



Block Planning Control Plans

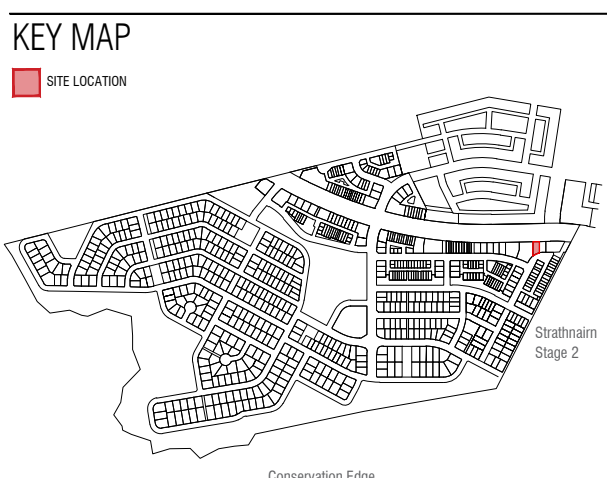
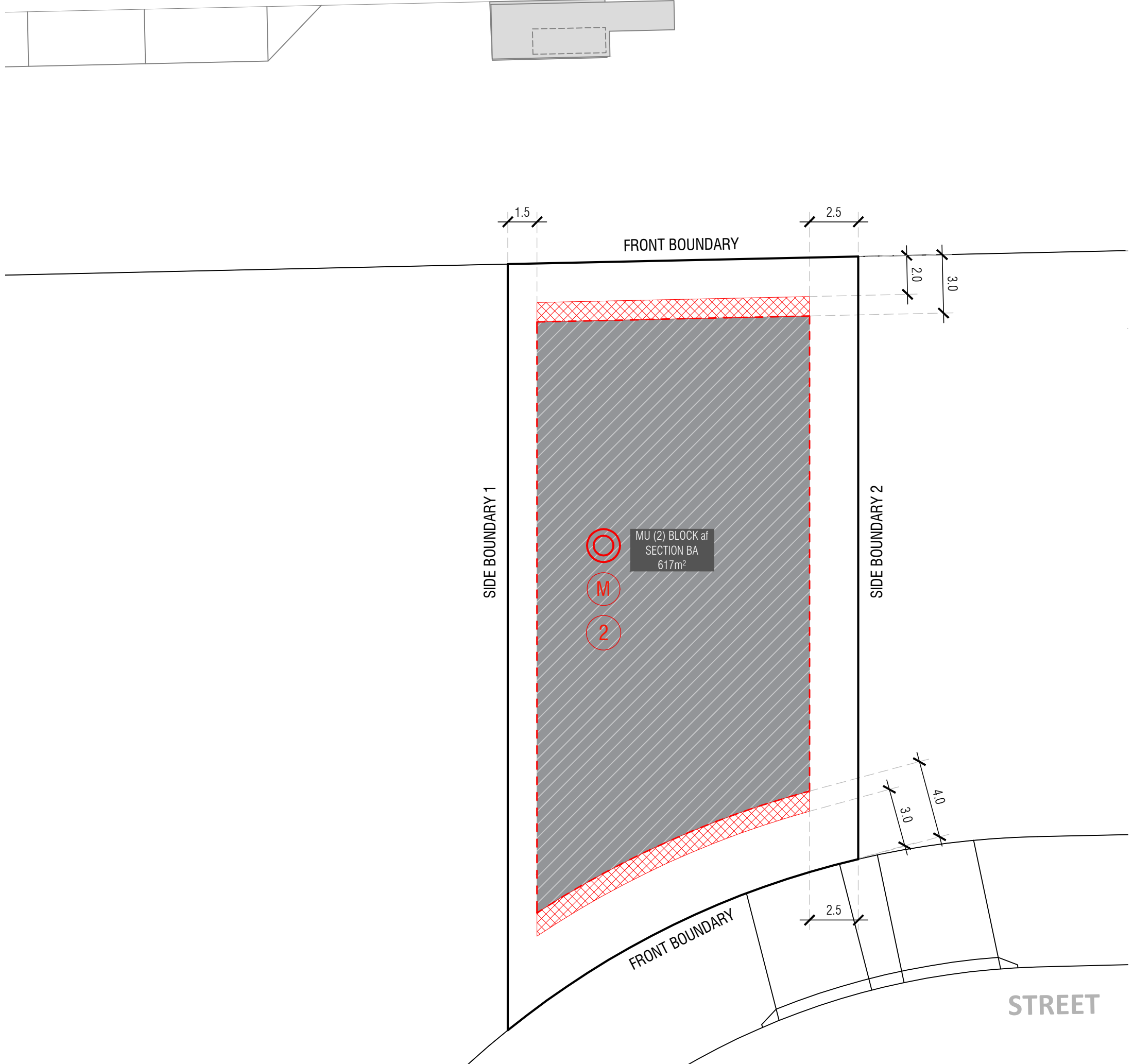
Small multi-unit sites

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
y	BA	2	513	Macnamara	Jul 2025 - Dec 2025	10,000
z	BA	2	593	Macnamara	Jul 2025 - Dec 2025	10,000
a	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.

PRO HART AVENUE



- ### LEGEND
- Block 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

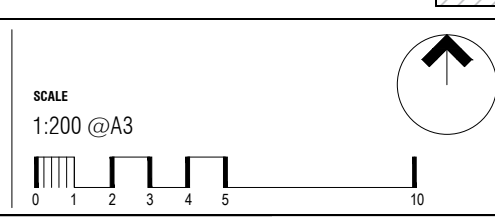
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	af
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

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.

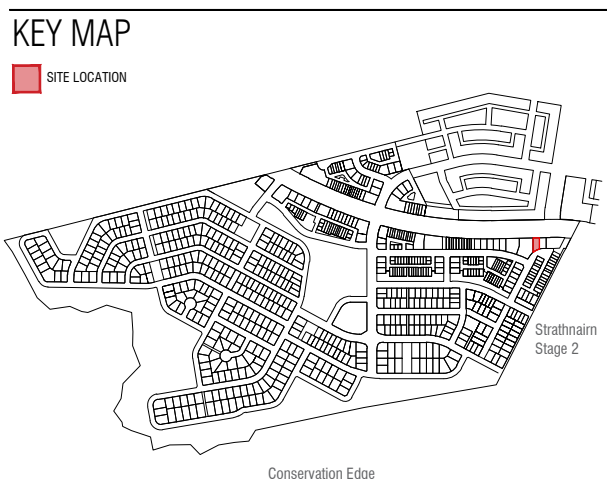
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

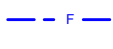
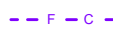

PRO HART AVENUE



LEGEND

-  Block Boundary
-  Boundary as Defined by Territory Plan

BOUNDARY FENCING

-  **Side, Rear and Boundaries Fronting Rear Lane**
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**
 -  **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
 -  **F4, Courtyard Wall** Refer to Belconnen District Specifications
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
- 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)
- 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 Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE

Refer to Belconnen District Specification and Residential Zones Specification



Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

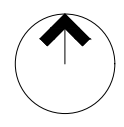
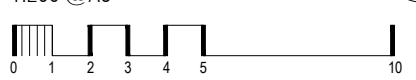
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ZONE	RZ3
SECTION	BA
BLOCK	af
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

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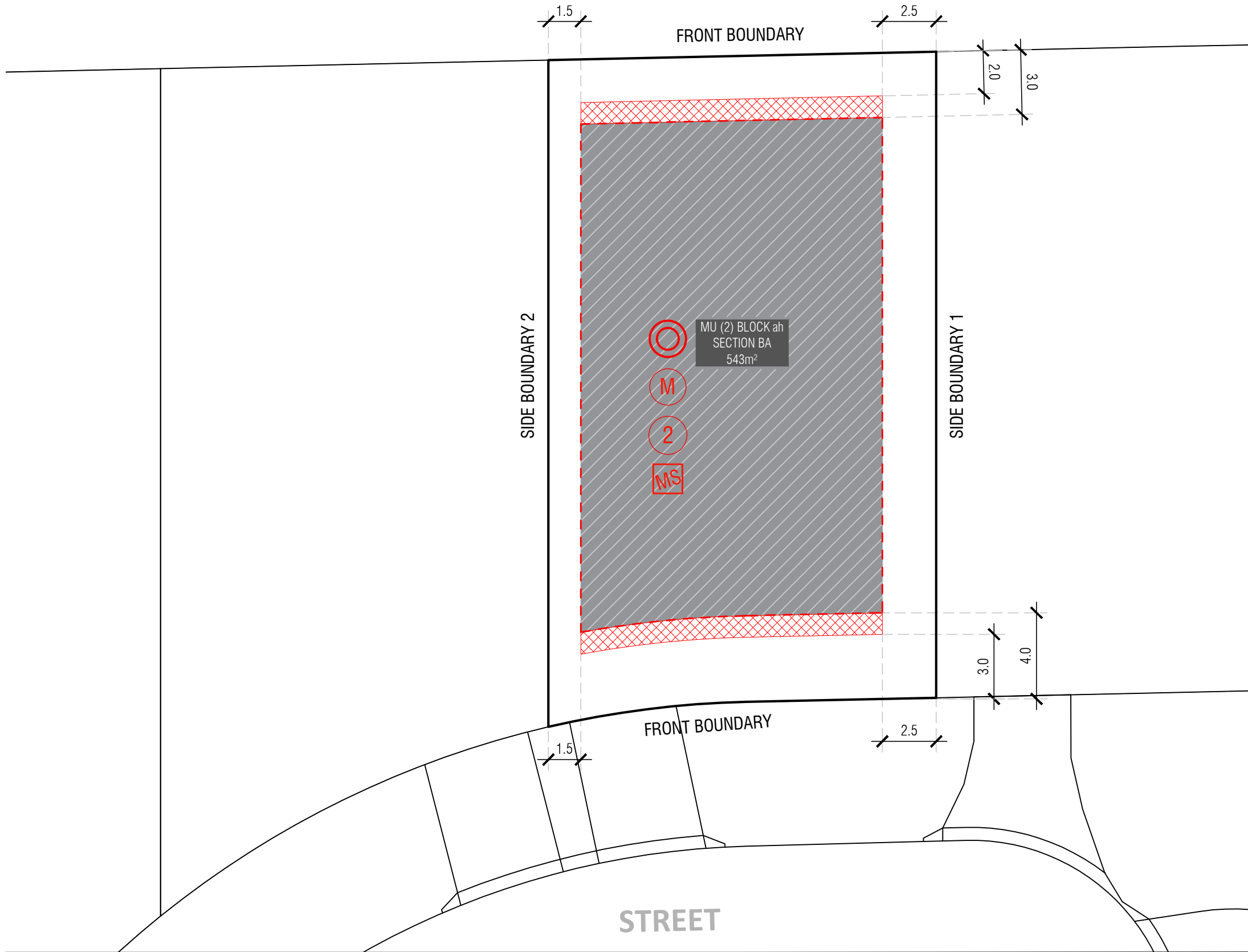
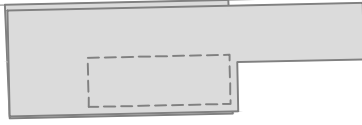
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SCALE
1:200 @A3



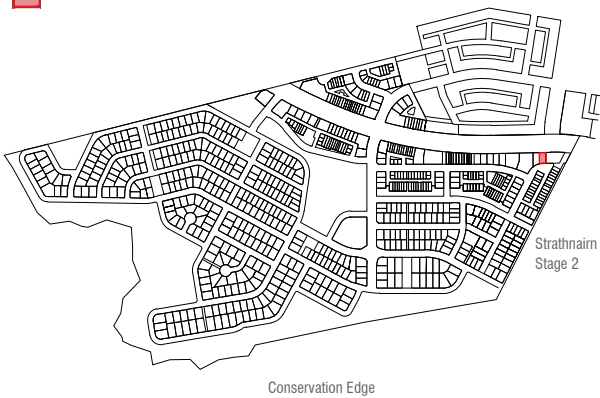
Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- 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
- 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
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- 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

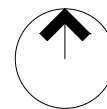
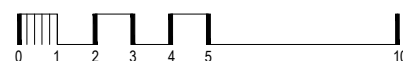
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	ah
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	30/04/24
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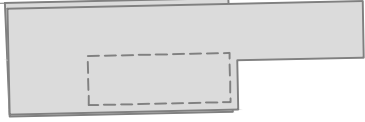
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SCALE
1:200 @A3



BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



FRONT BOUNDARY

SIDE BOUNDARY 2

MU (2) BLOCK ah
SECTION BA
543m²

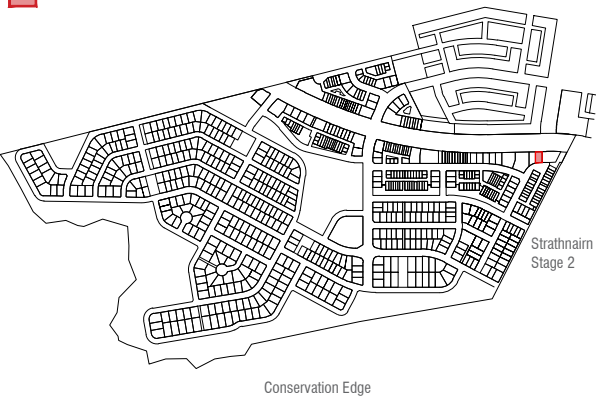
SIDE BOUNDARY 1

FRONT BOUNDARY

STREET

KEY MAP

SITE LOCATION



Conservation Edge

LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

BOUNDARY FENCING

- Side, Rear and Boundaries Fronting Rear Lane**
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | **Min 1m behind the front building line**
- 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
- F4, Courtyard Wall** Refer to Belconnen District Specifications
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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)

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 Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

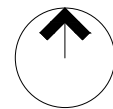
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	ah
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	30/04/24
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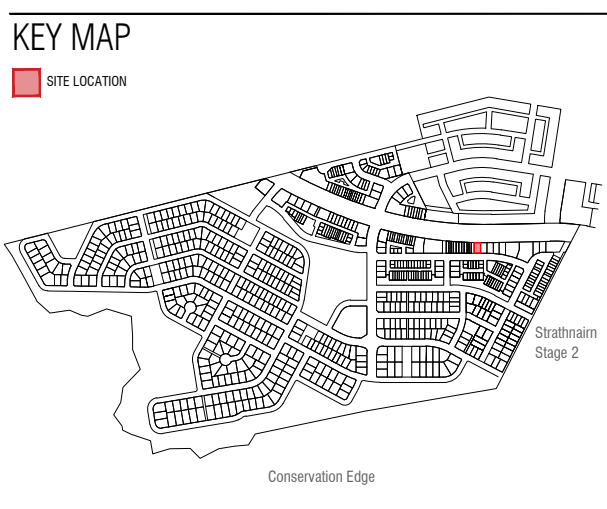
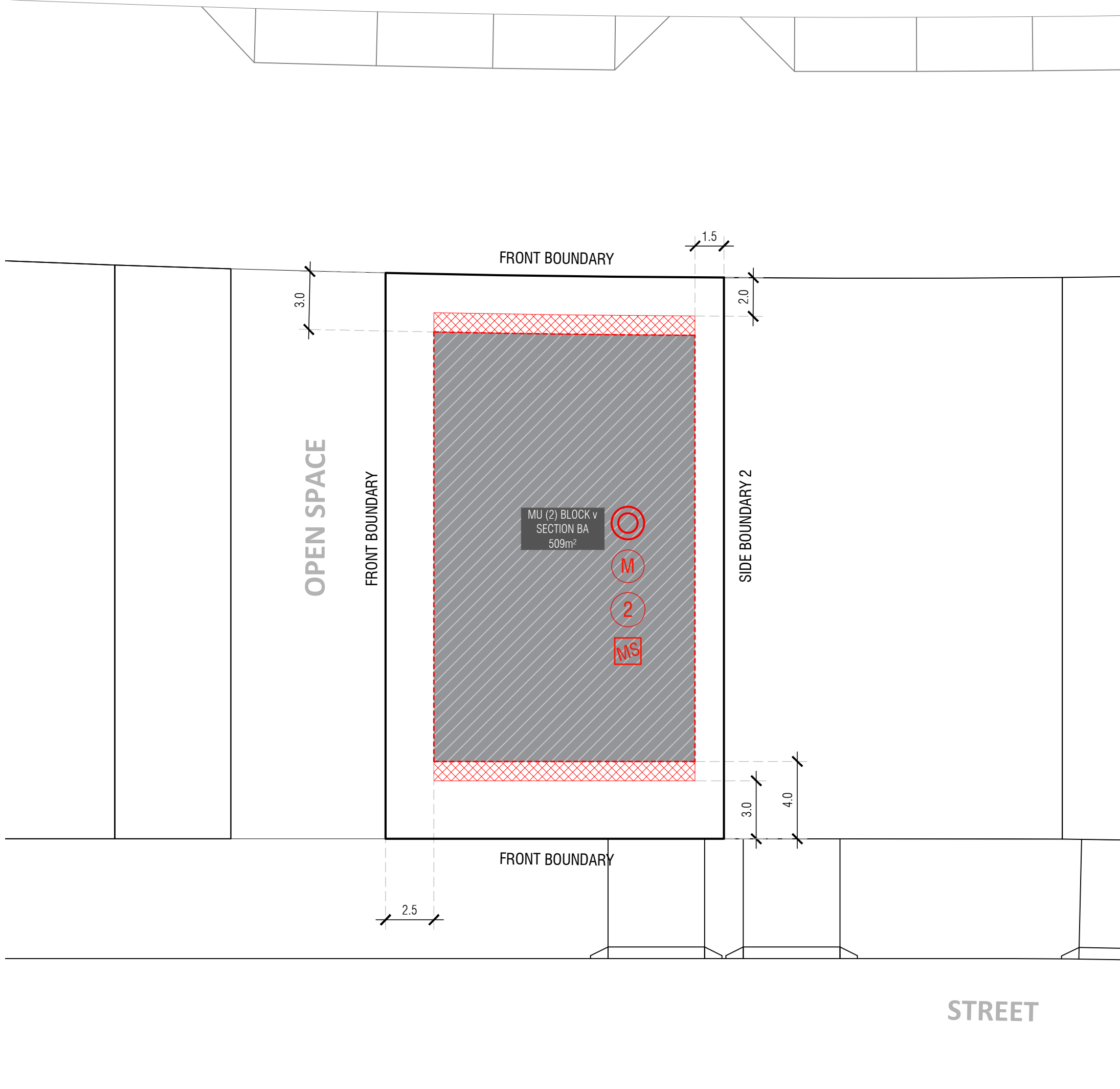
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SCALE
1:200 @A3



PRO HART AVENUE



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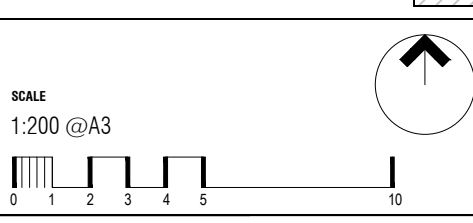
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	v
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
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Ginninderry

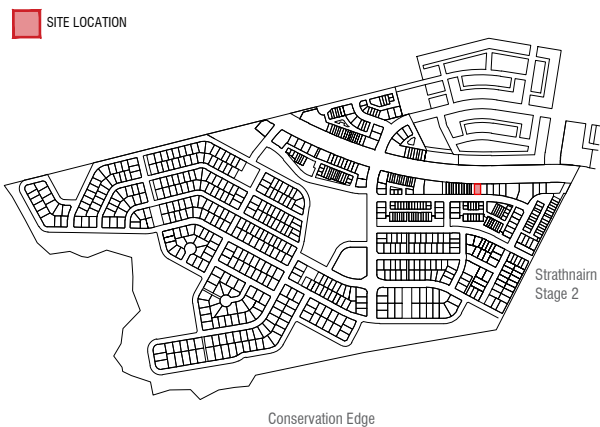
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE



STREET

KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

BOUNDARY FENCING

- 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-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)

- Mandatory F2, Adjacent to Open Space Fencing** Refer to Belconnen District Specifications
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
- 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
- F4, Courtyard Wall** Refer to Belconnen District Specifications
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Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

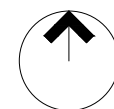
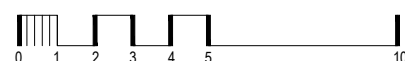
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	v
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

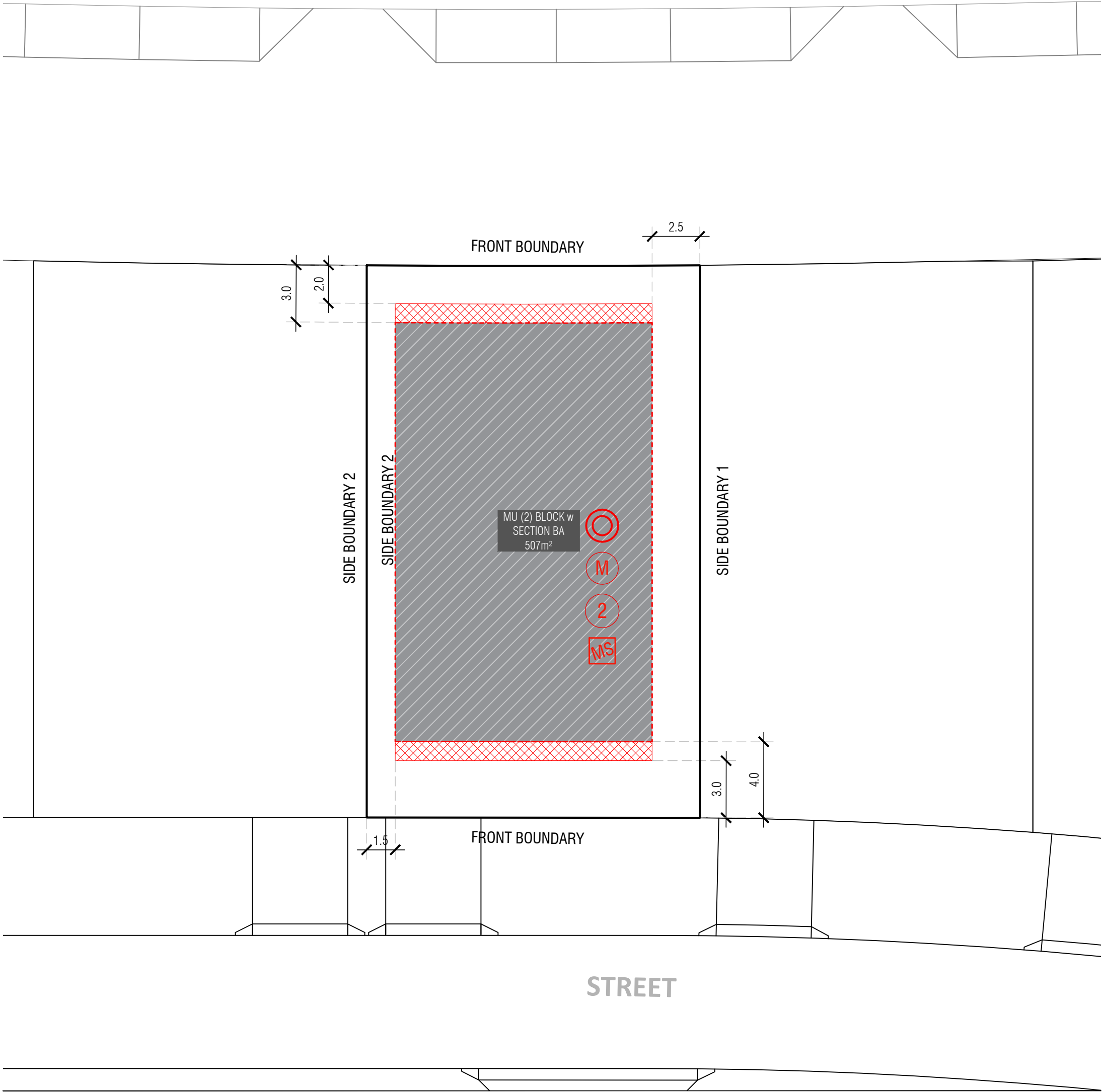
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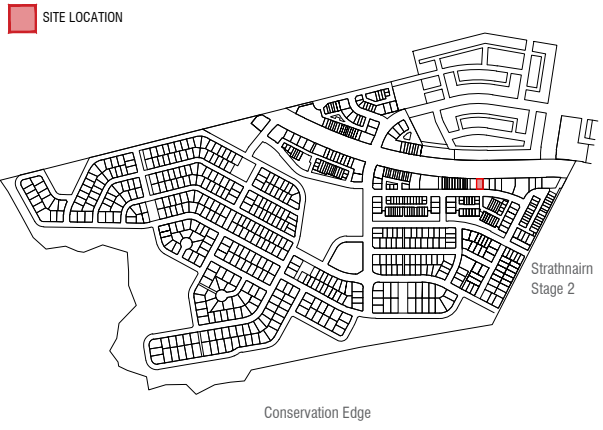
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SCALE
1:200 @A3





KEY MAP



LEGEND

- Block Boundary
- BOUNDARY**
 Boundary as Defined by Territory Plan
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INDICATIVE BUILDING FOOTPRINTS

- (based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)
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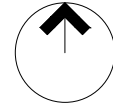
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ZONE	RZ3
SECTION	BA
BLOCK	w
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
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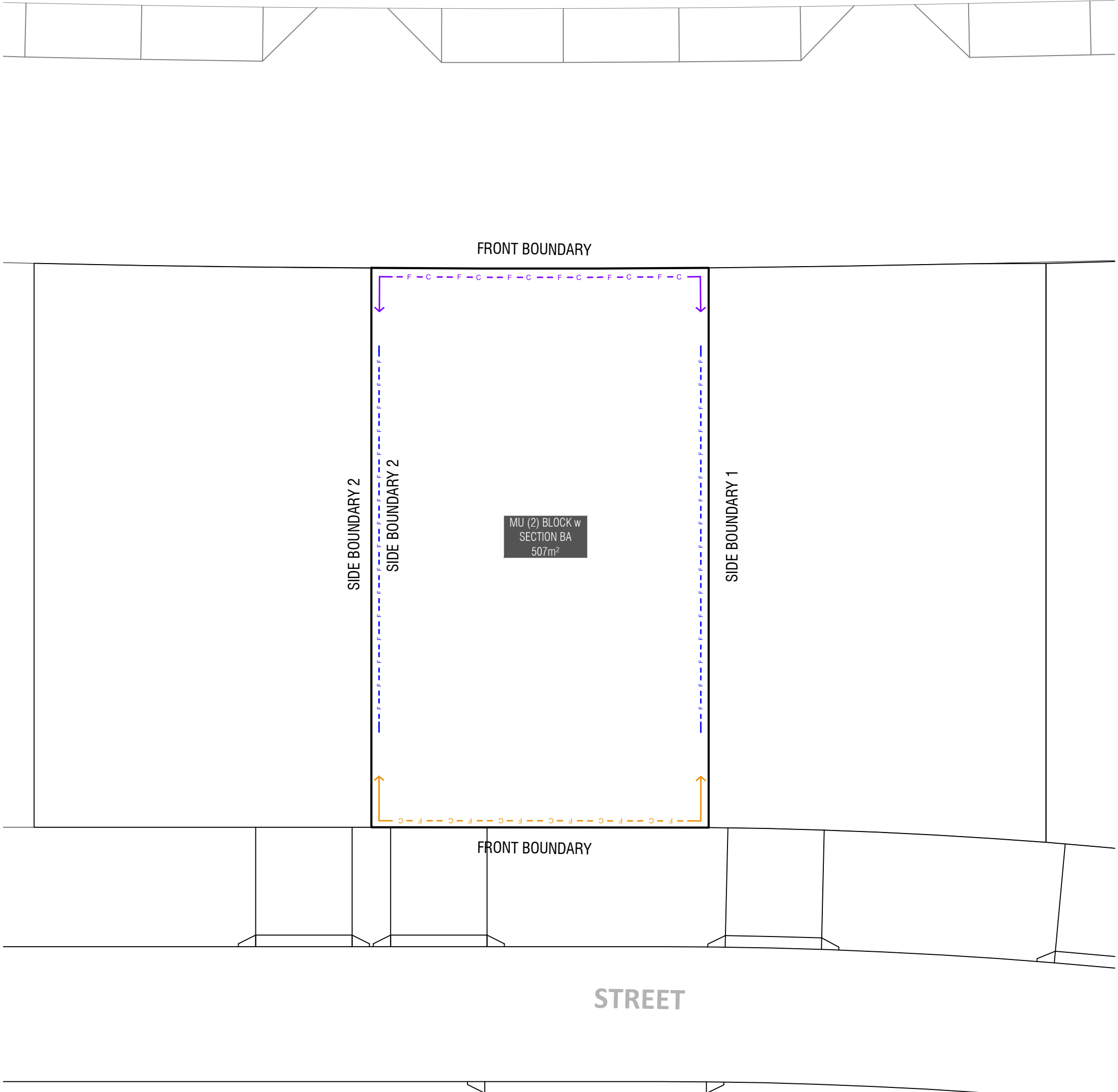
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SCALE
1:200 @A3

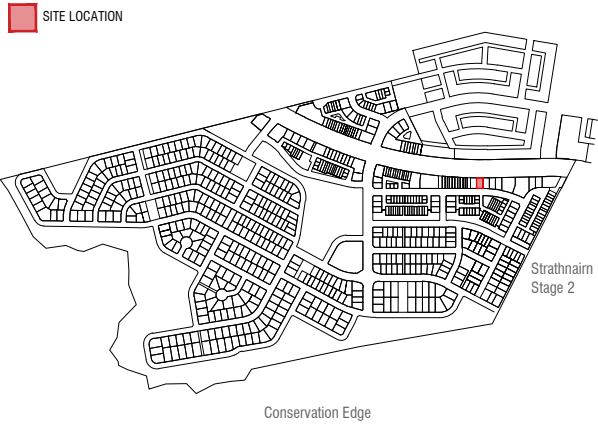


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

BOUNDARY FENCING

- 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
- F4, Courtyard Wall** Refer to Belconnen District Specifications
Mandatory height: 1.5m
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Minimum setback from boundary: Nil
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Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

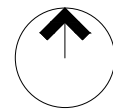
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	w
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
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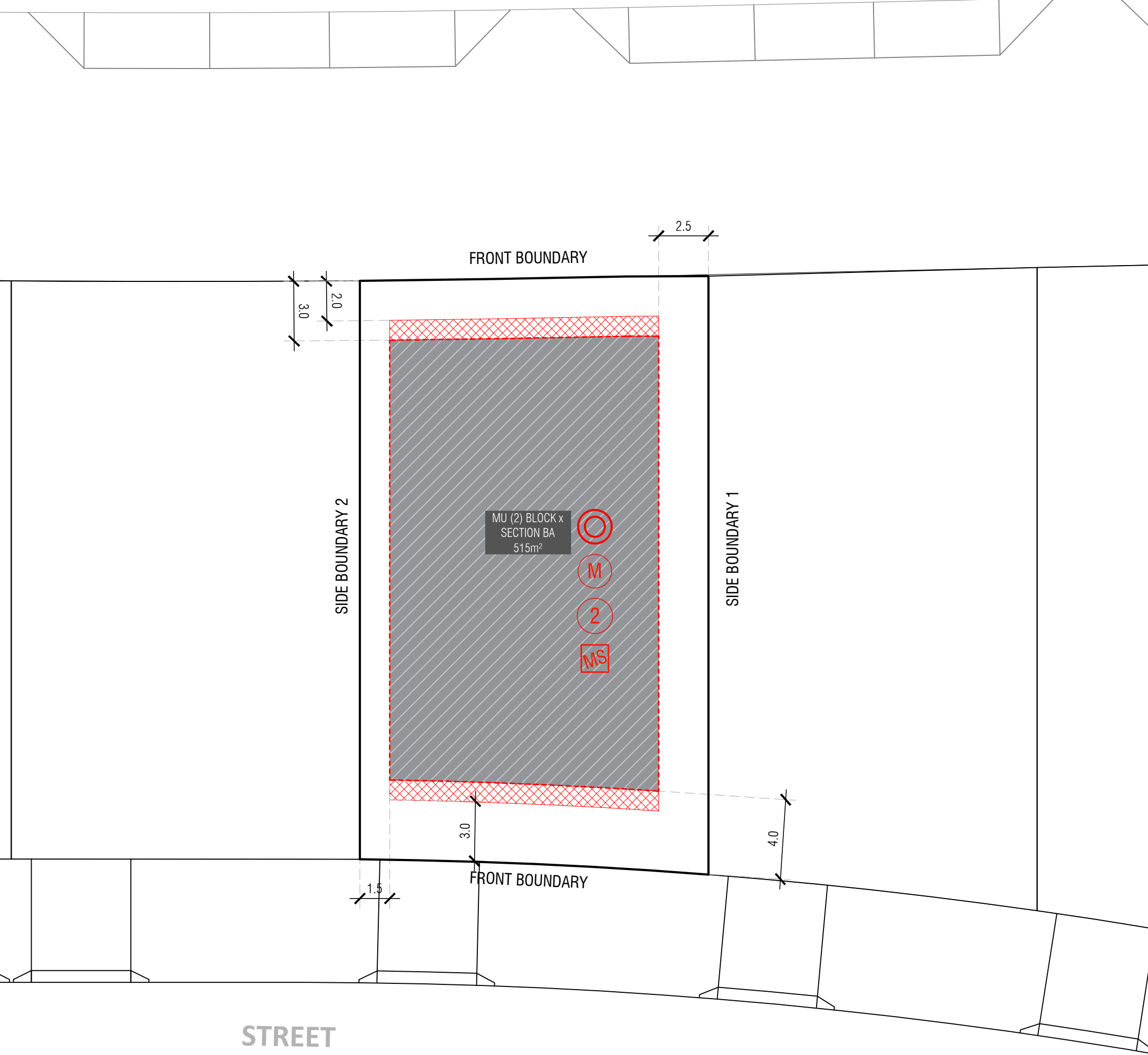
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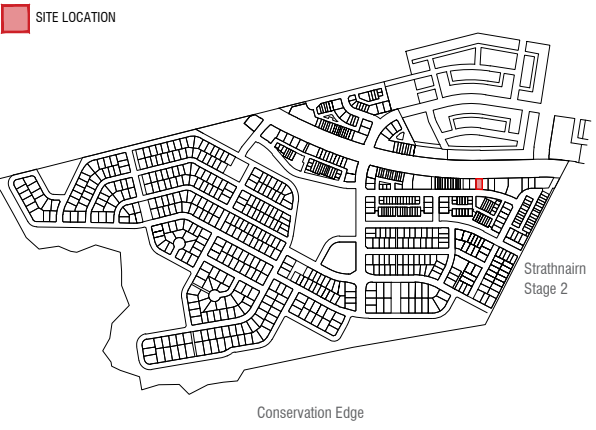
SCALE
1:200 @A3



PRO HART AVENUE



KEY MAP



LEGEND

- Block 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
- 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 **only** This does not take into account easements, site coverage or building envelopes)
- Lower Floor Level
 - Upper Floor Levels

BLOCK INFORMATION

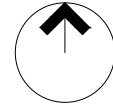
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	x
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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SCALE
1:200 @A3



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE

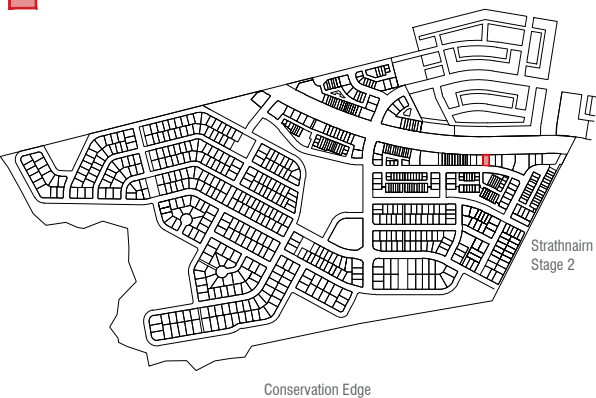
FRONT BOUNDARY





STREET

KEY MAP


■ SITE LOCATION





LEGEND

-  Block Boundary
-  Boundary as Defined by Territory Plan

BOUNDARY FENCING

-  **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-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 Neetascreeen or Miniscreen and colour "Jasper". Refer to Ginninderry Design Requirements (Macnamara)

-  **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

-  **F4, Courtyard Wall** Refer to Belconnen District Specifications
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 Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

 Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

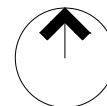
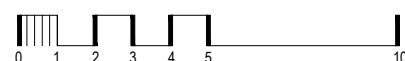
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	x
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

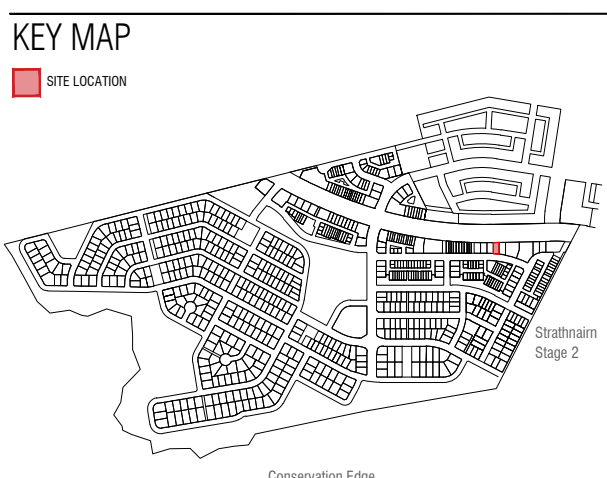
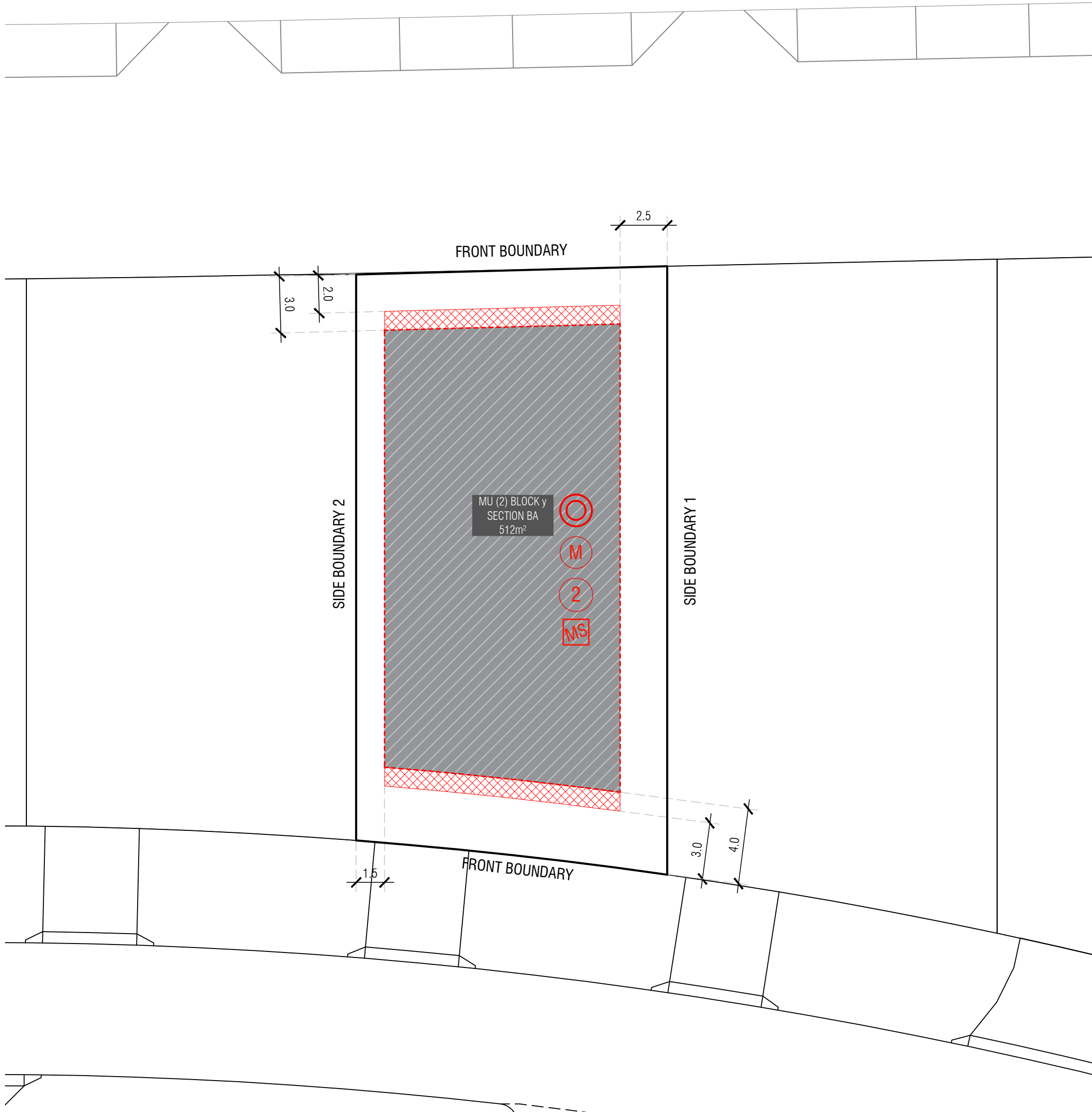
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SCALE
1:200 @A3



PRO HART AVENUE



- ### LEGEND
- Block 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
 - 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 **only** This does not take into account easements, site coverage or building envelopes)
- Lower Floor Level
 - Upper Floor Levels

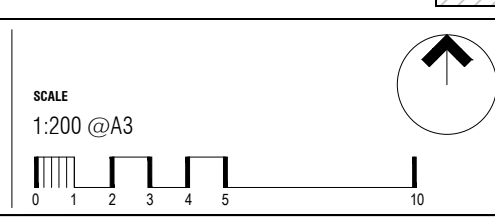
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	y
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE



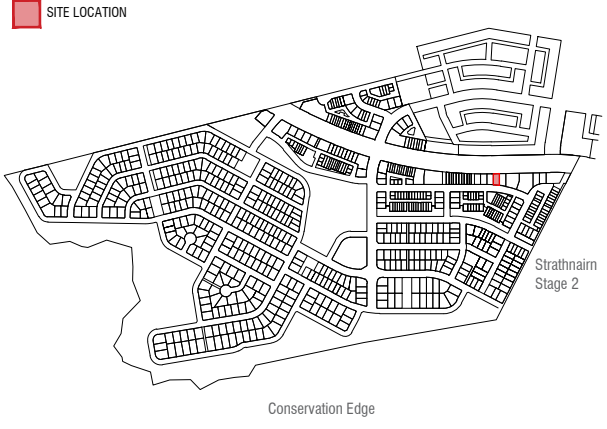
MU (2) BLOCK y
SECTION BA
512m²

SIDE BOUNDARY 2



SIDE BOUNDARY 1

FRONT BOUNDARY




KEY MAP



LEGEND

-  Block Boundary
-  Boundary as Defined by Territory Plan

BOUNDARY FENCING

-  Side, Rear and Boundaries Fronting Rear Lane
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | Min 1m behind the front building line
-  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
-  F4, Courtyard Wall Refer to Belconnen District Specifications
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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)

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 Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

 Return Boundary Fencing to Building Line or Side Fence

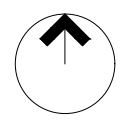
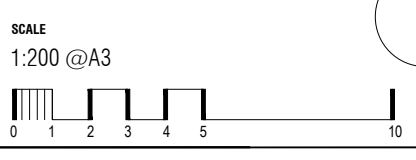
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	y
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

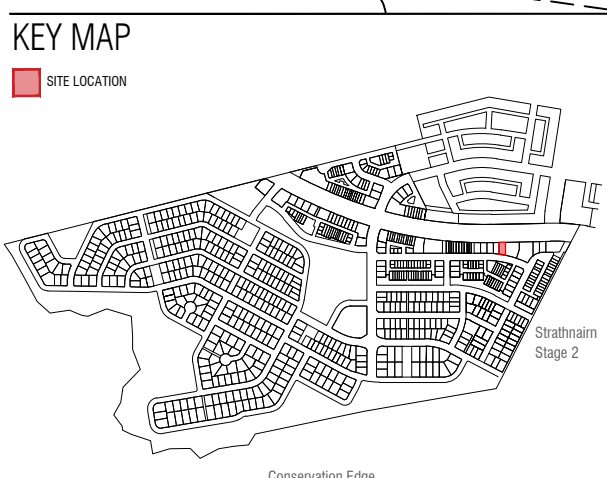
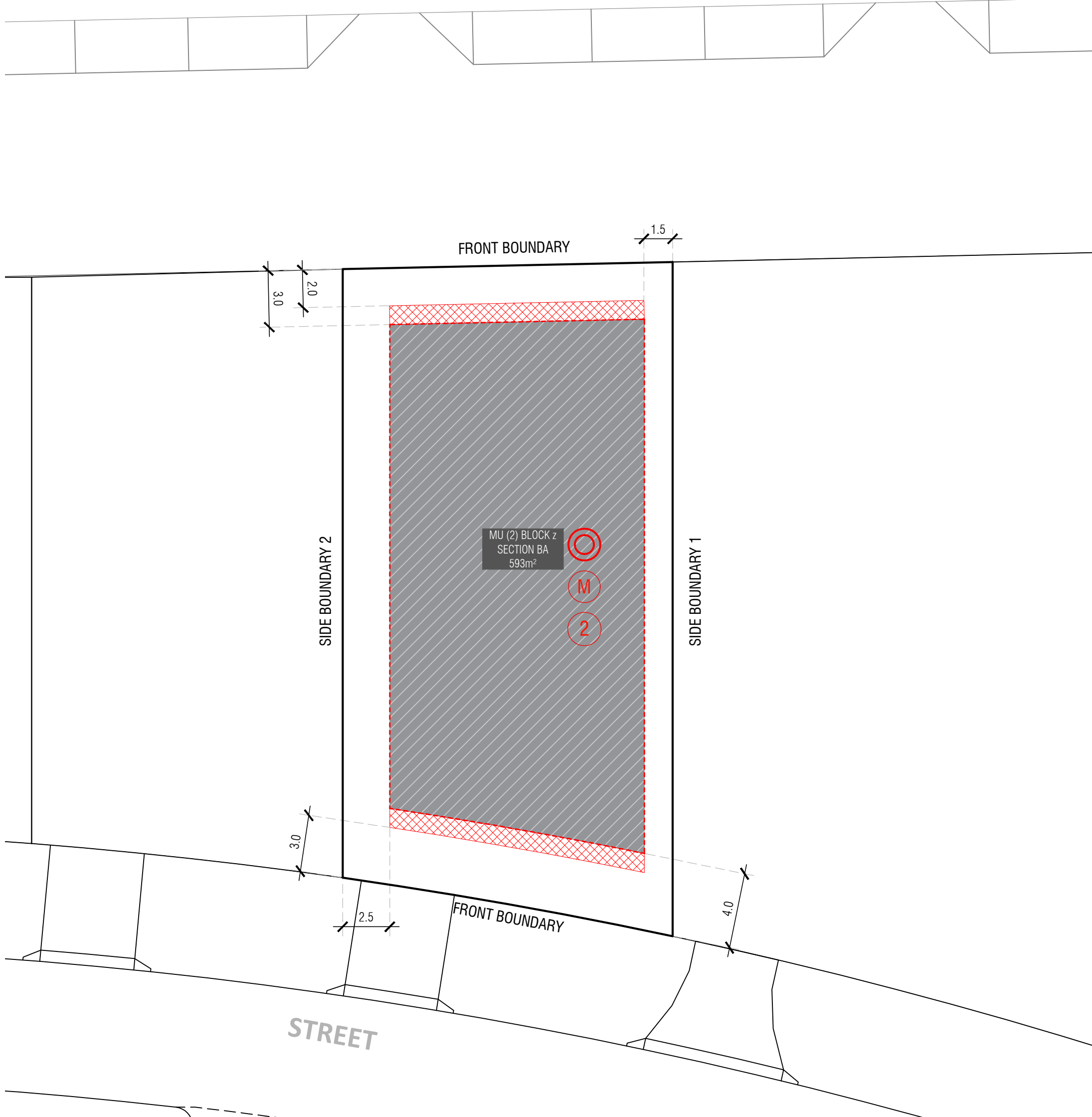
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**

PRO HART AVENUE



- ### LEGEND
- Block 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

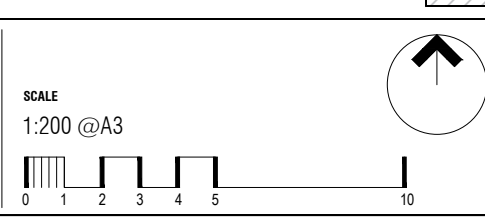
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	z
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	30/04/24
B	DZ	DZ	JM	01/05/24

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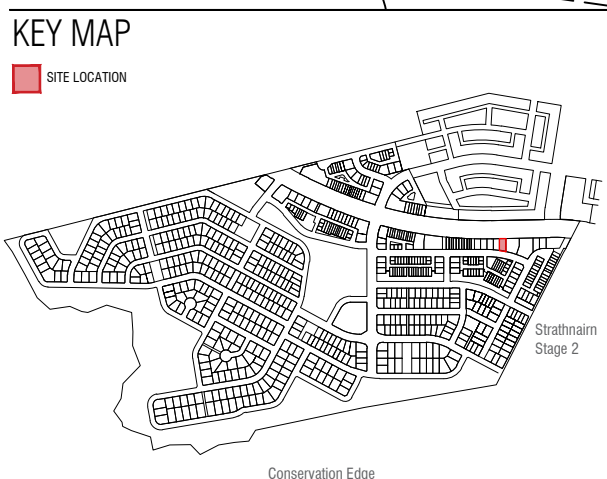
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

BOUNDARY FENCING

- Side, Rear and Boundaries Fronting Rear Lane
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | Min 1m behind the front building line
- 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
- F4, Courtyard Wall** Refer to Belconnen District Specifications
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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)

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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:

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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)

PRINCIPLE PRIVATE OPEN SPACE

Refer to Belconnen District Specification and Residential Zones Specification

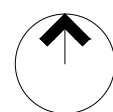
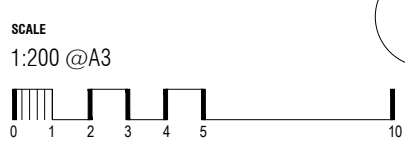
Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION	
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	z
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	30/04/24
B	DZ	DZ	JM	01/05/24

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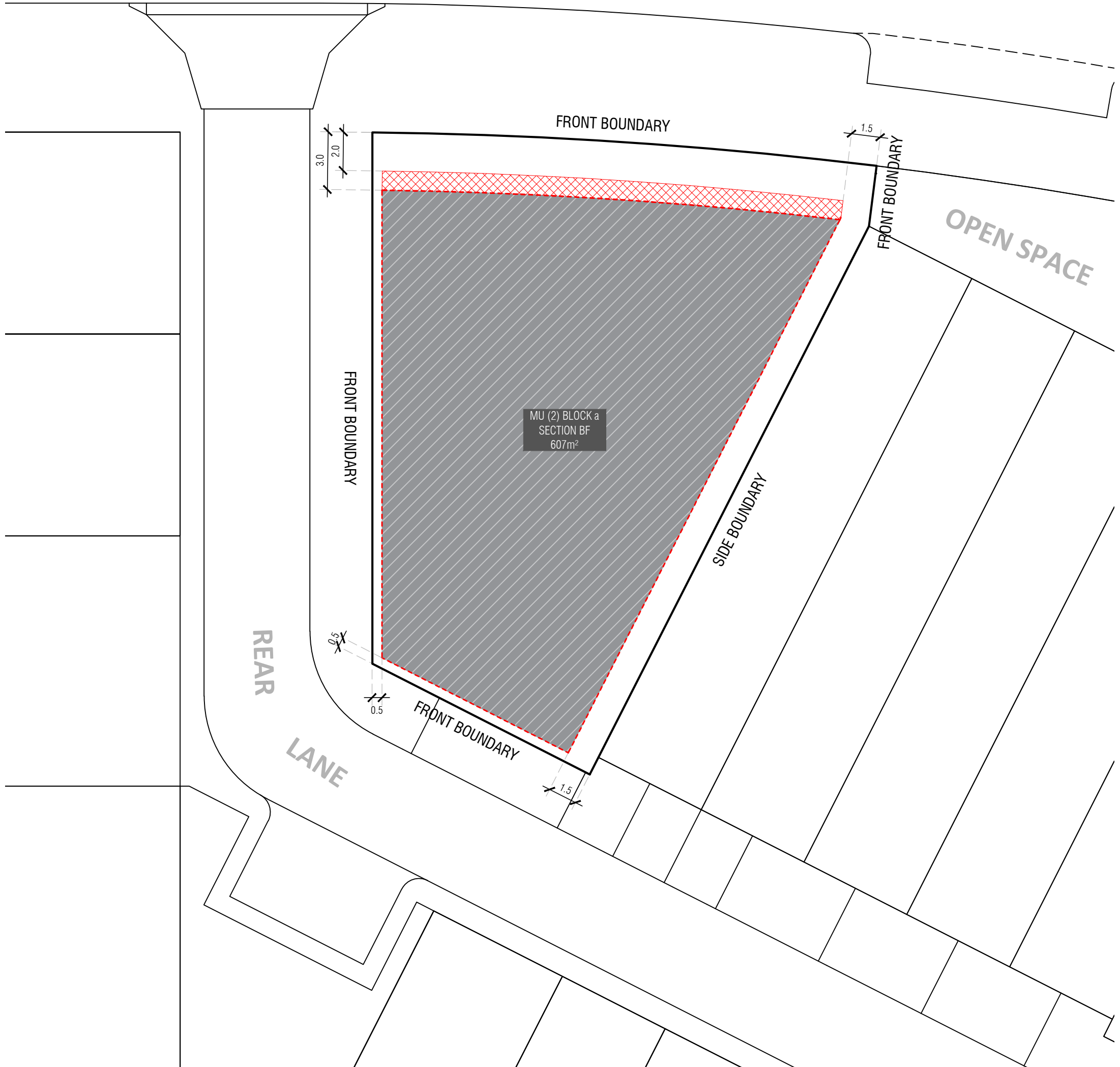


Ginninderry

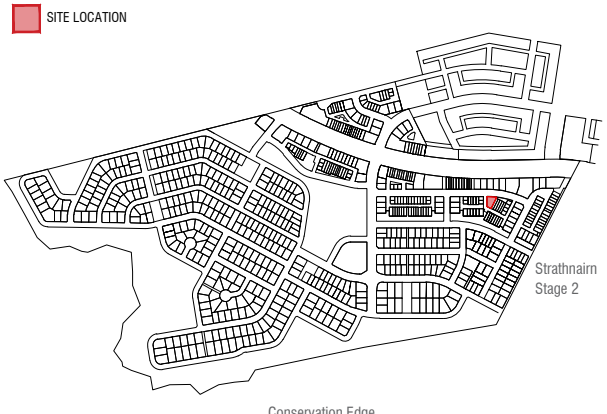
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

STREET

STREET



KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

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

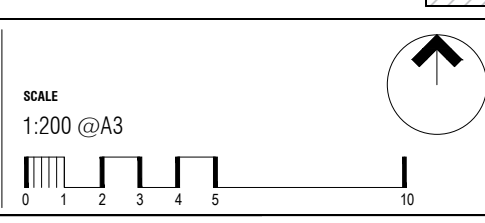
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BF
BLOCK	a
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

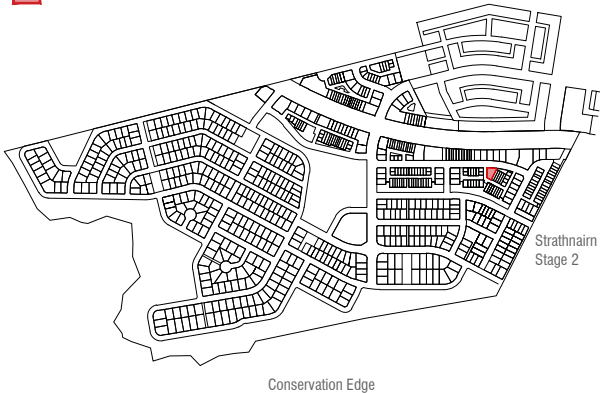
STREET

STREET



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

BOUNDARY FENCING

- 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-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)

- Mandatory F2, Adjacent to Open Space Fencing** Refer to Belconnen District Specifications
Mandatory height: 1.8m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil
- 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
- F4, Courtyard Wall** Refer to Belconnen District Specifications
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 Design Requirements (Macnamara)

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

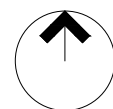
STAGE	1E
ZONE	RZ3
SECTION	BF
BLOCK	a
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (2)

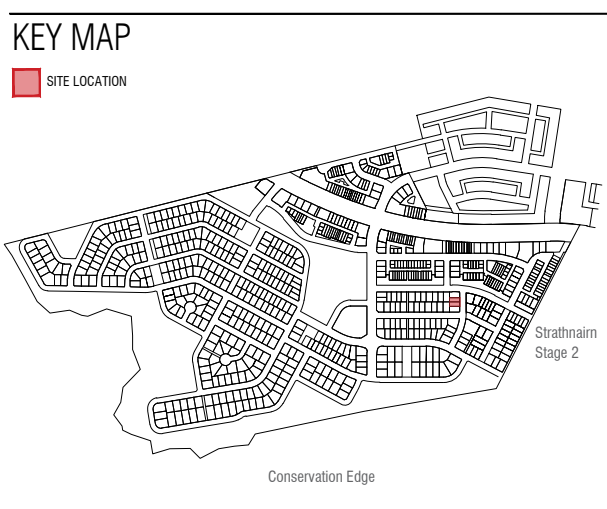
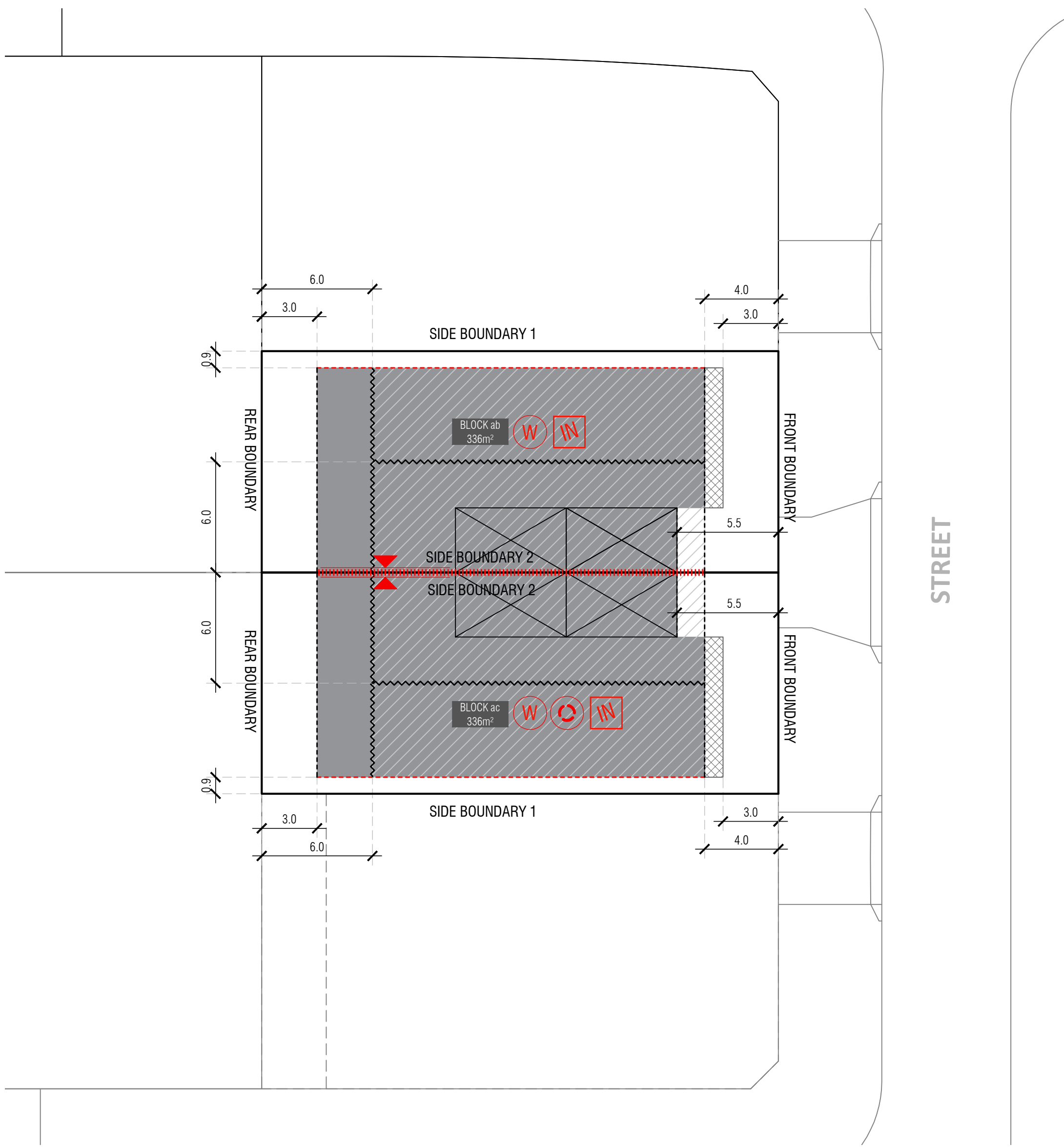
REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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SCALE 1:200 @A3





LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan
- 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 ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

MINIMUM BOUNDARY SETBACKS

- 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
- 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

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
- 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

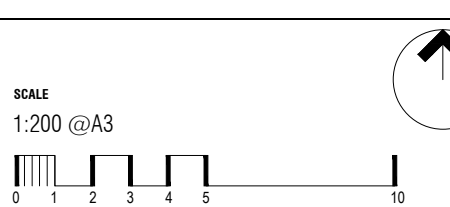
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCKS	ab, ac
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	01/05/24
B	DZ	DZ	JM	06/05/24

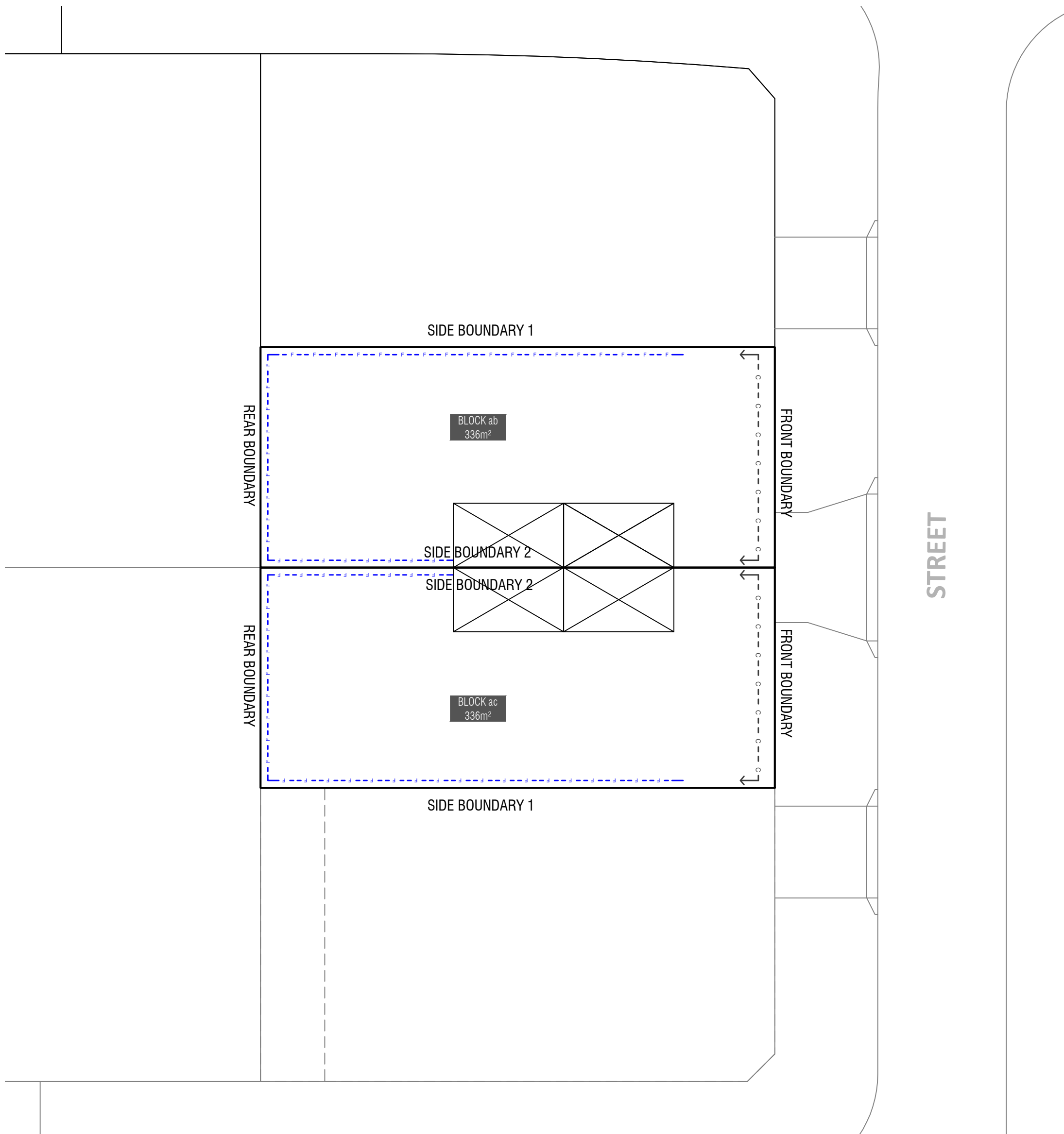
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INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE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

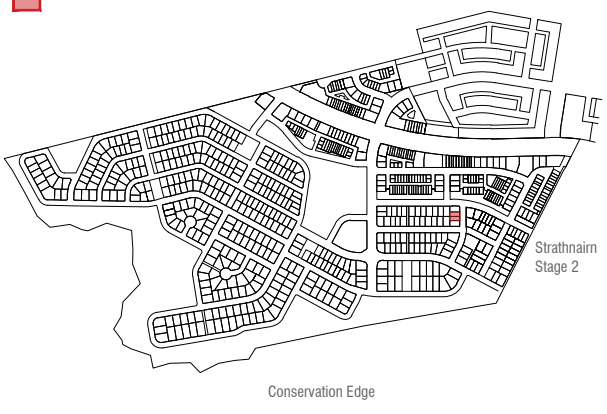


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location

SITE COVERAGE
Refer to Residential Zones Policy and Belconnen District Specification

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

BOUNDARY FENCING

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-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)

Optional - Front Boundary Courtyard Wall Refer to Belconnen District Specifications
Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length

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 Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

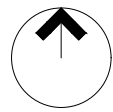
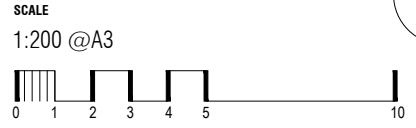
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BH
BLOCKS	ab,ac
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	01/05/24

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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN