



Block Planning Control Plans

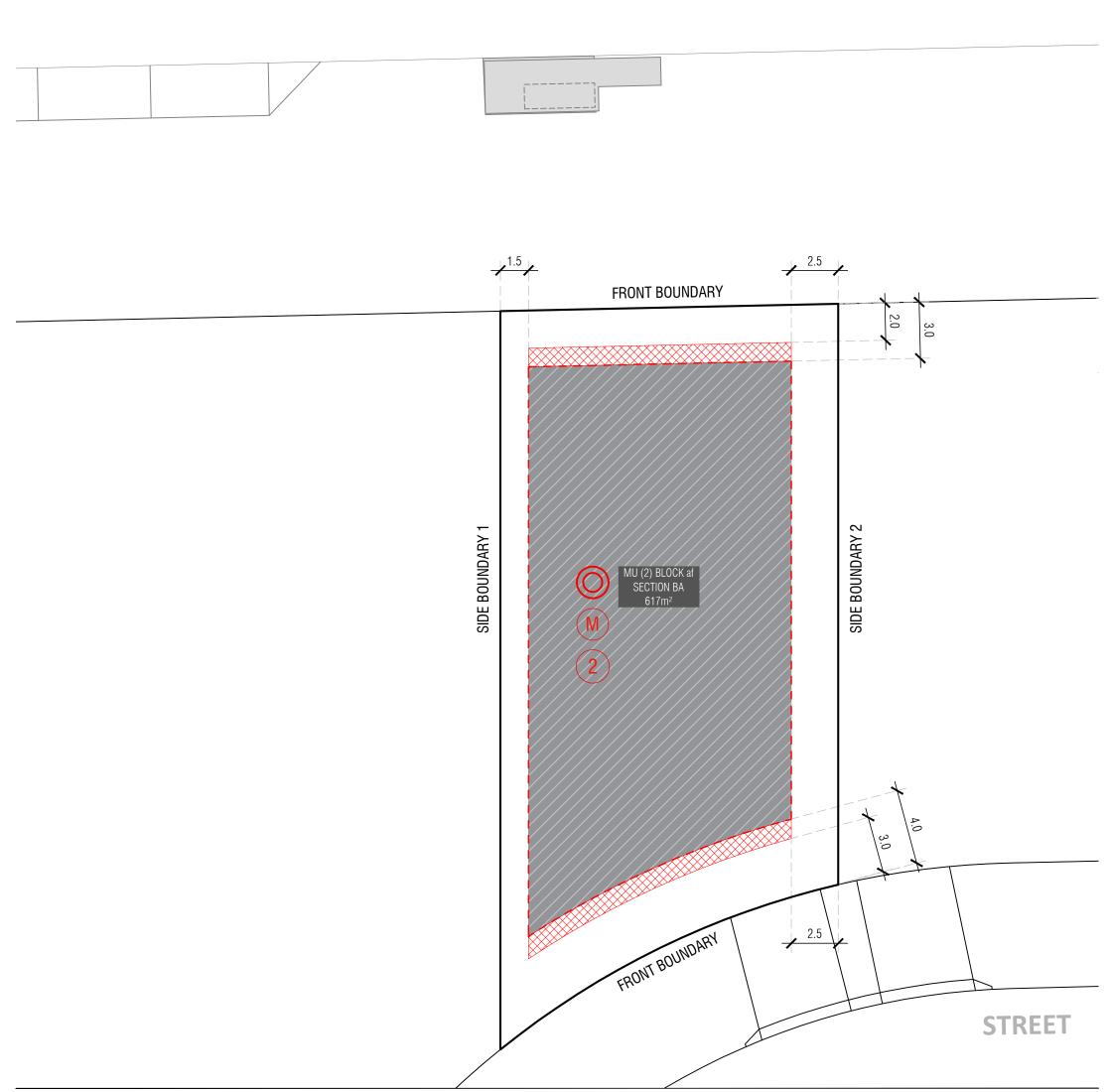
Small multi-unit sites

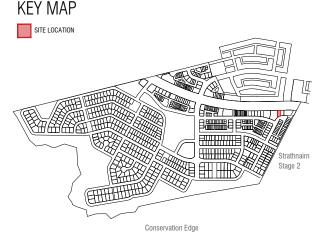


Small multi-unit sites

Block	Section	Number of blocks/units*	Area (m ²)	Suburb	Expected settlement	Compliance bond required
af	BA	2	617	Macnamara	Jul 2025 - Dec 2025	10,000
ah	BA	2	543	Macnamara	Jul 2025 - Dec 2025	10,000
V	BA	2	509	Macnamara	Jul 2025 - Dec 2025	10,000
W	BA	2	507	Macnamara	Jul 2025 - Dec 2025	10,000
X	BA	2	515	Macnamara	Jul 2025 - Dec 2025	10,000
у	BA	2	513	Macnamara	Jul 2025 - Dec 2025	10,000
Z	BA	2	593	Macnamara	Jul 2025 - Dec 2025	10,000
а	BF	2	607	Macnamara	Jul 2025 - Dec 2025	10,000
ab & ac*	BH*	2	672	Macnamara	Jul 2025 - Dec 2025	15,000

* The Special Conditions included at Schedule C in the Land Auction Condition do not apply to these blocks as they are located outside the Environmental Clearance Zone.







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Block Boundary

BOUNDARY Boundary as Defined by Territory Plan

Potentially Noise Affected Blocks. Refer to the Belconnen District Specification

Blocks Exempt from on-block. Water Sensitive Urban Design Provisions. *Refer to the Belconnen District Specification*

Minimum 2 Stories for Blocks Addressing Pro Hart Avenue. *Refer to the Belconnen District Specification* MINIMUM BOUNDARY SETBACKS

----- Stage 1 EDP

refer to the Belconnen District Specification Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall



Articulation Elements (Articulation Zone) refer to Belconnen District Specification

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)



Lower Floor Level

Upper Floor Levels

BLOCK INFORMATION
 REV
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 CHECKED
 APPROVED
 DATE

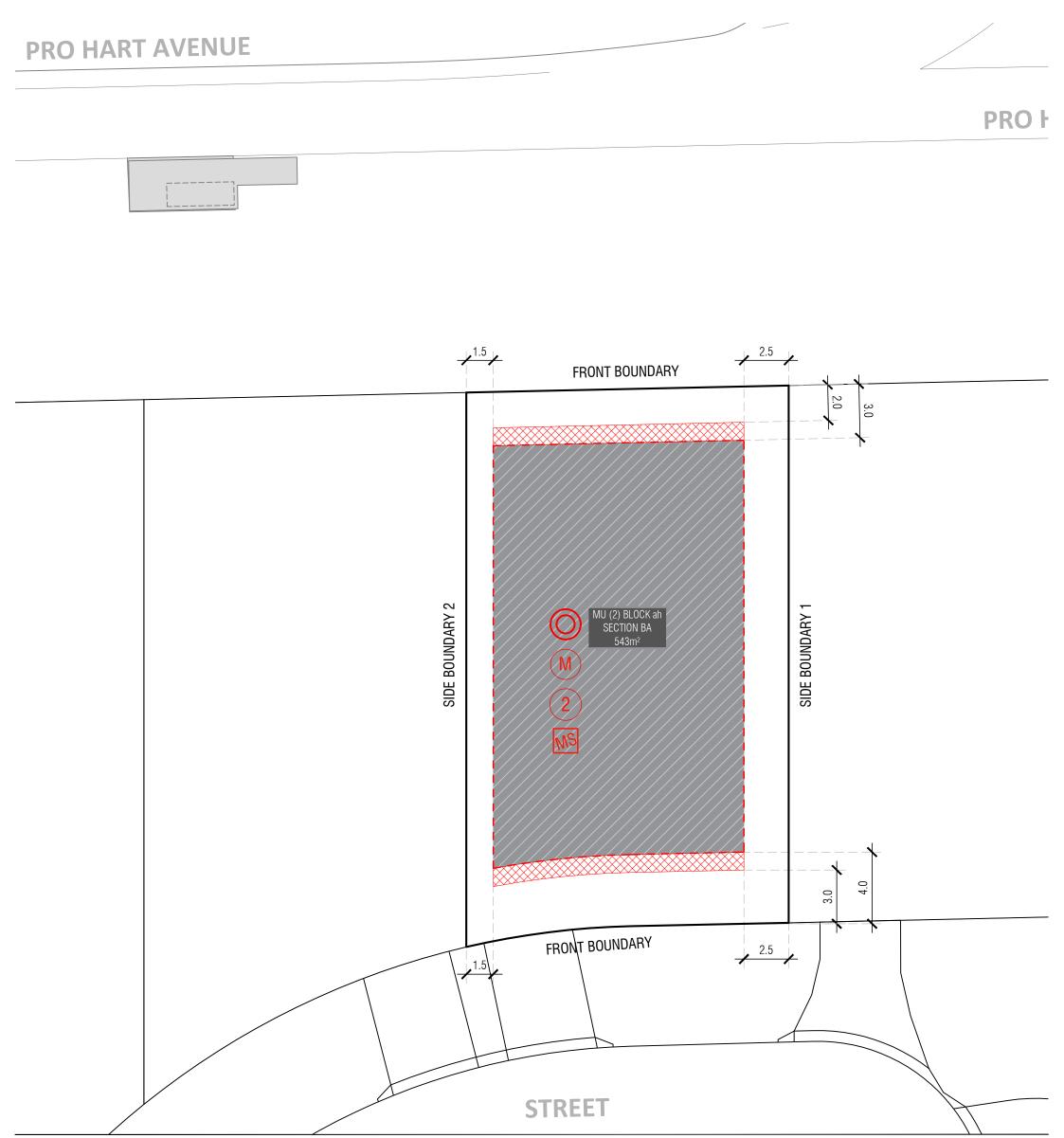
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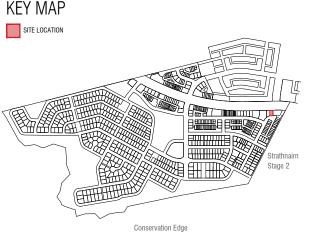
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 01/05/24
 DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. STAGE ZONE RZ3 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN Ginninderry SCALE ΒA SECTION 1:200 @A3 BLOCK CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE Refer to Residential Zones Policy and BLOCK PLANNING CONTROLS SITE COVERAGE PLANS AND THE GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK. Belconnen District Specification **BUILDING & SITING CONTROLS PLAN** MULTI UNIT SITE (2) HOUSING TYPE





KEY MAP		LEGEND	BOUNDARY FEM	ICING		
SITE LOCATION		Block Boundary Boundary as Defined	— – F —	Side, Rear and Boundaries Fronting Rear Lane Maximum height 1.8m from NGL Minimum setback Om (100%) Min 1m behind the front building line	F-C-	Mandatory F1, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 100% (full length of boundary) Minimum setback from boundary: 800m
		BOUNDARY Boundary as Defined by Territory Plan		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 colour "Jasper". Refer to Ginninderry Design Requirements (Macnamara)	F - C -	F4, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 50% Minimum setback from boundary: Nil
	Strathnaim Stage 2					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;
Conservation Edge		PRINCIPLE PRIVATE OPEN SPACE Refer to Belconnen District Specification and Residential Zones Specification	\uparrow	Return Boundary Fencing to Building Line or Side Fence		 dressed hardwood timber; or powder-coated aluminium. openings to be a minimum of 10mm. Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)
BLOCK INFORMATION STAGE 1E ZONE R23 SECTION BA	REV DRAWN CHECKED APPROVED A DZ DZ JM B DZ DZ JM	DATE 30/04/24 01/05/24 DO NOT SCALE OFF DRAWINGS. DIMEN INFORMATION ON THIS PLAN IS TO DESIGN PROCESS. APPROVED EDP	BE USED AS A GUIDE O			Ginninderry
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Blocks 500sqm < 550sqm subject to mid size block provisions. Refer to the Belconnen District Specification

MINIMUM BOUNDARY SETBACKS

Stage 1 EDP _____

refer to the Belconnen District Specification Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall



Articulation Elements (Articulation Zone) refer to Belconnen District Specification

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks $\ensuremath{\textit{only}}$ This does not take into account easements, site coverage or building envelopes)



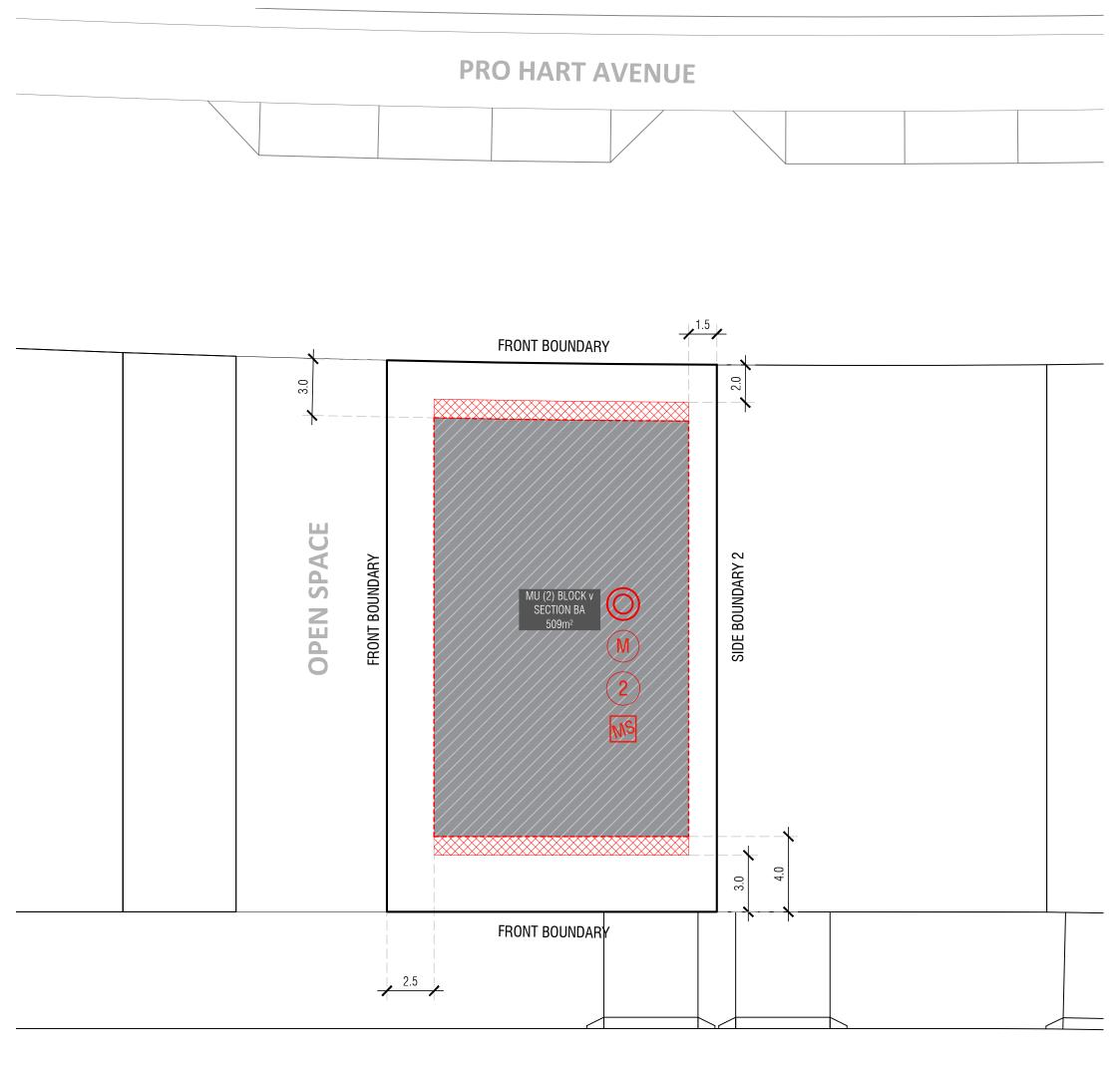
Lower Floor Level

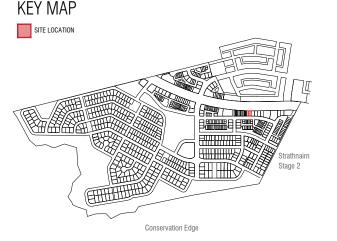


BLOCK INFORMATION STAGE	REV DRAWN CHECKED APPROVED DATE A DZ DZ JM 30/04/24 B DZ DZ JM 01/05/24	DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.			×
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Belconnen District Specification		PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL			BUILDING & SITING CONTROLS PLAN
HOUSING TYPE MULTI UNIT SITE (2)		CURRENT CONTROLS PERTAINING TO YOUR BLOCK.	0 1 2 3 4 5	10	DUILDING & SITING CUNTRULS PLAN



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MINIMUM BOUNDARY SETBACKS

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Articulation Elements (Articulation Zone) refer to Belconnen District Specification

INDICATIVE BUILDING FOOTPRINTS

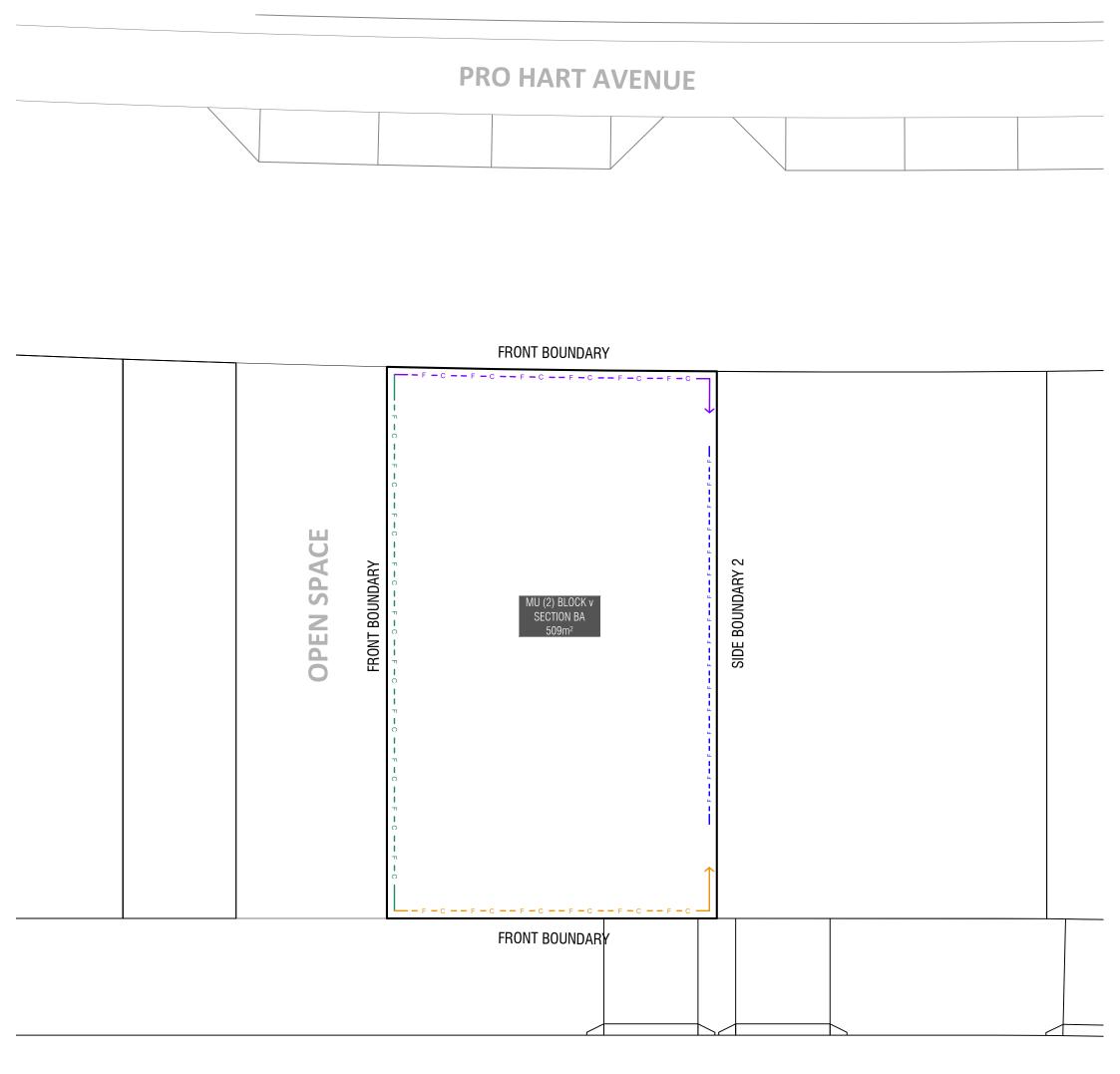
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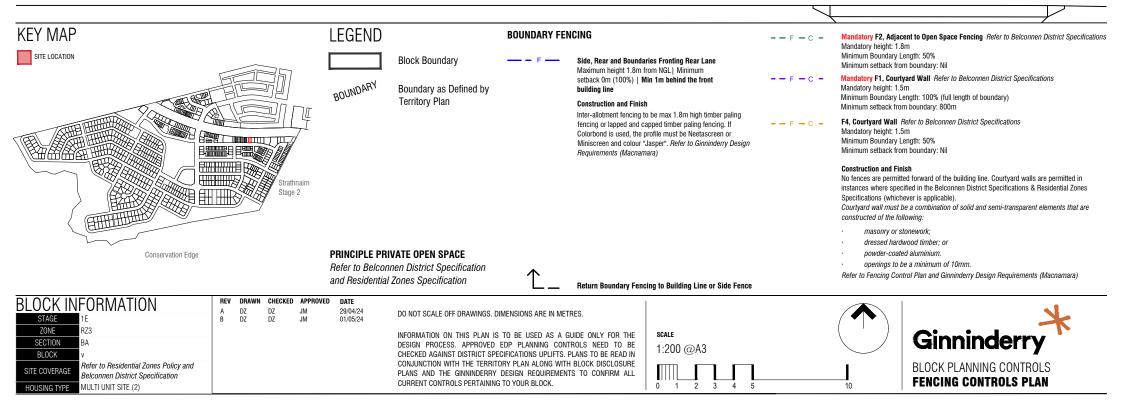


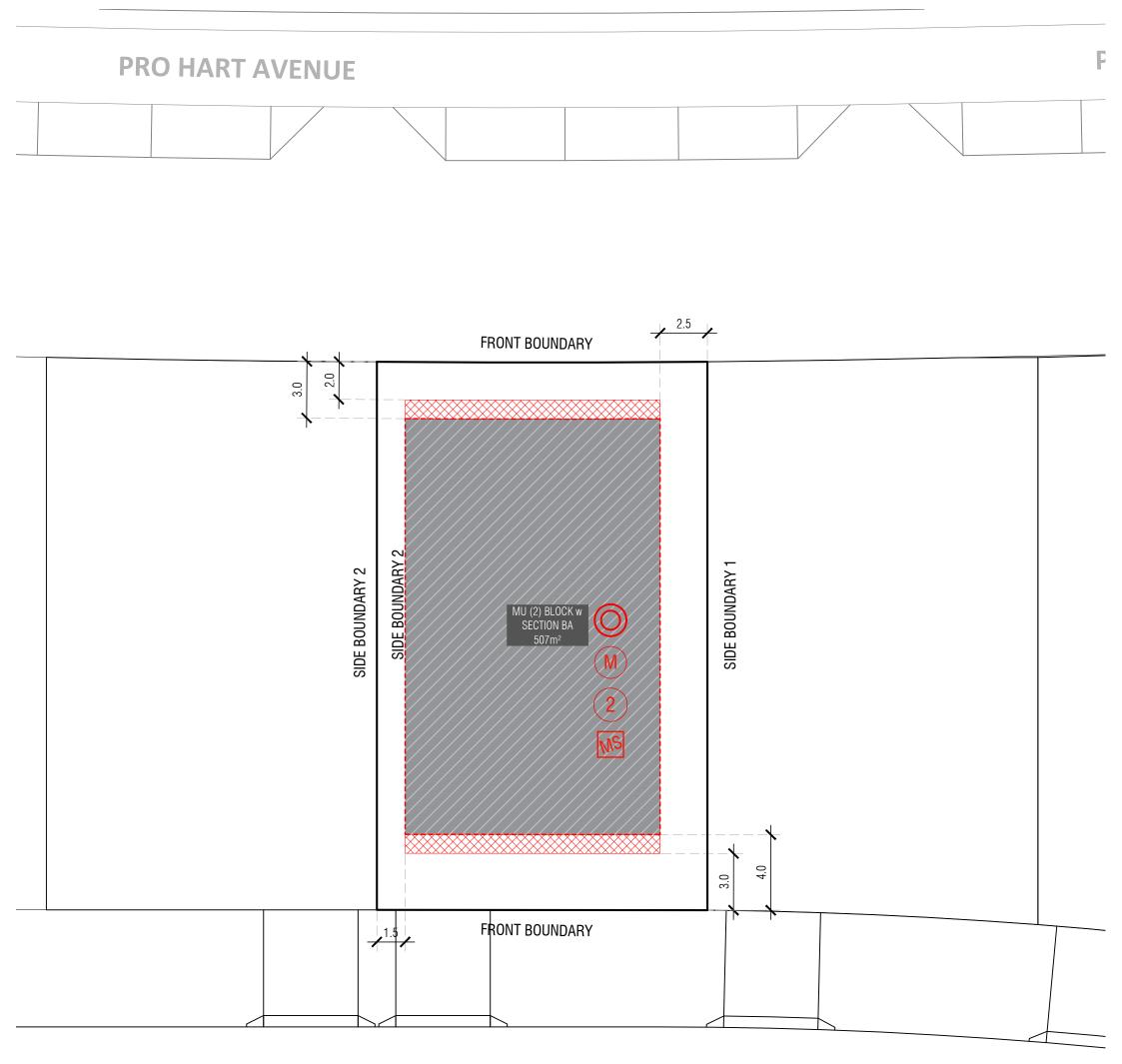
Lower Floor Level

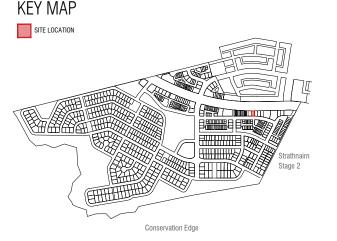


BLOCK INFORMATION STAGE	REV DRAWN CHECKED APPROVED DATE A DZ DZ JM 29/04/24 B DZ DZ JM 01/05/24	DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.		K
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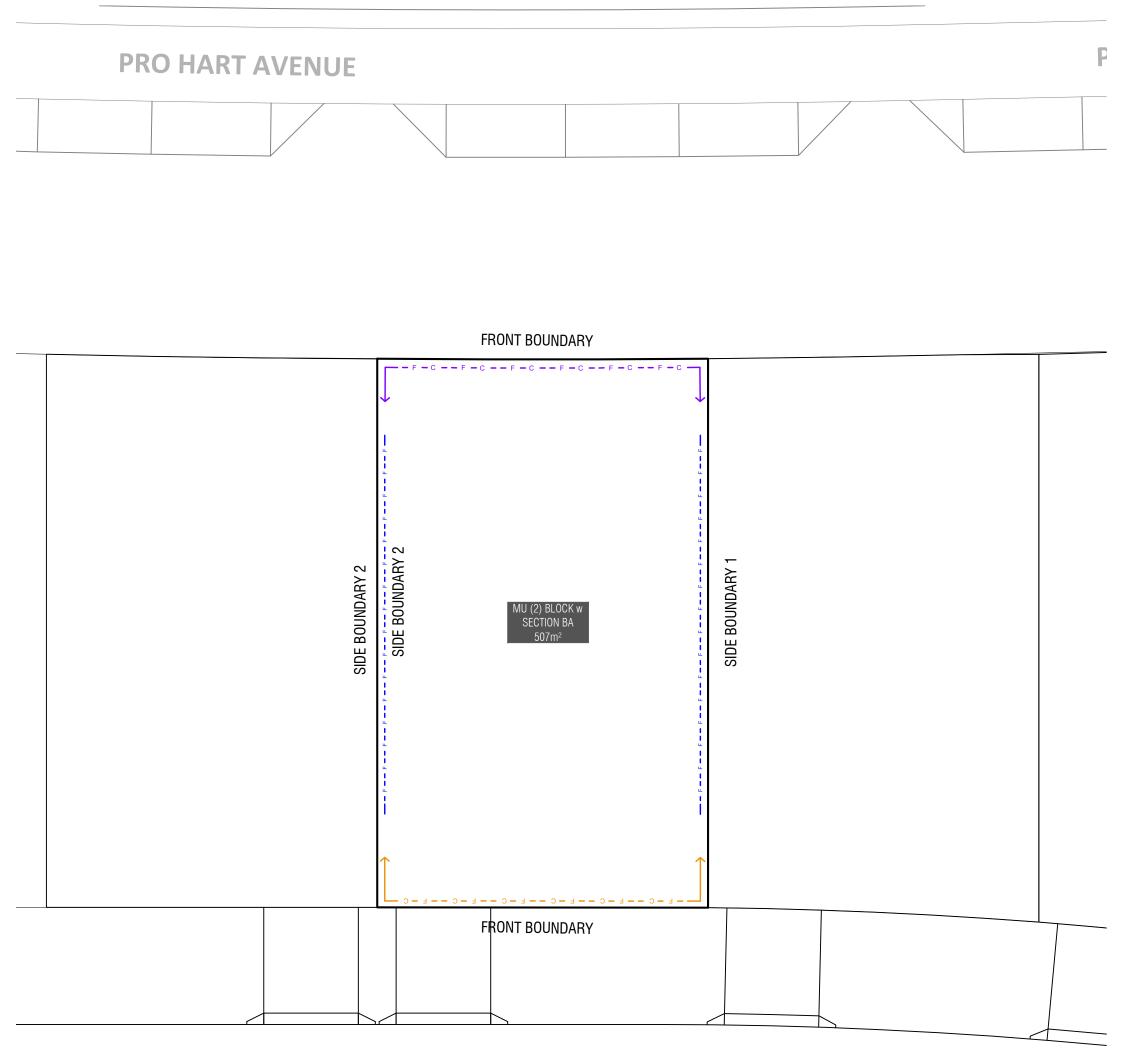
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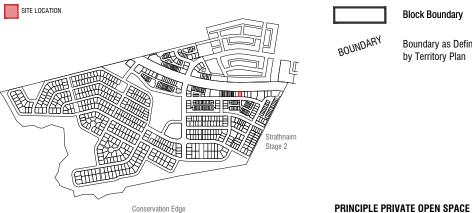
Lower Floor Level



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SITE C	OVERAGE Refer to Residential Zones Policy and Belconnen District Specification						CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.		10	BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN







Conservation Edge

LEGEND

Block Boundary

Refer to Belconnen District Specification

and Residential Zones Specification

Boundary as Defined by Territory Plan

BOUNDARY FENCING

- - F ----

Side, Rear and Boundaries Fronting Rear Lane Maximum height 1.8m from NGL| Minimum setback 0m (100%) | Min 1m behind the front building line

Construction and Finish

Inter-allottment 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 colour "Jaspet". Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

Mandatory F1, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 100% (full length of boundary) Minimum setback from boundary: 800m --F-C-

F4, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 50% Minimum setback from boundary: Nil

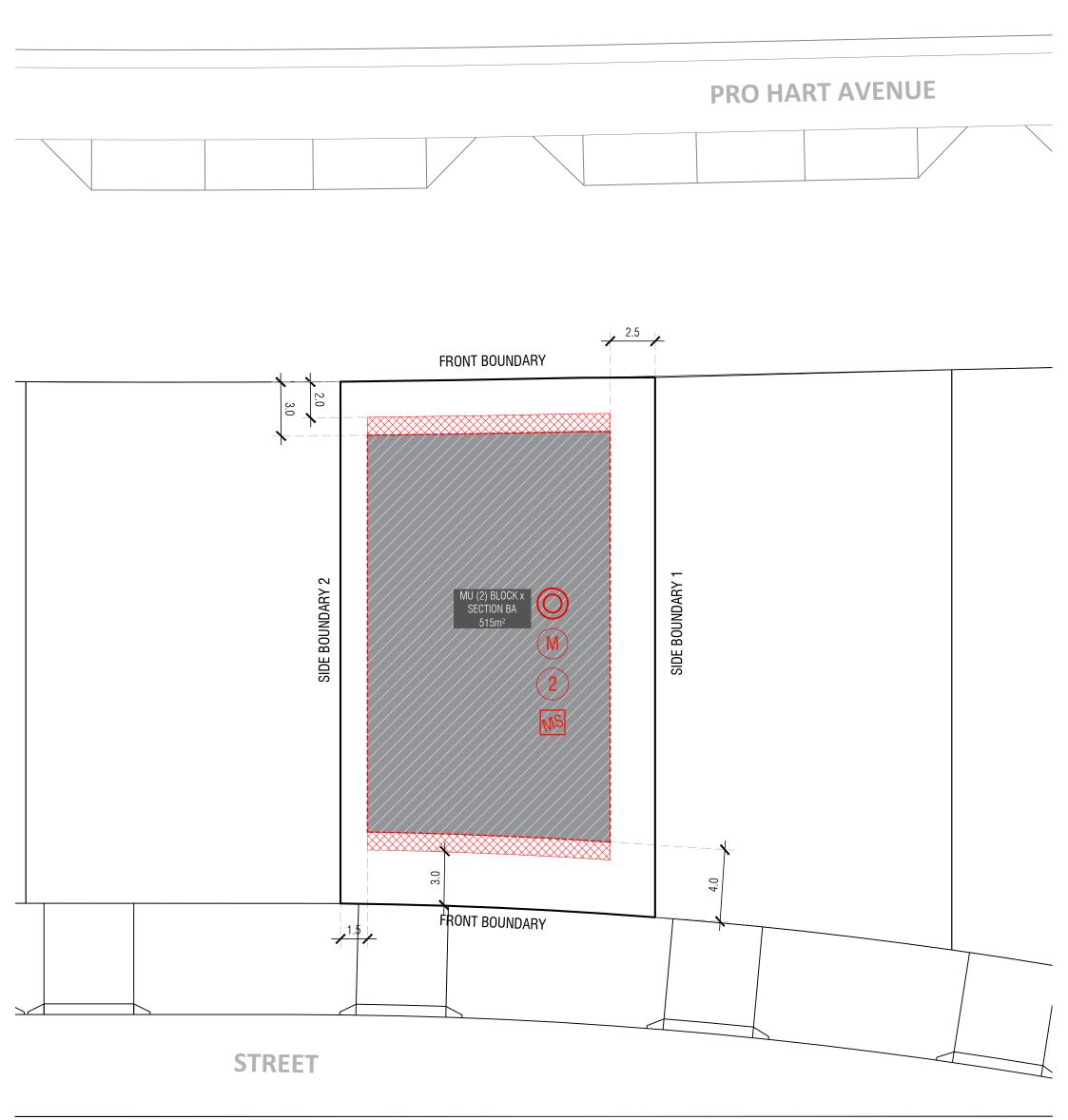
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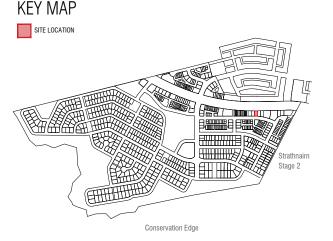
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- dressed hardwood timber; or
- powder-coated aluminium.

openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

BLOCK INFORMATION	REV DRAWN CHECKED APPROVED DATE A DZ DZ JM 29/04/24 B DZ DZ JM 01/05/24	DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.		L L
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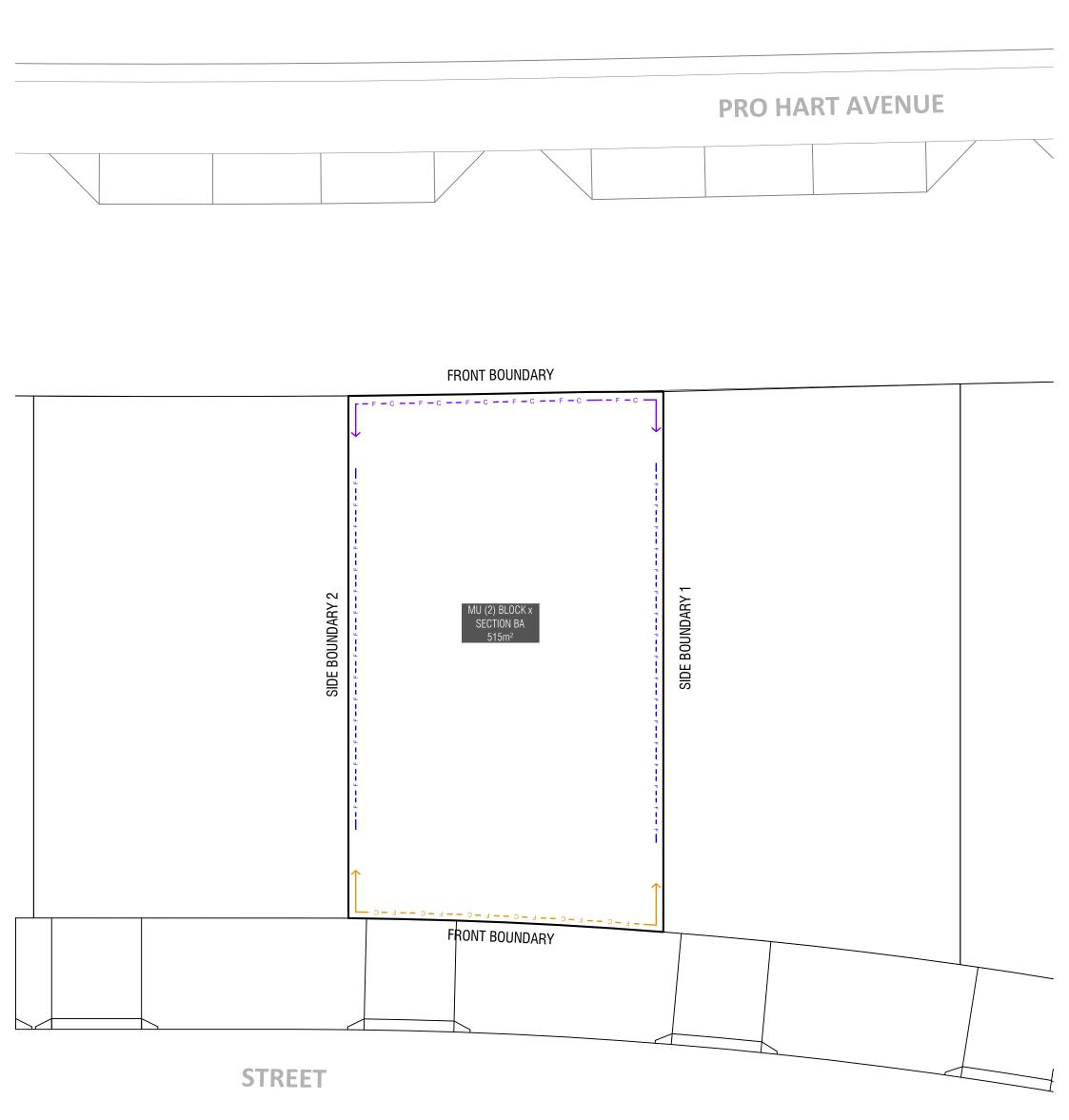
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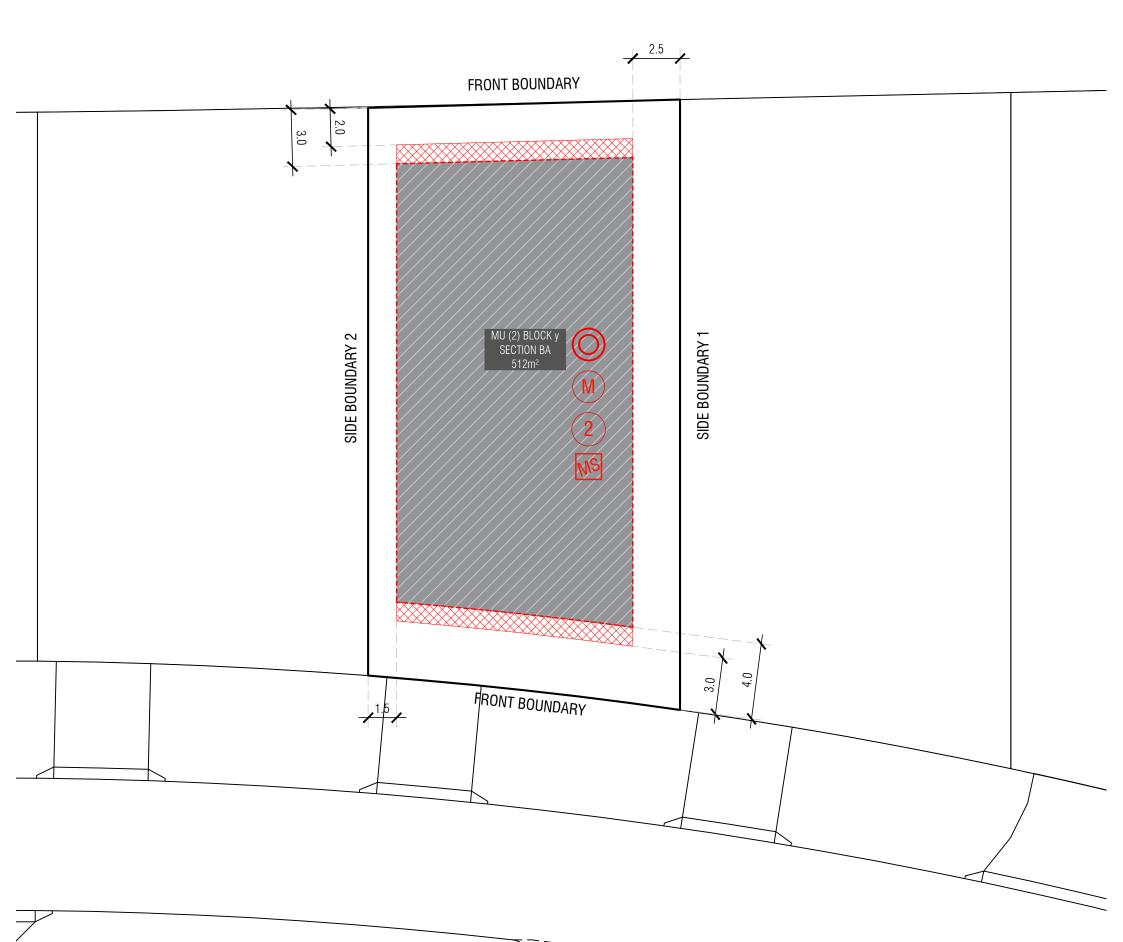
Lower Floor Level

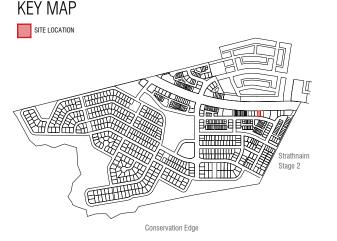


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INDICATIVE BUILDING FOOTPRINTS

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Lower Floor Level

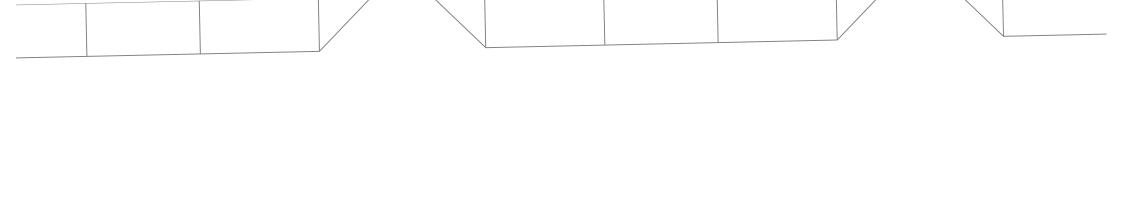


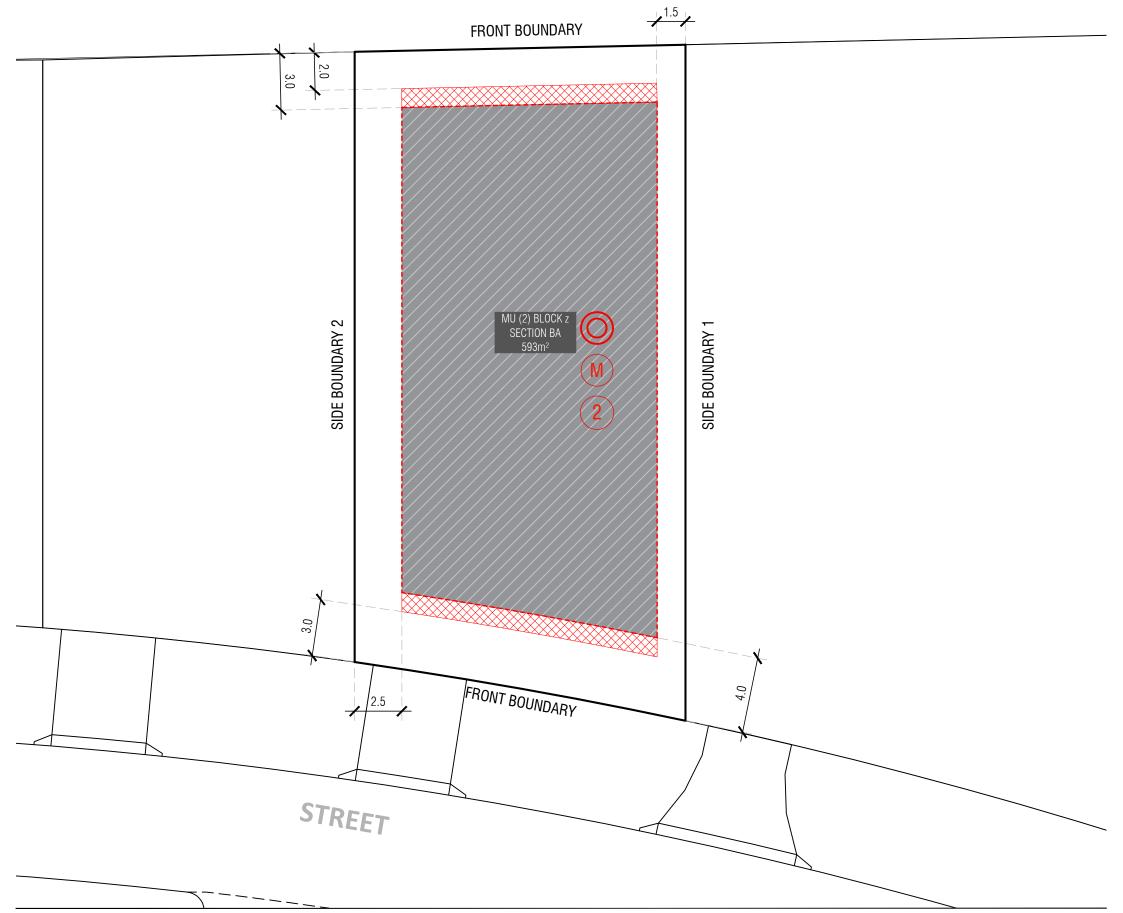
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SITE COVERAGE Belconnen District Specification						PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL			BLOCK PLANNING CONTROLS Building & Siting Controls Plan
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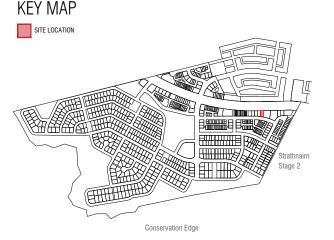




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KEY MAP		LEGEND	BOUNDARY FEM	ICING		
SITE LOCATION		Block Boundary BOUNDARY Boundary as Defined by Territory Plan	— — F —	Side, Rear and Boundaries Fronting Rear Lane Maximum height 1.8m from NGL  Minimum setback Om (100%)   Min 1m behind the front building line	F-C-	Mandatory F1, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 100% (full length of boundary) Minimum setback from boundary: 800m
		BOUNDIA Boundary as Donnou by Territory Plan		<b>Construction and Finish</b> 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 colour "Jasper". <i>Refer to Ginninderry Design</i> <i>Requirements (Macnamara)</i>	F - C -	F4, Courtyard Wall Refer to Belconnen District Specifications Mandatory height: 1.5m Minimum Boundary Length: 50% Minimum setback from boundary: Nil
	Strathnaim Stage 2					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;
Conservation Edge		PRINCIPLE PRIVATE OPEN SPACE Refer to Belconnen District Specification and Residential Zones Specification	<b>1</b> _	Return Boundary Fencing to Building Line or Side Fence		<ul> <li>dressed hardwood timber; or</li> <li>powder-coated aluminium.</li> <li>openings to be a minimum of 10mm.</li> <li>Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)</li> </ul>
ZONE RZ3	A DZ DZ JM	DATE 29/04/24 01/05/24 DO NOT SCALE OFF DRAWINGS. DIMENSI INFORMATION ON THIS PLAN IS TO BI		NLY FOR THE SCALE		Cinnindorm
SECTION         BA           BLOCK         y           SITE COVERAGE         Refer to Residential Zones Policy and Belconnen District Specification           HOUSING TYPE         MULTI UNIT SITE (2)		DESIGN PROCESS. APPROVED EDP F CHECKED AGAINST DISTRICT SPECIFICA CONJUNCTION WITH THE TERRITORY PL PLANS AND THE GINNINDERRY DESIG CURRENT CONTROLS PERTAINING TO YO	tions uplifts. Plans 1 An Along with Block N requirements to	TO BE READ IN 1:200 @A3	10	Ginninderry BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN









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(M)

(2)

#### Block Boundary

BOUNDARY Boundary as Defined by Territory Plan

Potentially Noise Affected Blocks. Refer to the Belconnen District Specification

Blocks Exempt from on-block. Water Sensitive Urban Design Provisions. *Refer to the Belconnen District Specification* 

Minimum 2 Stories for Blocks Addressing Pro Hart Avenue. *Refer to the Belconnen District Specification*  MINIMUM BOUNDARY SETBACKS

----- Stage 1 EDP

refer to the Belconnen District Specification Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall



Articulation Elements (Articulation Zone) refer to Belconnen District Specification

#### INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)



Lower Floor Level

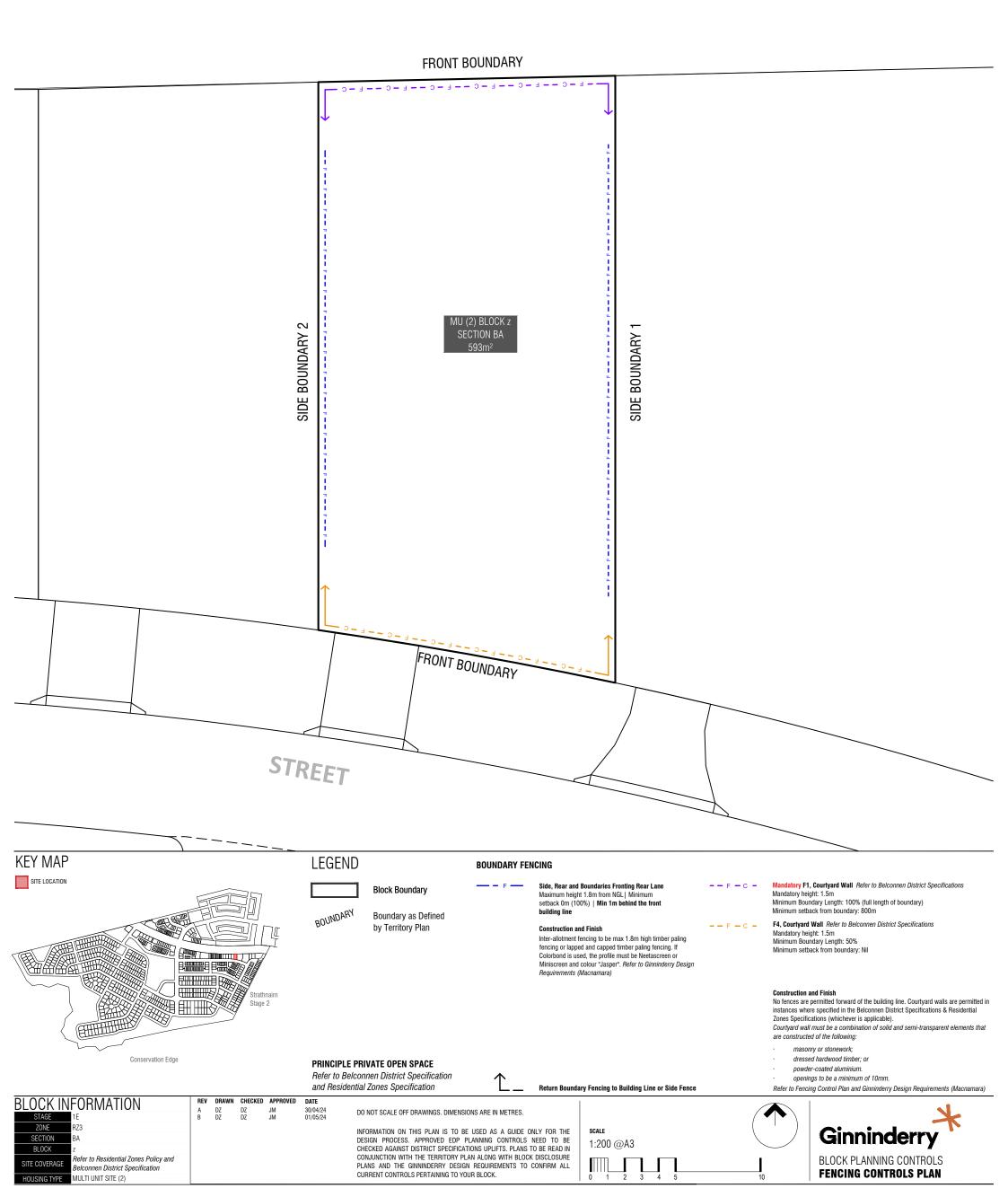
Upper Floor Levels

**BLOCK INFORMATION**  
 REV
 DRAWN
 CHECKED
 APPROVED
 DATE

 A
 DZ
 DZ
 JM
 30/04/24

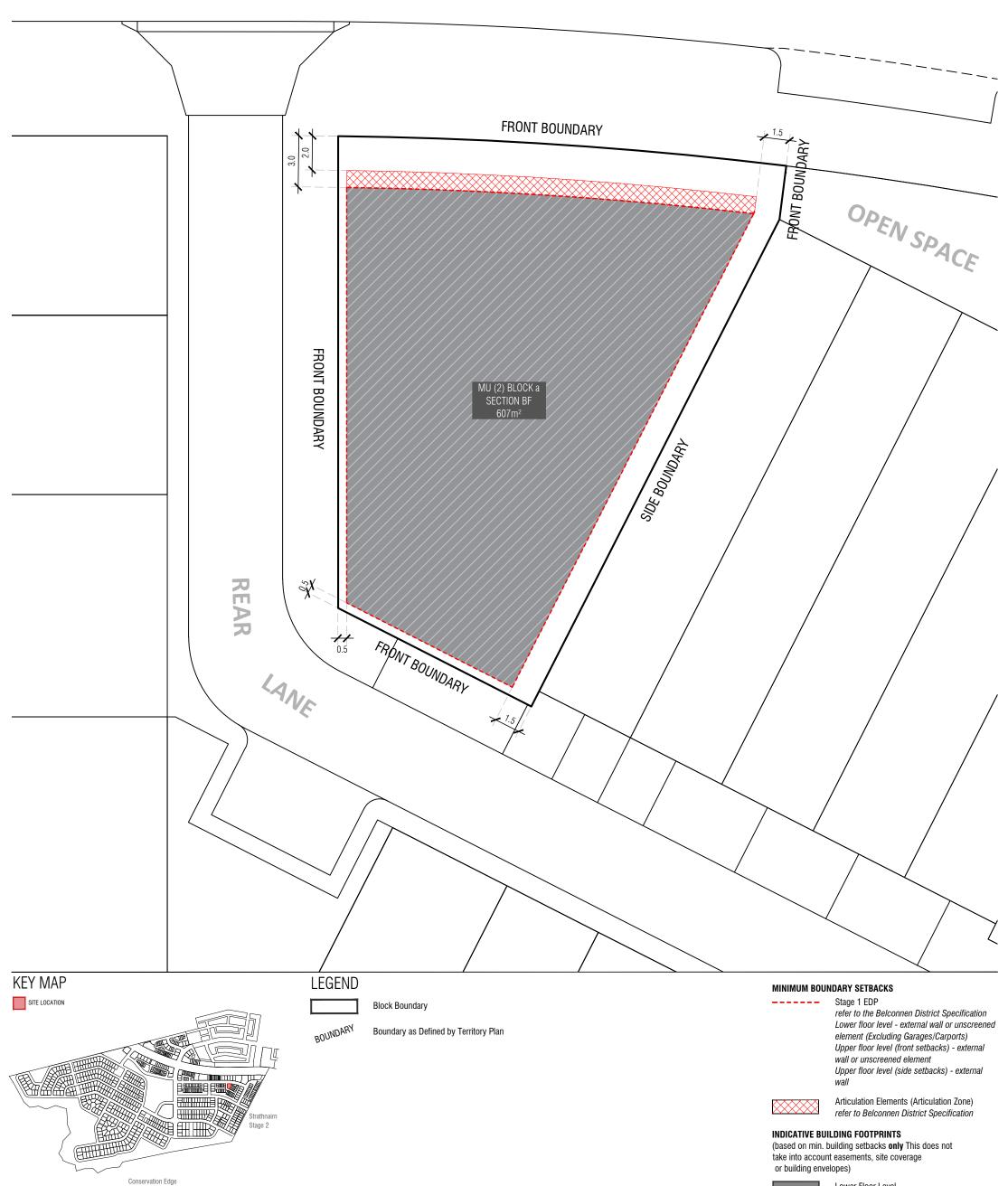
 B
 DZ
 DZ
 JM
 01/05/24
 DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. STAGE ZONE RZ3 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN Ginninderry SCALE ΒA SECTION 1:200 @A3 BLOCK CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE Refer to Residential Zones Policy and BLOCK PLANNING CONTROLS SITE COVERAGE PLANS AND THE GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK. Belconnen District Specification **BUILDING & SITING CONTROLS PLAN** MULTI UNIT SITE (2) HOUSING TYPE









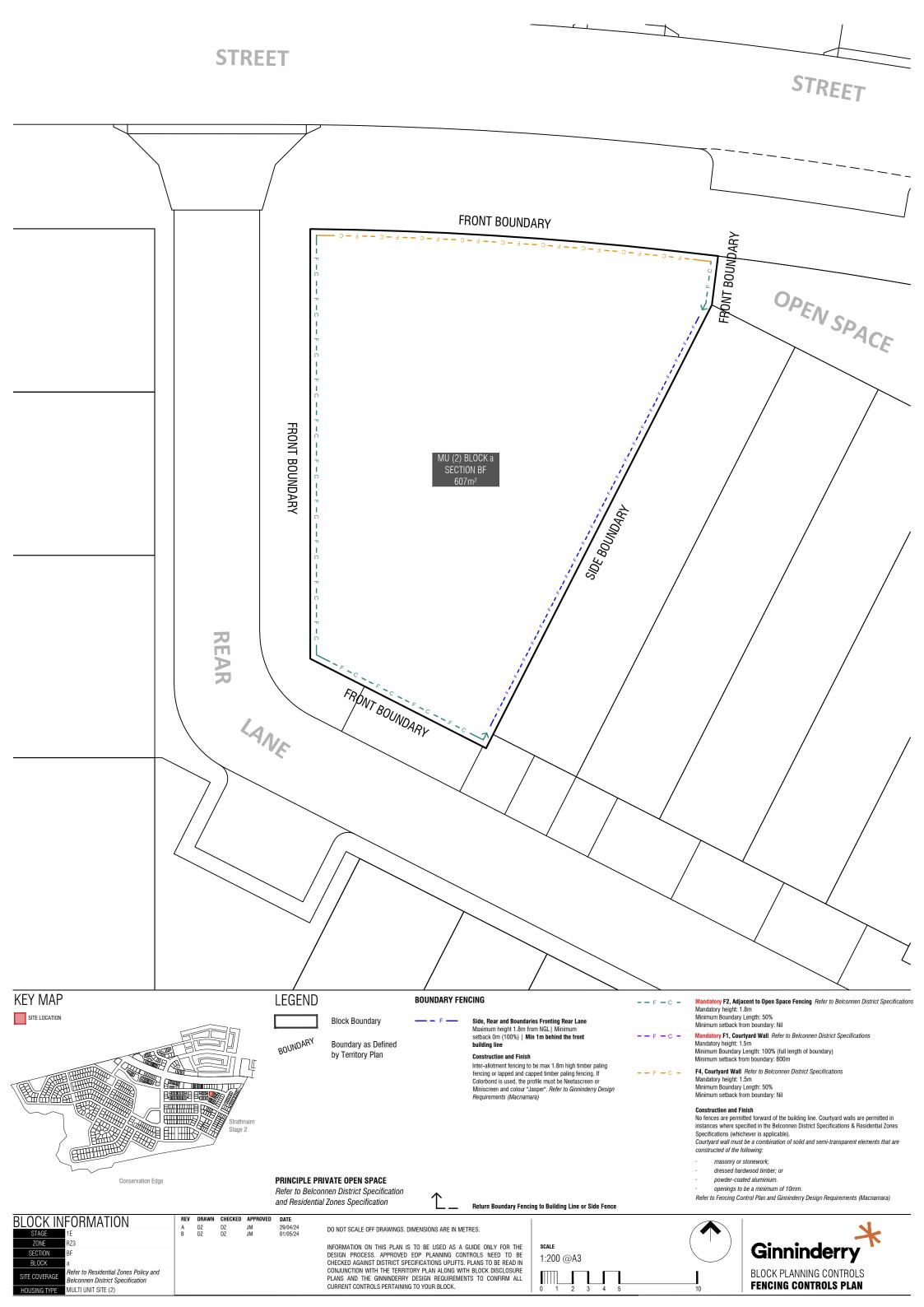


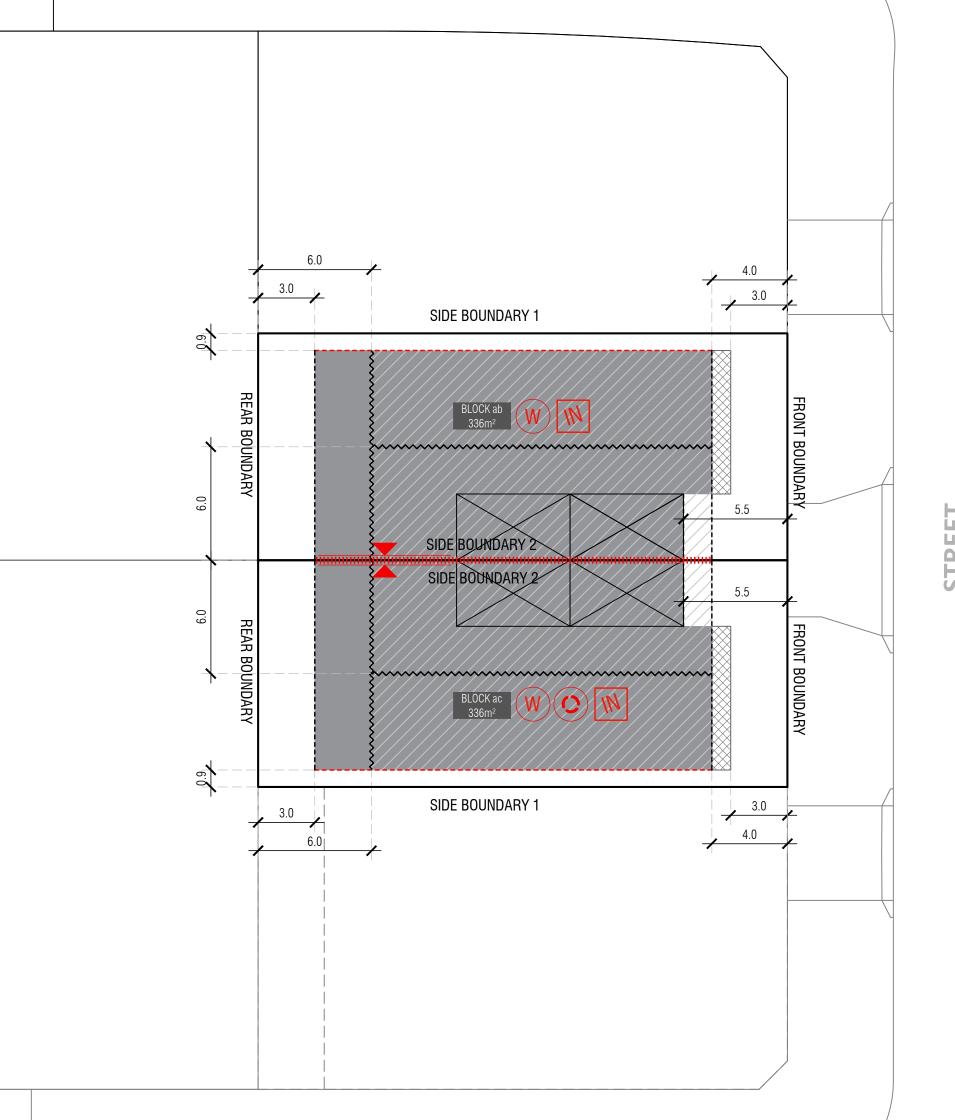


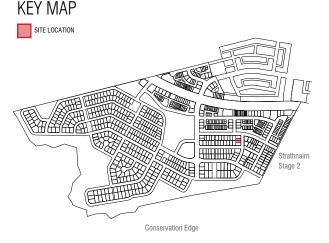
Lower Floor Level



BLOCK INFORMATION STAGE	REV         DRAWN         CHECKED         APPROVED         DATE           A         DZ         DZ         JM         29/04/24           B         DZ         DZ         JM         01/05/24	DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.		
ZONE RZ3 SECTION BF	-	INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE	scale	
BLOCK a		CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN	1:200 @A3	
SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification		CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.		BLOCK PLANNING CONTROLS Building & Siting Controls Plan
HOUSING TYPE MULTI UNIT SITE (2)		CORNENT CONTROLS PERTAINING TO FOUR BLOCK.	0 1 2 3 4 5 10	DUILDING & SITING CONTROLS FLAN







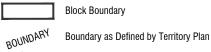
### LEGEND

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(W)



Garage Location

Part of Integrated Development Parcel by EDP Planning Controls Plan

Block with alternate provision to 14.2 of the Residential Zones Specifications

 Water tank
 requirements

 BLOCK SIZE (M*)
 MANDATORY MINIMUM TANK SIZE (L)

 251 = 539
 2,000

 351 = 559
 4,000

 600 ≤ 800
 8,000

 > 801
 10,000

MINIMUM BOUNDARY SETBACKS

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Macnamara Stage 1 EDP refer to the Belconnen District Specification Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall

envelopes) Lower Floor Level

INDICATIVE BUILDING FOOTPRINTS

Upper Floor Levels

(based on min. building setbacks **only** This does not

take into account easements, site coverage or building

Residential Zones Technical Specifications Front Setbacks: Refer to Schedule 1 Table 3 Side and Rear Setbacks: Refer to Schedule 2 Table 8

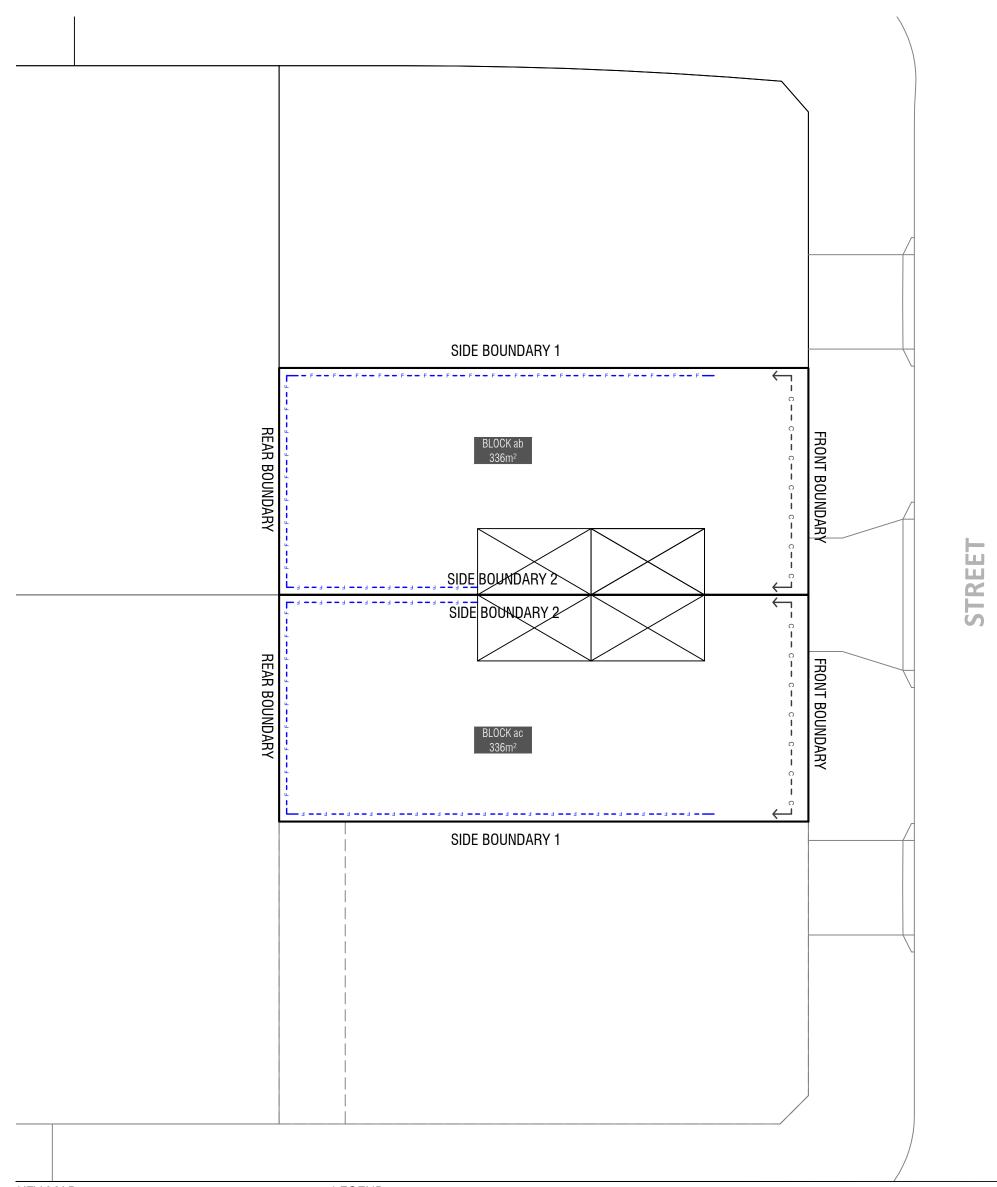
All Floor Levels - External Wall (Screened) Refer to the Residential Zones Specification

Articulation Elements (Articulation Zone) refer to Belconnen District Specification

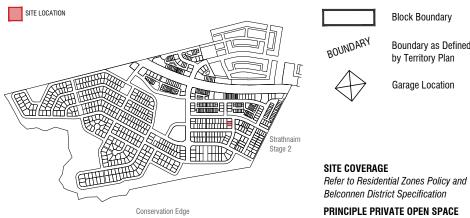
Upper Floor - Unscreened 

Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of 13.2 & 14.1 Residential Zones Specifications

BLOCK INFORMATION	REV         DRAWN         CHECKED         APPROVED         DATE           A         DZ         DZ         JM         01/05/24         D0 NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.           B         DZ         DZ         JM         06/05/24	
STAGE 1E ZONE RZ3 SECTION BH	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 SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN 1:200 @A	
BLOCKS ab, ac HOUSING TYPE TERRACE BLOCK	CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.	BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN







LEGEND

Refer to Belconnen District Specification

and Residential Zones Specification

Block Boundary

Garage Location

Boundary as Defined by Territory Plan

**BOUNDARY FENCING** 

- F -

Side, Rear and Boundaries Fronting Rear Lane Maximum height 1.8m from NGL| Minimum setback 0m (100%) | Min 1m behind the front building line

#### **Construction and Finish**

Inter-allottment 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 colour "Jasper". Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

 $\begin{array}{l} \textbf{Optional - Front Boundary Courtyard Wall } \textit{Refer to Belconnen District Specifications} \\ \text{Maximum height 1.8m} \mid \text{Minimum setback} = 50\% \text{ of minimum building setback} \mid \end{array}$ Maximum length = 50% of boundary length

#### Construction and Finish

- c ---

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 Design Requirements (Macnamara)

BLOCK INFORMATION	REV         DRAWN         CHECKED         APPROVED         DATE           A         DZ         DZ         JM         01/05/24	DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.	(	X
STAGE     1E       ZONE     RZ3       SECTION     BH       BLOCKS     ab.ac       HOUSING TYPE     TERRACE BLOCK		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 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 1:200 @A3	Ginninderry BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN