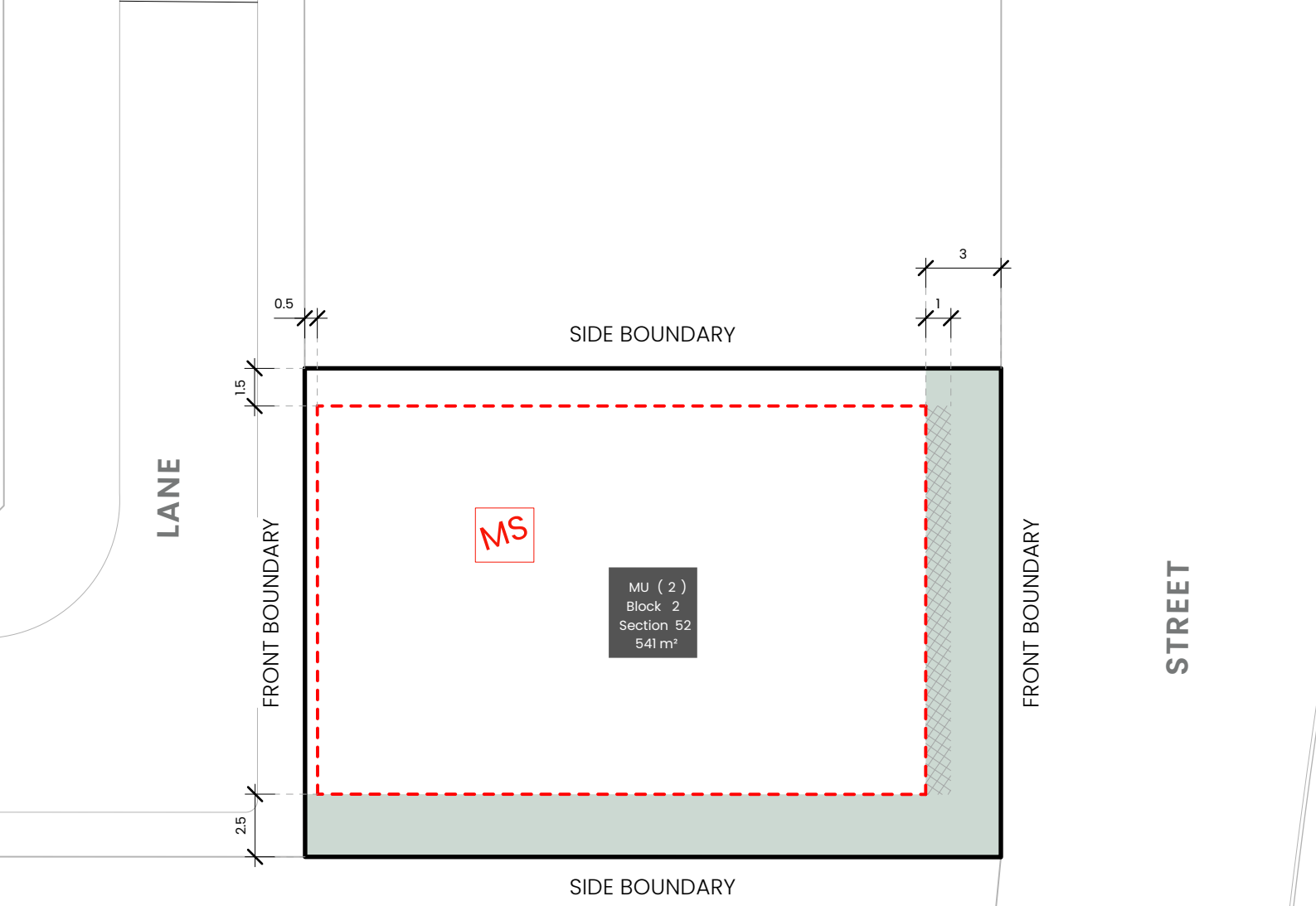
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Ginninderry

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
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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

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
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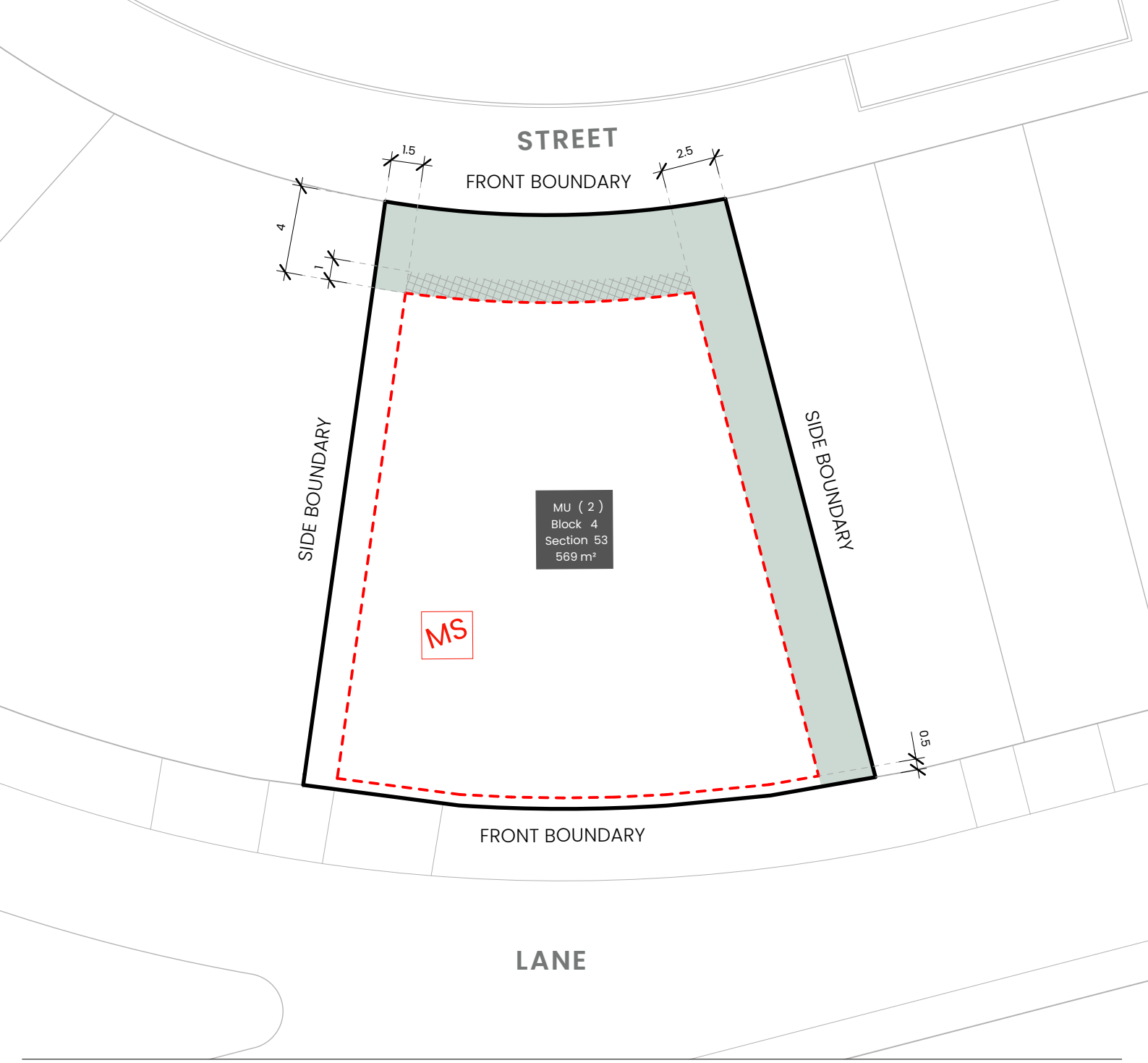
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Ginninderry

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
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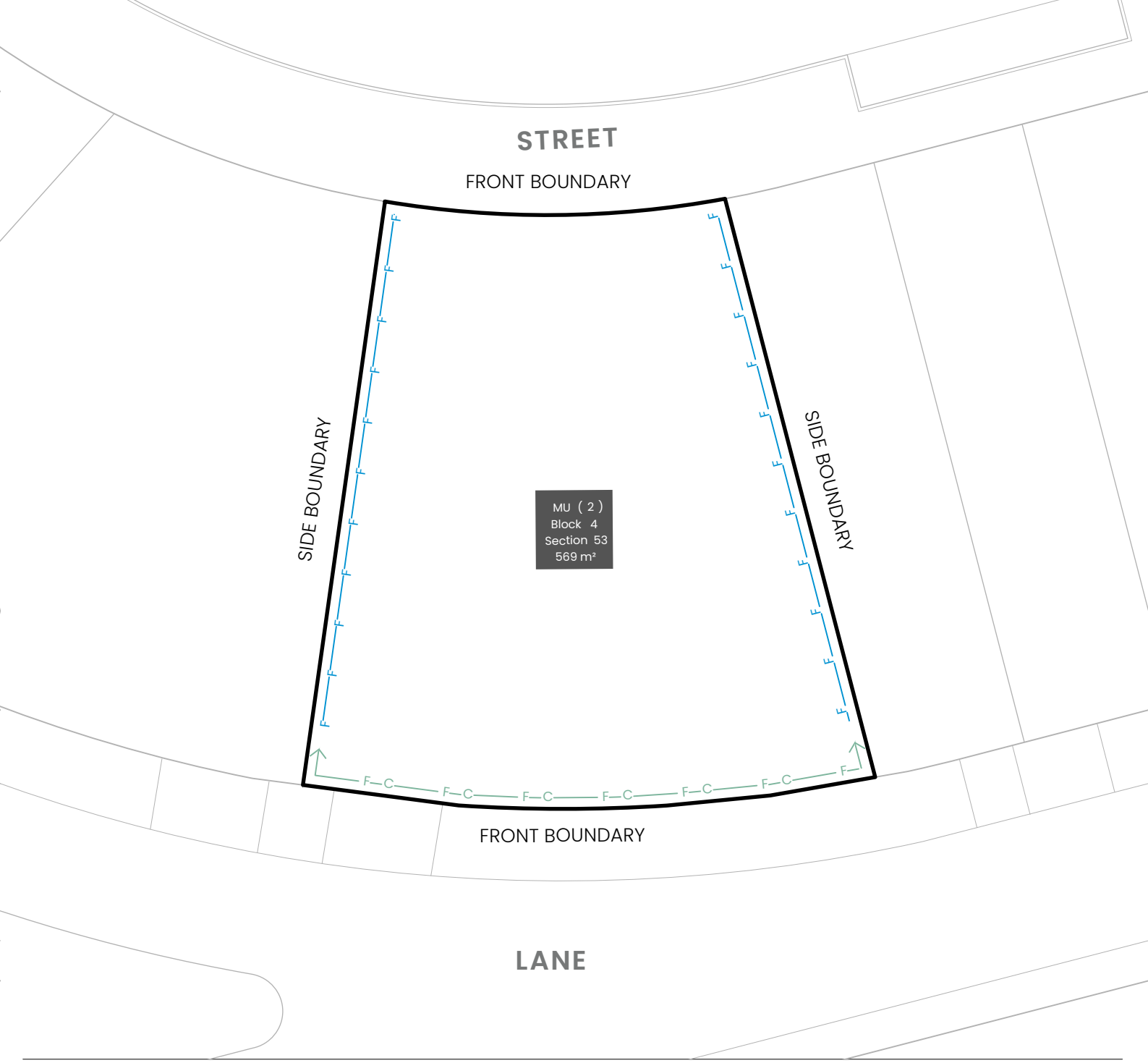
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Ginninderry

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
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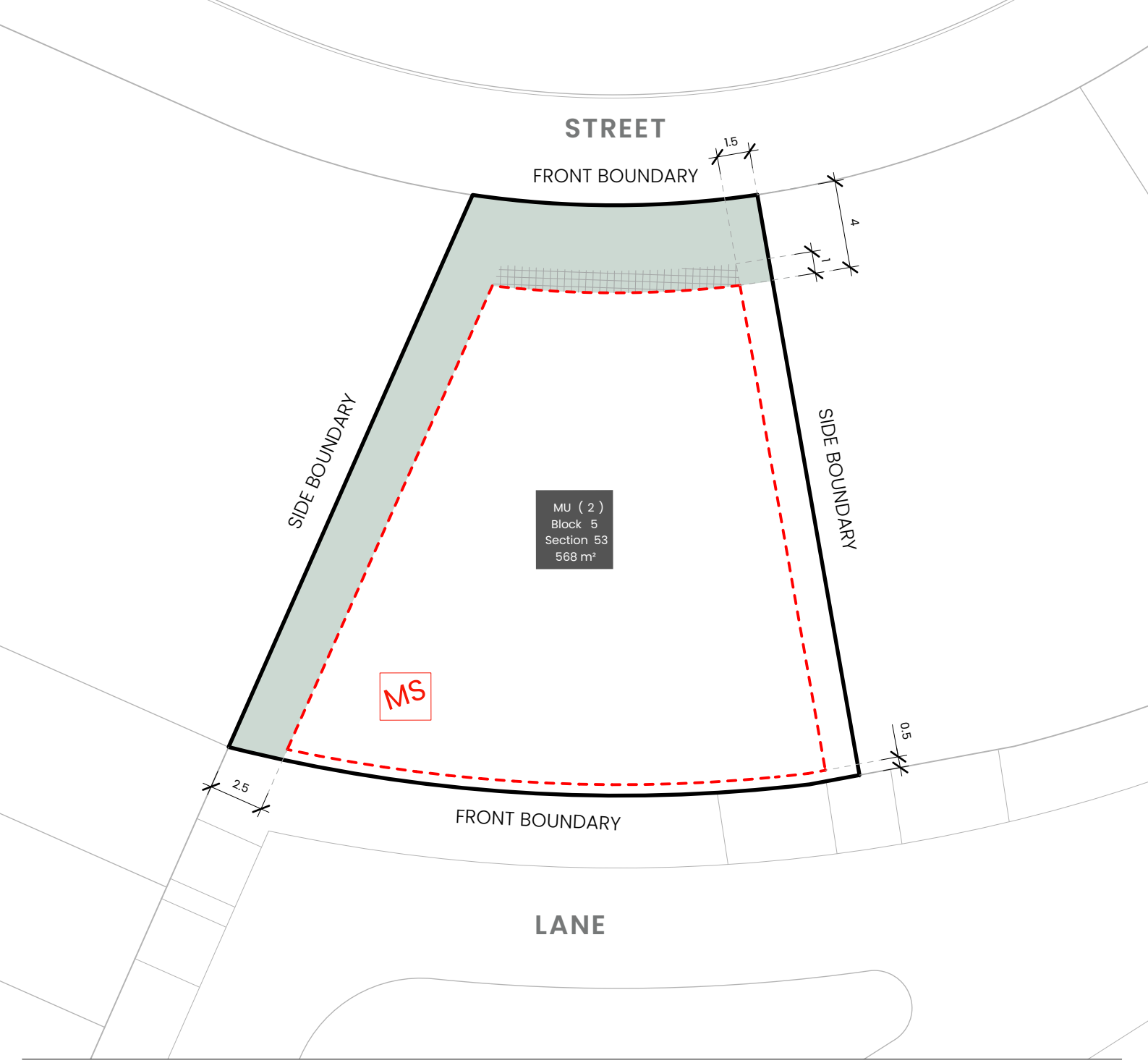
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Ginninderry

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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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).

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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)

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

Please contact us at designs@ginninderry.com,
1800 316 900 or visit ginninderry.com

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ACT Government | Suburban Land Agency | RIVERVIEW GROUP