



Block Planning Control Plans

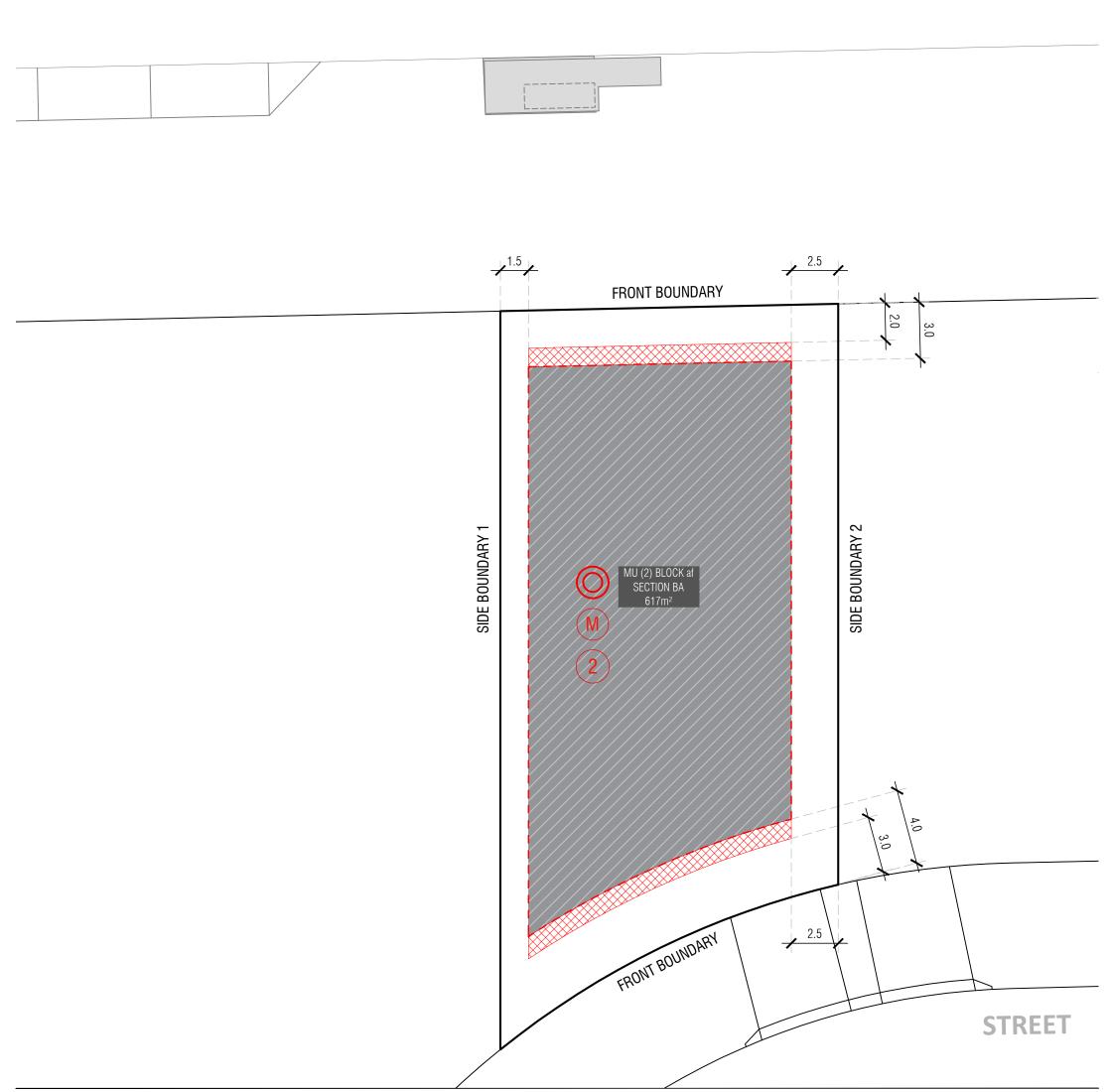
Small multi-unit sites

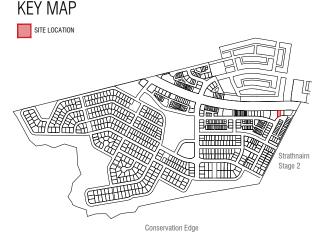


Small multi-unit sites

| 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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(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

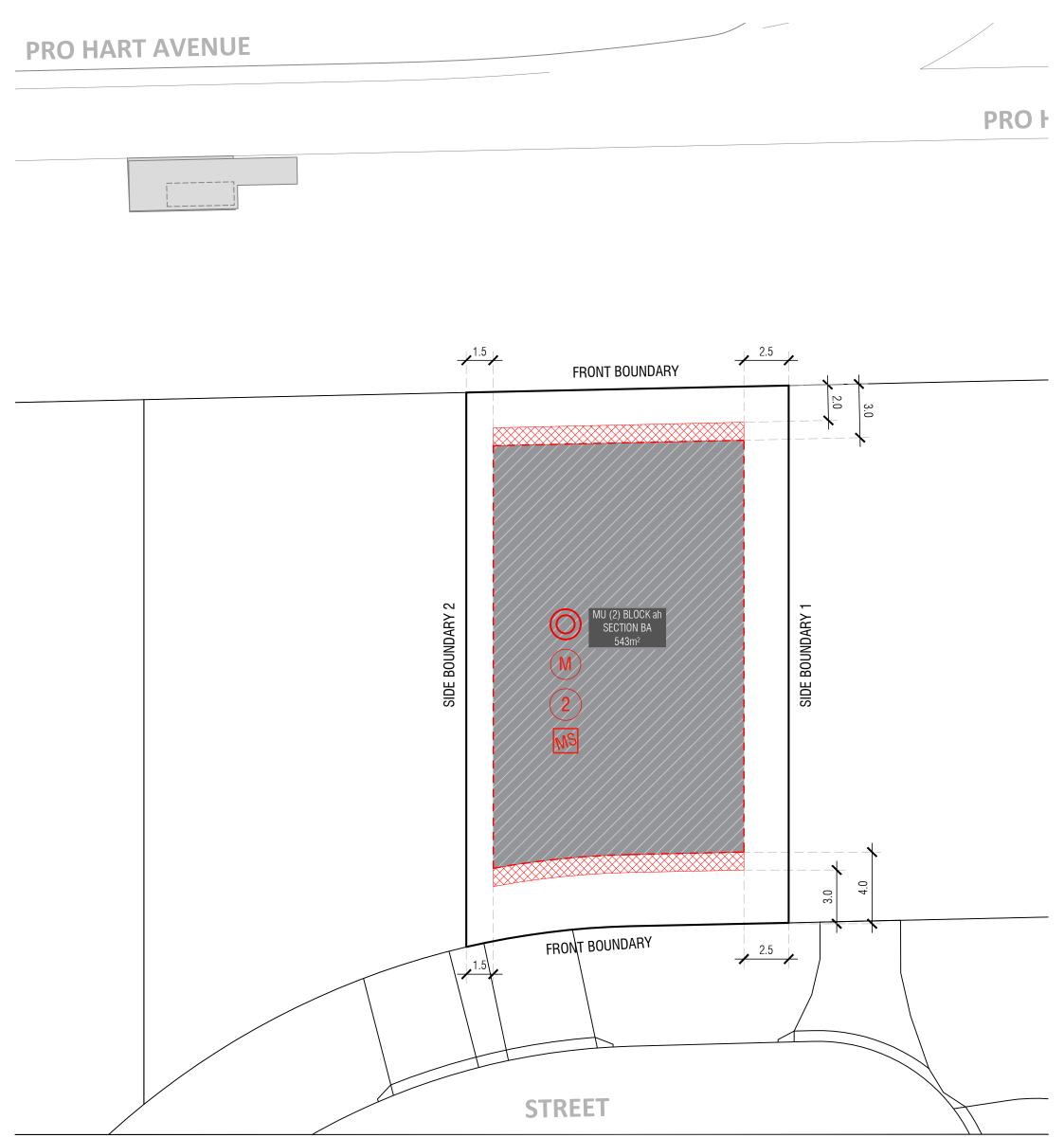
 A
 DZ
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 JM
 30/04/24

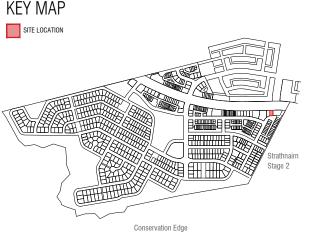
 B
 DZ
 DZ
 JM
 01/05/24
 DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. STAGE ZONE RZ3 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN Ginninderry SCALE 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





| 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 |
| BLOCK af SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification HOUSING TYPE MULTI UNIT SITE (2) | | CHECKED AGAINST DISTRICT SPECIFIC CONJUNCTION WITH THE TERRITORY F PLANS AND THE GINNINDERRY DESI CURRENT CONTROLS PERTAINING TO Y | ations uplifts. Plans t Plan Along with Block Ign Requirements to (| TO BE READ IN TO E READ INTERNAL I | 10 | BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN |







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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 (2) 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 $\ensuremath{\textit{only}}$ This does not take into account easements, site coverage or building envelopes)



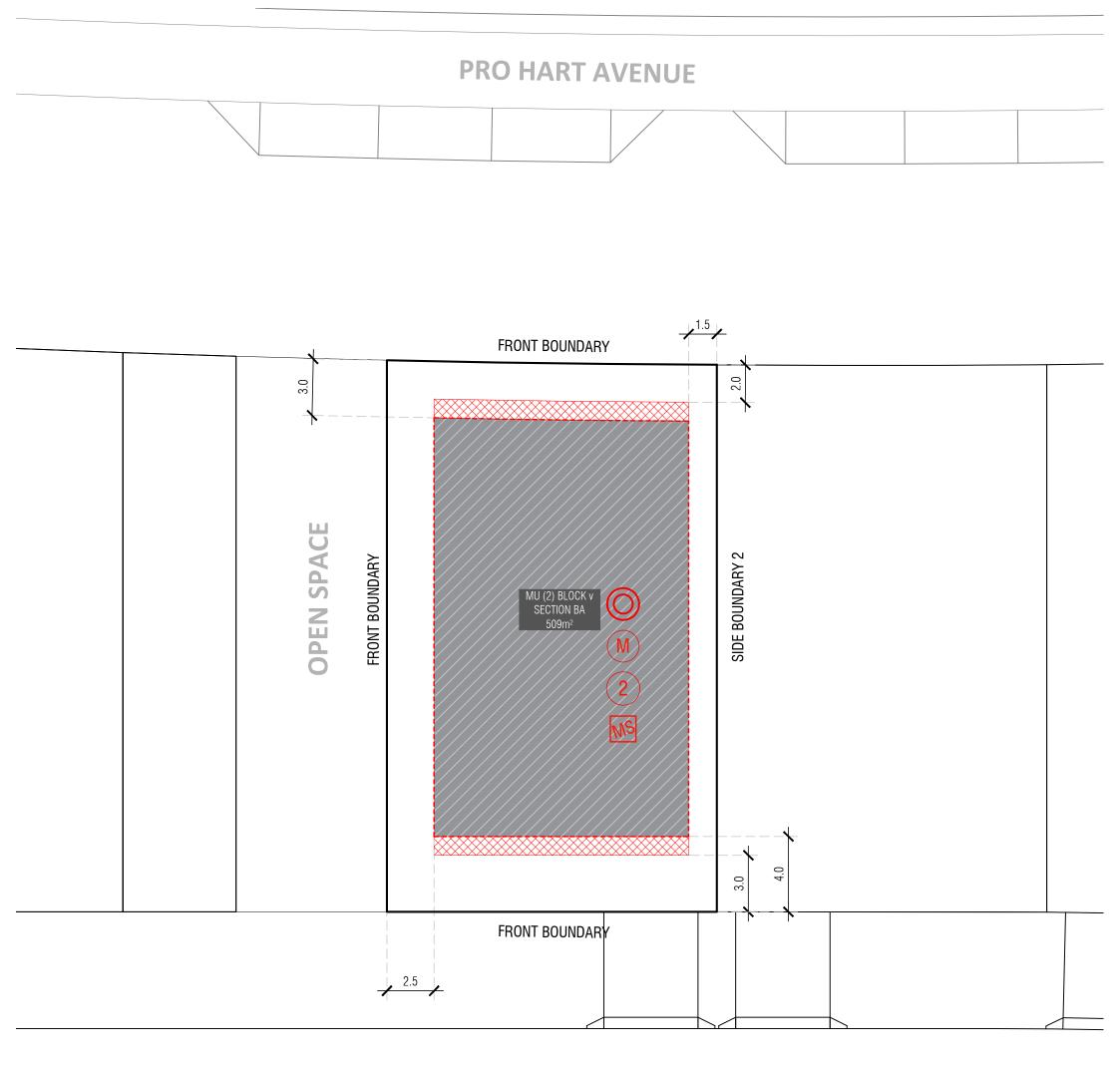
Lower Floor Level

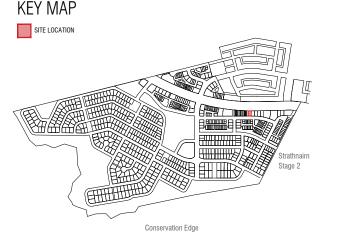


| BLOCK INFORMATION STAGE | REV DRAWN CHECKED APPROVED DATE A DZ DZ JM 30/04/24 B DZ DZ JM 01/05/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | | × |
|---|---|--|-------------|----------|--|
| ZONE RZ3 | _ | INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE | SCALE | | Cimpindorm |
| SECTION BA | | DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE | 1:200 @A3 | | Ginninderry |
| BLOCK ah | | CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN | 1.200 @A3 | \smile | |
| SITE COVERAGE Refer to Residential Zones Policy and | | CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE | | 1 | BLOCK PLANNING CONTROLS |
| 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 |



| KEY MAP | | LEGEND | BOUNDARY FENCING | | | |
|--|--|--|---|---|--|--|
| SITE LOCATION | | Block Boundary Boundary as Defined | Maximum heigh | Boundaries Fronting Rear Lane - t 1.8m from NGL Minimum 0%) Min 1m behind the front | Mandato Minimum | ry F1, Courtyard Wall Refer to Belconnen District Specifications ry height: 1.5m I Boundary Length: 100% (full length of boundary) I setback from boundary: 800m |
| | | BOUNDARY Boundary as Defined by Territory Plan | fencing or lappe Colorbond is us | In Finish encing to be max 1.8m high timber paling kd and capped timber paling fencing. If ed, the profile must be Neetascreen or colour "Jasper". <i>Refer to Ginninderry Design</i> | Mandato | tyard Wall Refer to Belconnen District Specifications ry height: 1.5m 1 Boundary Length: 50% n setback from boundary: Nil |
| | Strathnaim Stage 2 | | | | No fence instance: Zones S <i>Courtyar</i> <i>are cons</i> | stion and Finish is are permitted forward of the building line. Courtyard walls are permitted in s where specified in the Belconnen District Specifications & Residential pecifications (whichever is applicable). d wall must be a combination of solid and semi-transparent elements that tructed of the following: |
| Conservation Edge | | PRINCIPLE PRIVATE OPEN SPACE Refer to Belconnen District Specification and Residential Zones Specification | C Return Bounda | ry Fencing to Building Line or Side Fence | · () · [] · () | nasonry or stonework; fressed hardwood timber; or powder-coated aluminium. penings to be a minimum of 10mm. Fencing Control Plan and Ginninderry Design Requirements (Macnamara) |
| BLOCK INFORMATION | REV DRAWN CHECKED APPROVED A DZ DZ JM B DZ DZ JM | DATE 30/04/24 DO NOT SCALE OFF DRAWINGS. DIMENS 01/05/24 DO NOT SCALE OFF DRAWINGS. DIMENS | IONS ARE IN METRES. | | | K |
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| SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification HOUSING TYPE MULTI UNIT SITE (2) | | CONJUNCTION WITH THE TERRITORY PI PLANS AND THE GINNINDERRY DESIG CURRENT CONTROLS PERTAINING TO YO | LAN ALONG WITH BLOCK DISCLOSURE IN REQUIREMENTS TO CONFIRM ALL | | 10 | BLOCK PLANNING CONTROLS Fencing Controls Plan |







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Block Boundary

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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*

2 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

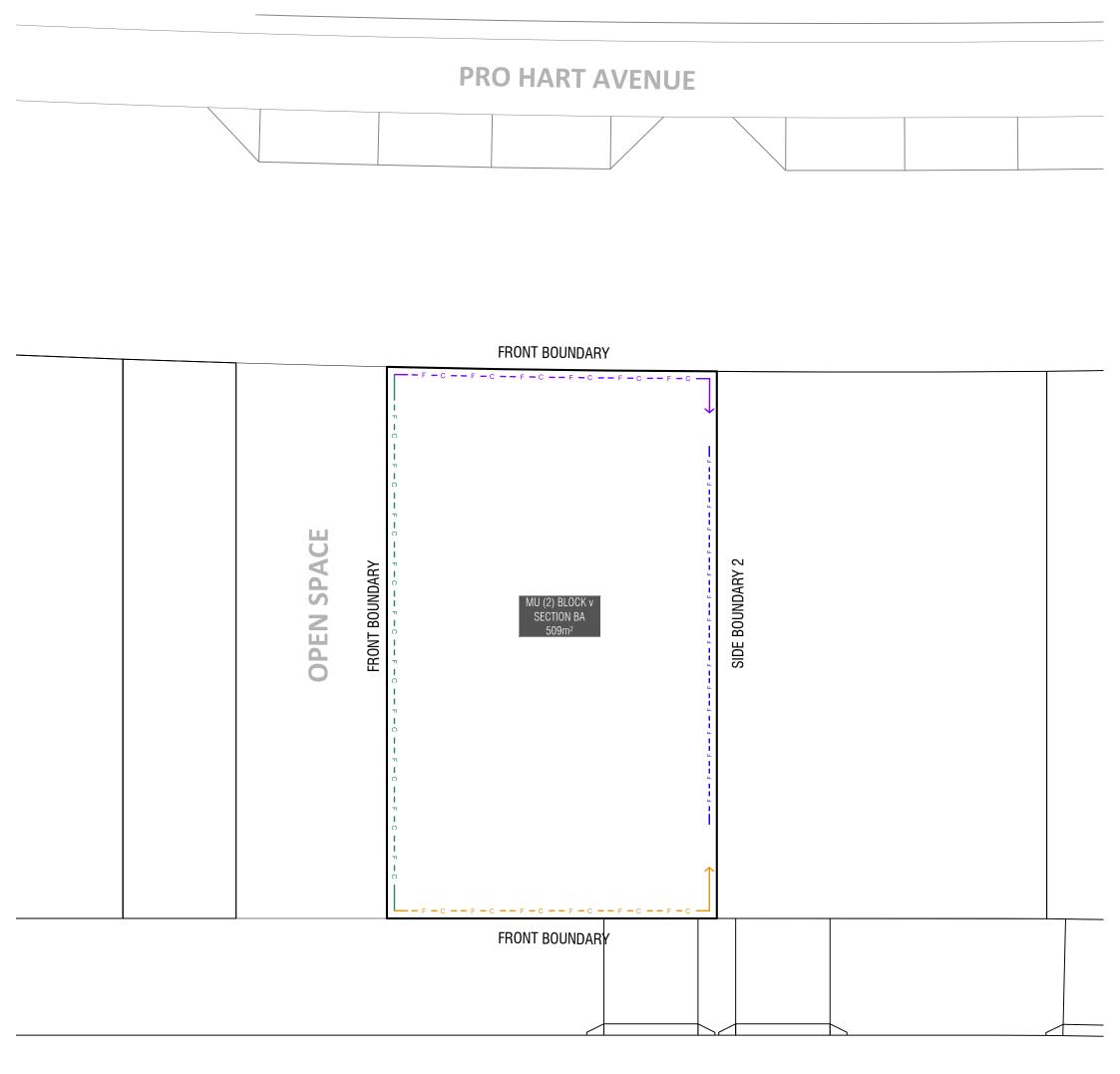
(based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)

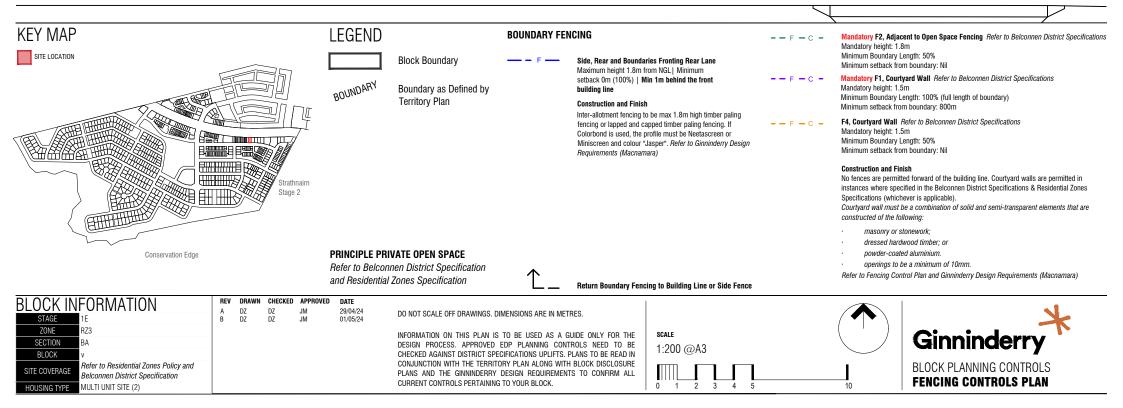


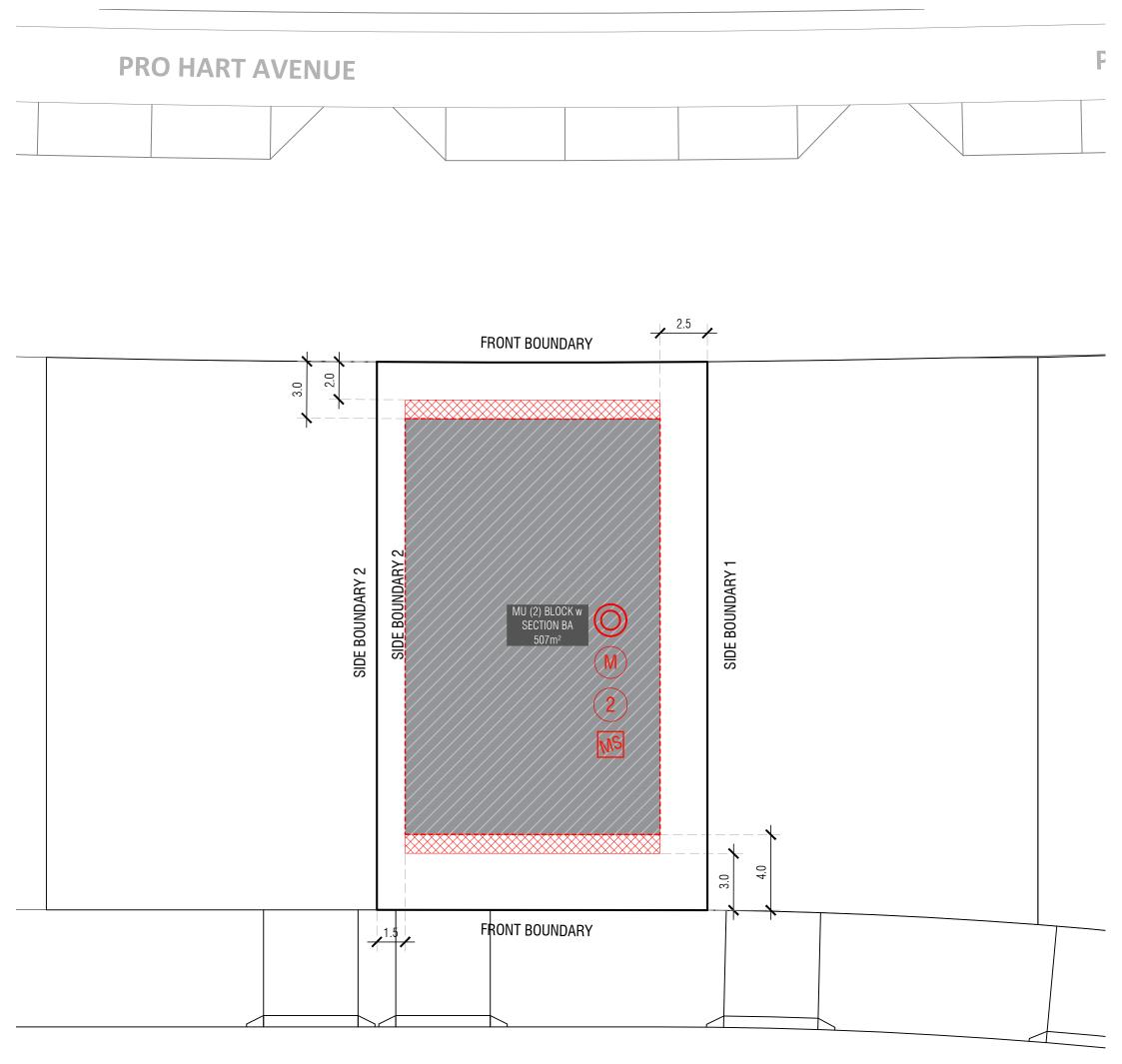
Lower Floor Level

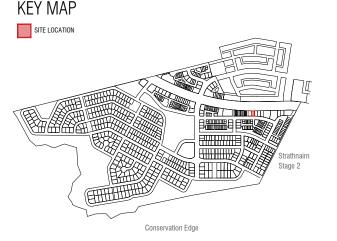


| BLOCK INFORMATION STAGE | REV DRAWN CHECKED APPROVED DATE A DZ DZ JM 29/04/24 B DZ DZ JM 01/05/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | K |
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| ZONE RZ3 SECTION BA | | INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE | scale 1:200 @A3 | Ginninderry |
| BLOCK v SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification HOUSING TYPE MULTI UNIT SITE (2) | | 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. | | BLOCK PLANNING CONTROLS Building & Siting Controls Plan |











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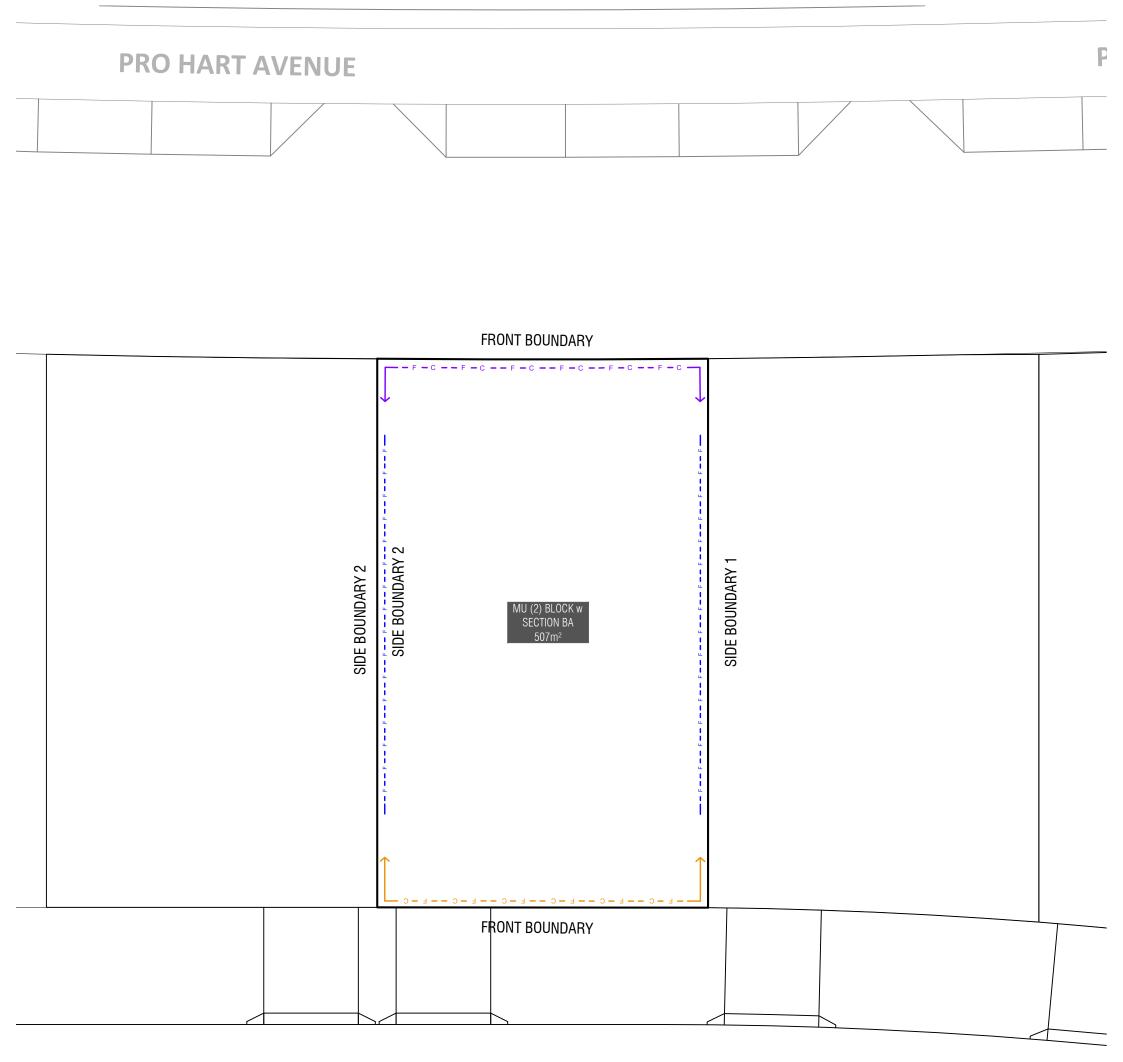
(based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)



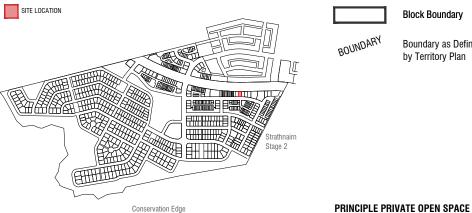
Lower Floor Level



| BLO | CK INFORMATION | A | DRAWN DZ | CHECKEE DZ | JM | 29/04/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | | |
|--------|---|---|-------------|---------------|----|----------|---|-----------|----|---|
| Z | TAGE 1E ONE RZ3 | в | DZ | DZ | JM | 01/05/24 | INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE | SCALE | | Ginnindorm |
| | CTION BA LOCK w | | | | | | DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN CONVENTION OF THE SECTION OF UNIT OF THE DESIGN OF UNITS | 1:200 @A3 | | Ginninderry |
| 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

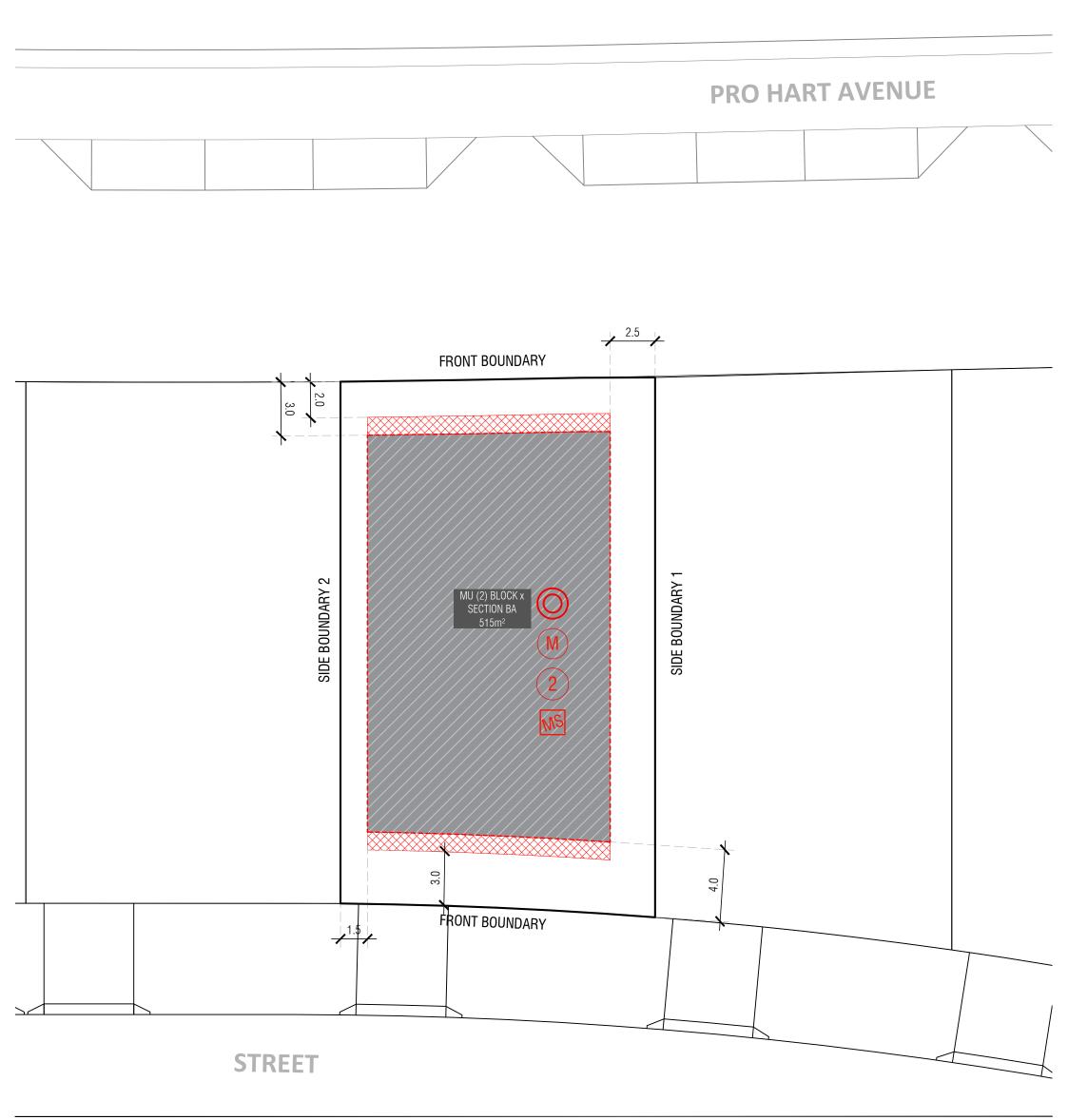
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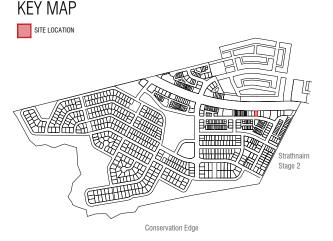
- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.

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 29/04/24 B DZ DZ JM 01/05/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | L L |
|---|---|---|--------------------|--|
| ZONE RZ3 SECTION BA BLOCK w | | 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 | scale 1:200 @A3 | Ginninderry |
| SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification HOUSING TYPE MULTI UNIT SITE (2) | | 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 Fencing controls plan |







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Block Boundary

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INDICATIVE BUILDING FOOTPRINTS

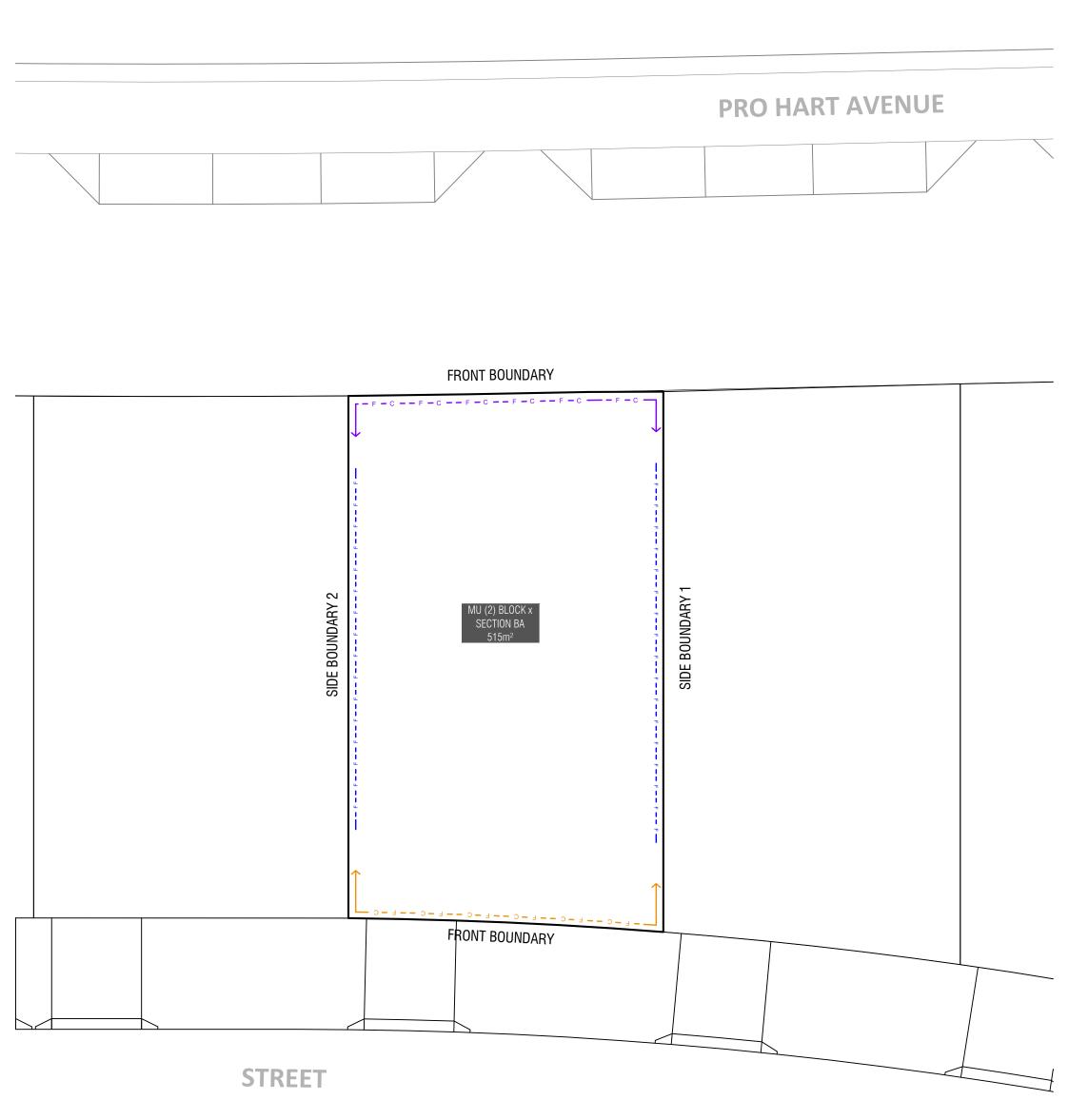
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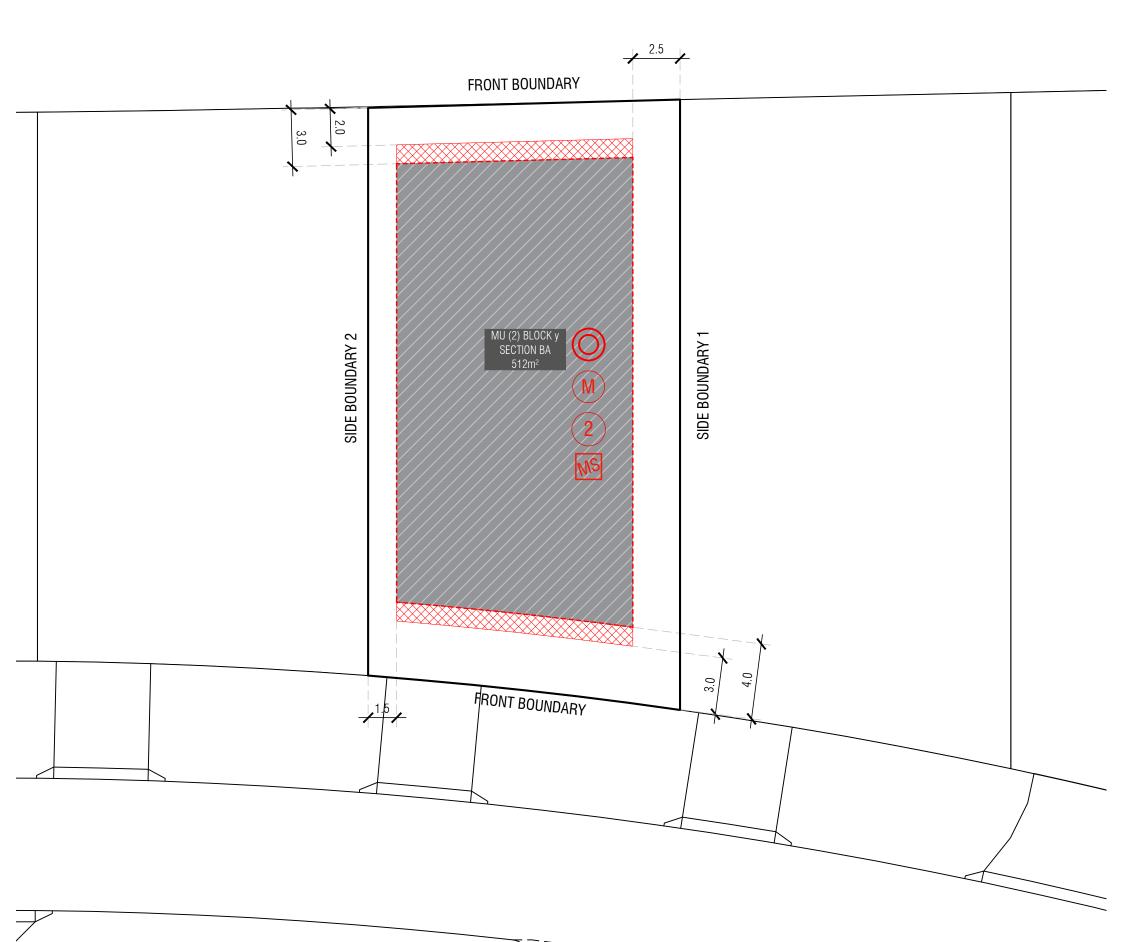
Lower Floor Level

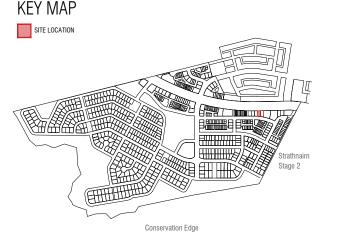


| BLOCK INFORMATION STAGE | A B | DRAWN DZ DZ | CHECKED DZ DZ | APPROVED JM JM | DATE 29/04/24 01/05/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | | | × |
|--|--------|--------------------------|---------------------|----------------------|------------------------------|---|--------------------|----|---|---------------------------------|
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| BLOCK x SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification | | | | | | 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 | | | _ | BLOCK PLANNING CONTROLS |
| HOUSING TYPE MULTI UNIT SITE (2) | | | | | | CURRENT CONTROLS PERTAINING TO YOUR BLOCK. | 0 1 2 3 4 5 | 10 | | BUILDING & SITING CONTROLS PLAN |



| KEY MAP | | LEGEND | BOUNDARY FENCIN | IG | | |
|--|--|---|---|--|---------|--|
| SITE LOCATION | | Block Boundary BOUNDARY Boundary as Defined by Territory Plan | Ma | de, Rear and Boundaries Fronting Rear Lane aximum height 1.8m from NGL Minimum tback Om (100%) Min 1m behind the front ilding 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 |
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| Conservation Edge | | PRINCIPLE PRIVATE OPEN SPACE | | | | dressed hardwood timber; or |
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| BLOCK INFORMATION | REV DRAWN CHECKED APPROVED A DZ DZ JM B DZ DZ JM | DATE 29/04/24 01/05/24 D0 NOT SCALE OFF DRAWINGS. DIMENS | SIONS ARE IN METRES. | | (. | |
| ZONE RZ3 SECTION BA BLOCK x | | INFORMATION ON THIS PLAN IS TO B DESIGN PROCESS. APPROVED EDP CHECKED AGAINST DISTRICT SPECIFICA | PLANNING CONTROLS NEED | 0 TO BE 1.200 @Δ3 | | Ginninderry |
| SITE COVERAGE Refer to Residential Zones Policy and Belconnen District Specification | | CONSUMET OF CONTROL OF CONTROL OF CONTROL OF CONSUMETION WITH THE TERRITORY PLANS AND THE GINNINDERRY DESIG CURRENT CONTROLS PERTAINING TO Y | LAN ALONG WITH BLOCK DIS GN REQUIREMENTS TO CONF | CLOSURE | | BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN |
| HOUSING TYPE MULTI UNIT SITE (2) | | | 0011 020010 | 0 1 2 3 4 5 | 10 | |







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Block Boundary

BOUNDARY Boundary as Defined by Territory Plan

Potentially Noise Affected Blocks. Refer to the Belconnen District Specification

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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

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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)



Lower Floor Level

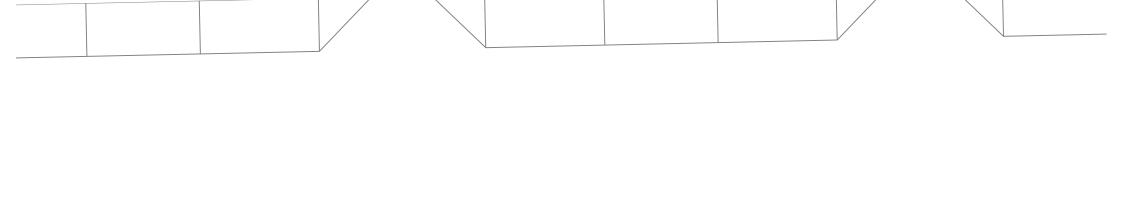


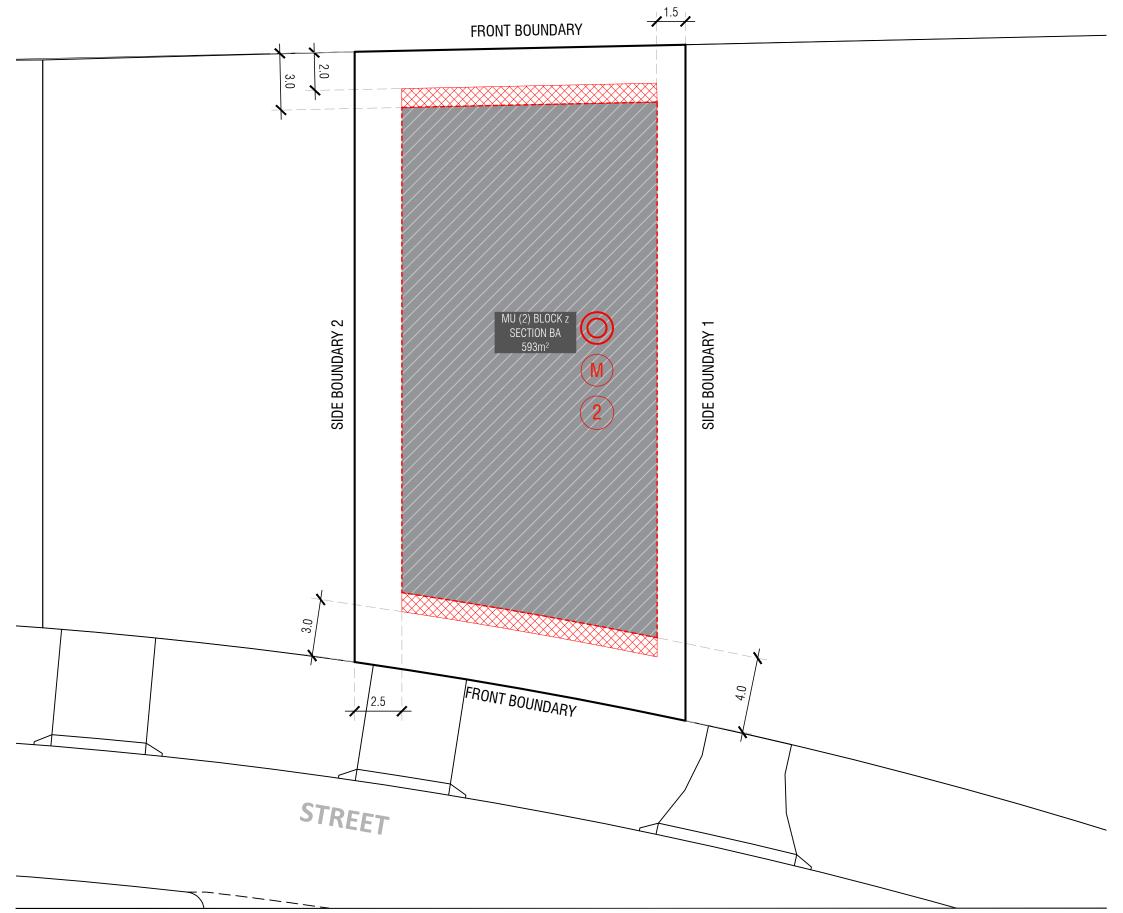
| BLOCK INFORMATION STAGE | REV DI A Di B Di | RAWN DZ DZ | CHECKED DZ DZ | Approved JM JM | DATE 29/04/24 01/05/24 | DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. | | | × |
|--|------------------------|-------------------------|---------------------|-----------------------------|------------------------------|---|-------------|----|--|
| ZONE RZ3 SECTION BA | | | | | | INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE | SCALE | | Ginninderry |
| BLOCK y Refer to Residential Zones Policy and | | | | | | CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE | 1:200 @A3 | | |
| SITE COVERAGE Belconnen District Specification | | | | | | PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL | | | BLOCK PLANNING CONTROLS 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 |

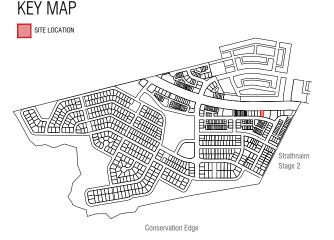




| | | | | ~~~ | | |
|--|-----------------------|---|--|---|---------|--|
| KEY MAP | | LEGEND | BOUNDARY FEM | ICING | | |
| SITE LOCATION | | Block Boundary BOUNDARY Boundary as Defined by Territory Plan | — — F — | Side, Rear and Boundaries Fronting Rear Lane Maximum height 1.8m from NGL Minimum setback 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 | | 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". <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 | 1 _ | 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) |
| 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

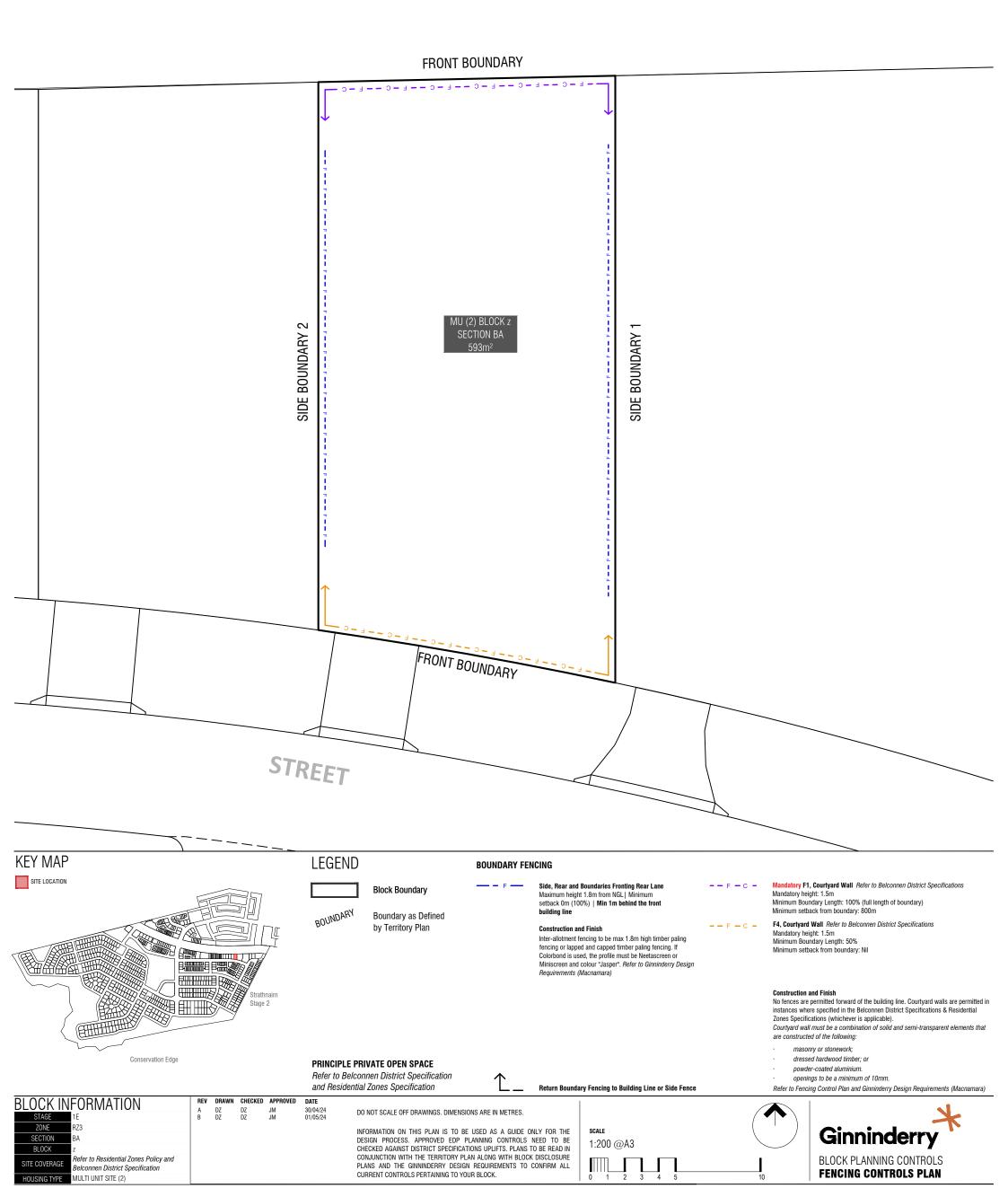
Upper Floor Levels

BLOCK INFORMATION
 REV
 DRAWN
 CHECKED
 APPROVED
 DATE

 A
 DZ
 DZ
 JM
 30/04/24

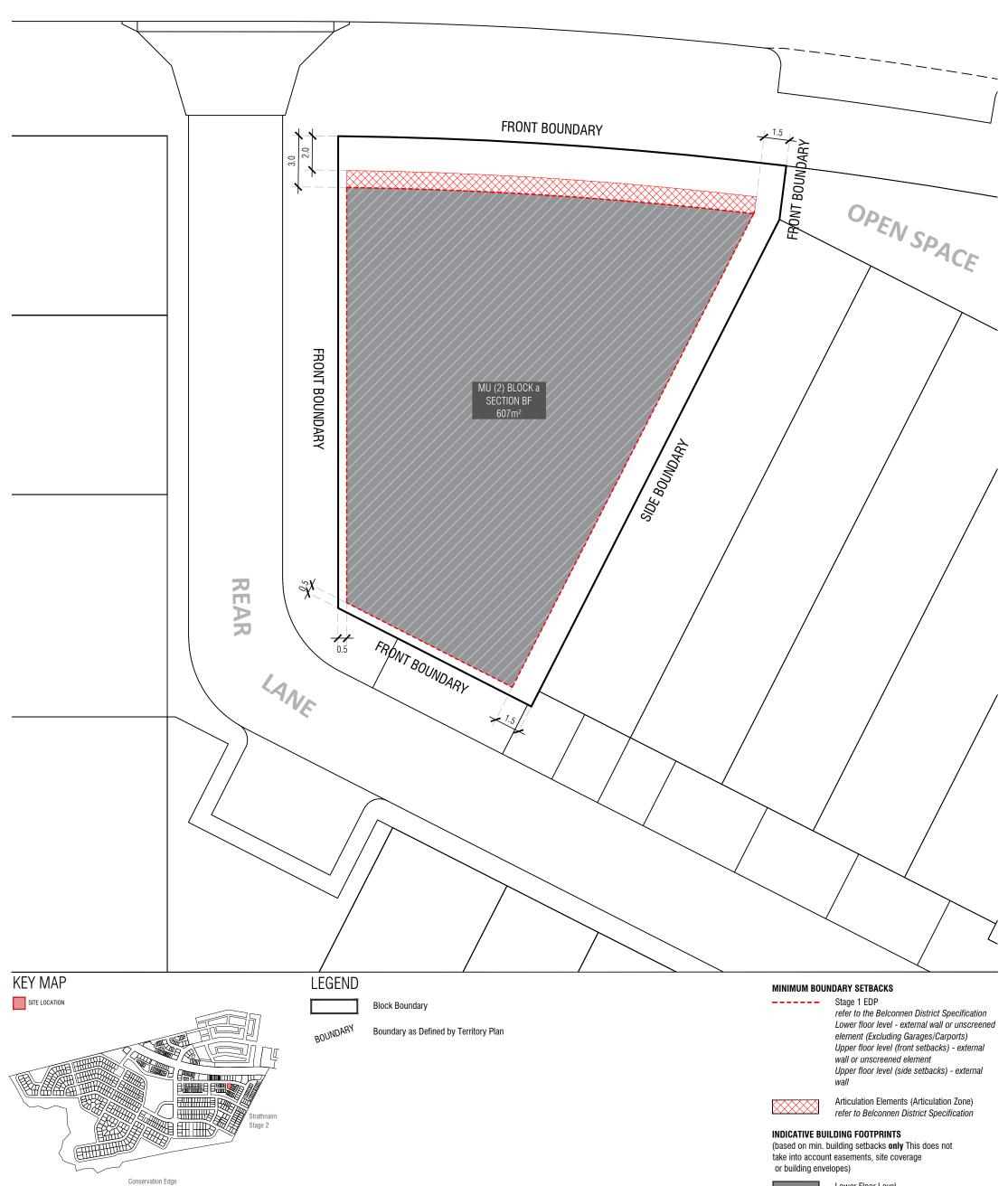
 B
 DZ
 DZ
 JM
 01/05/24
 DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. STAGE ZONE RZ3 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN Ginninderry SCALE 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









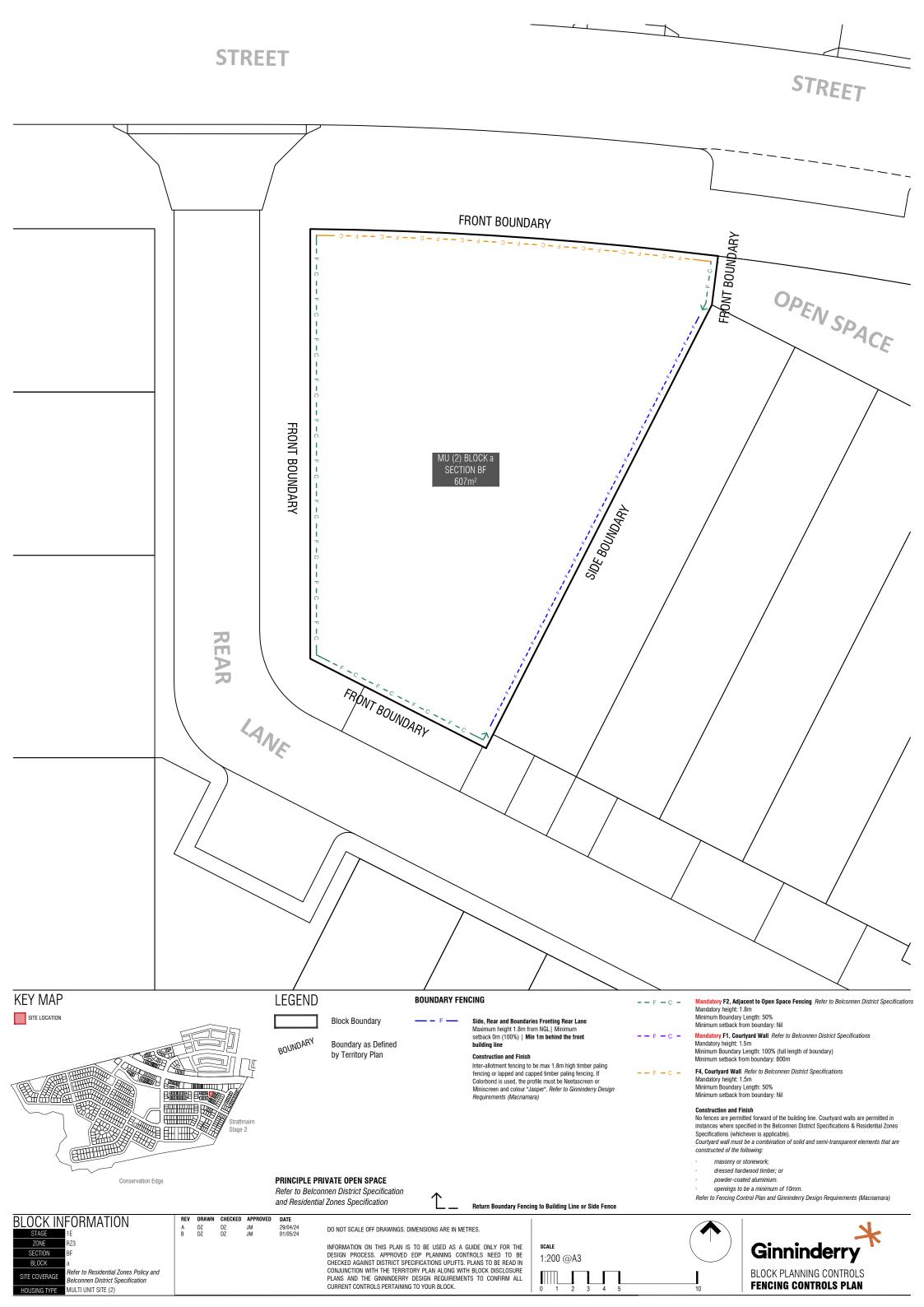


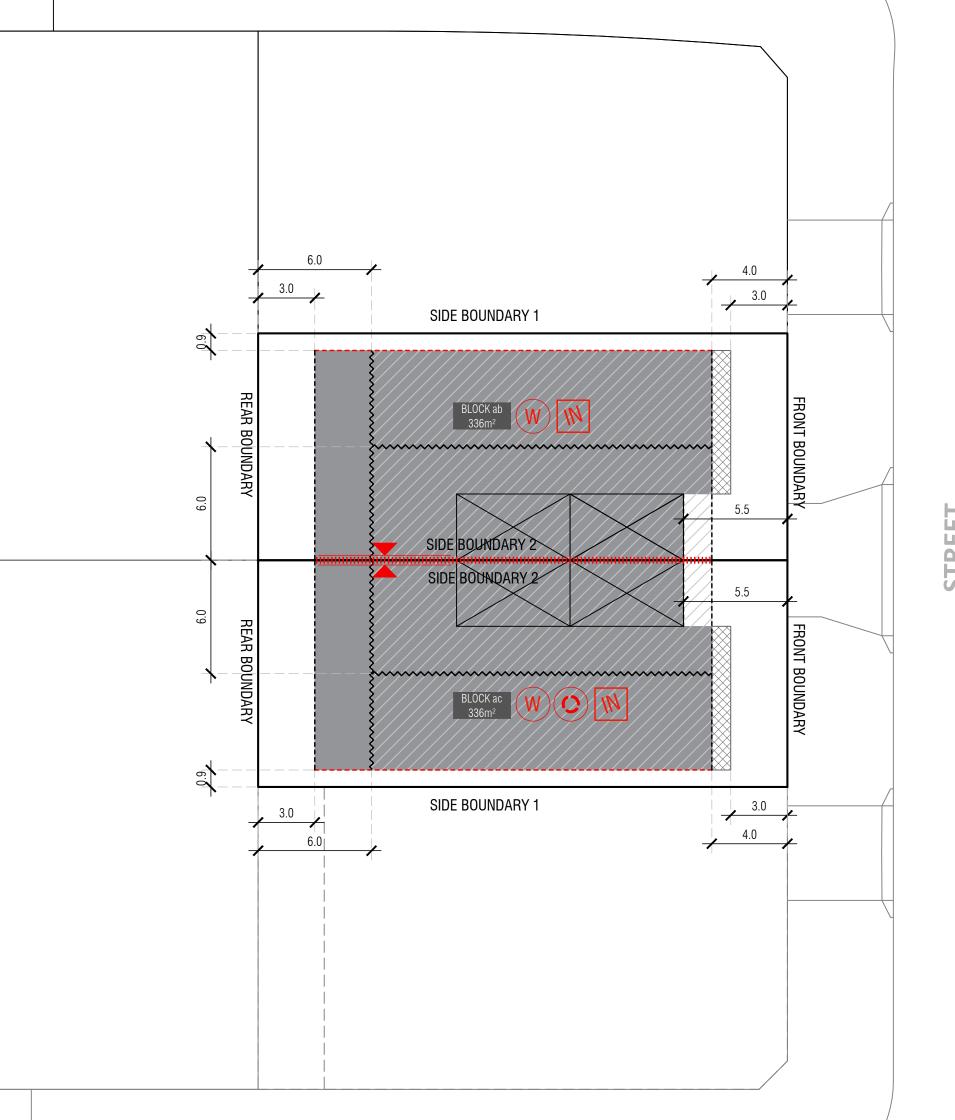


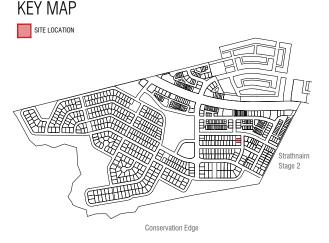
Lower Floor Level



| 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 |







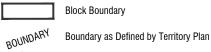
LEGEND

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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

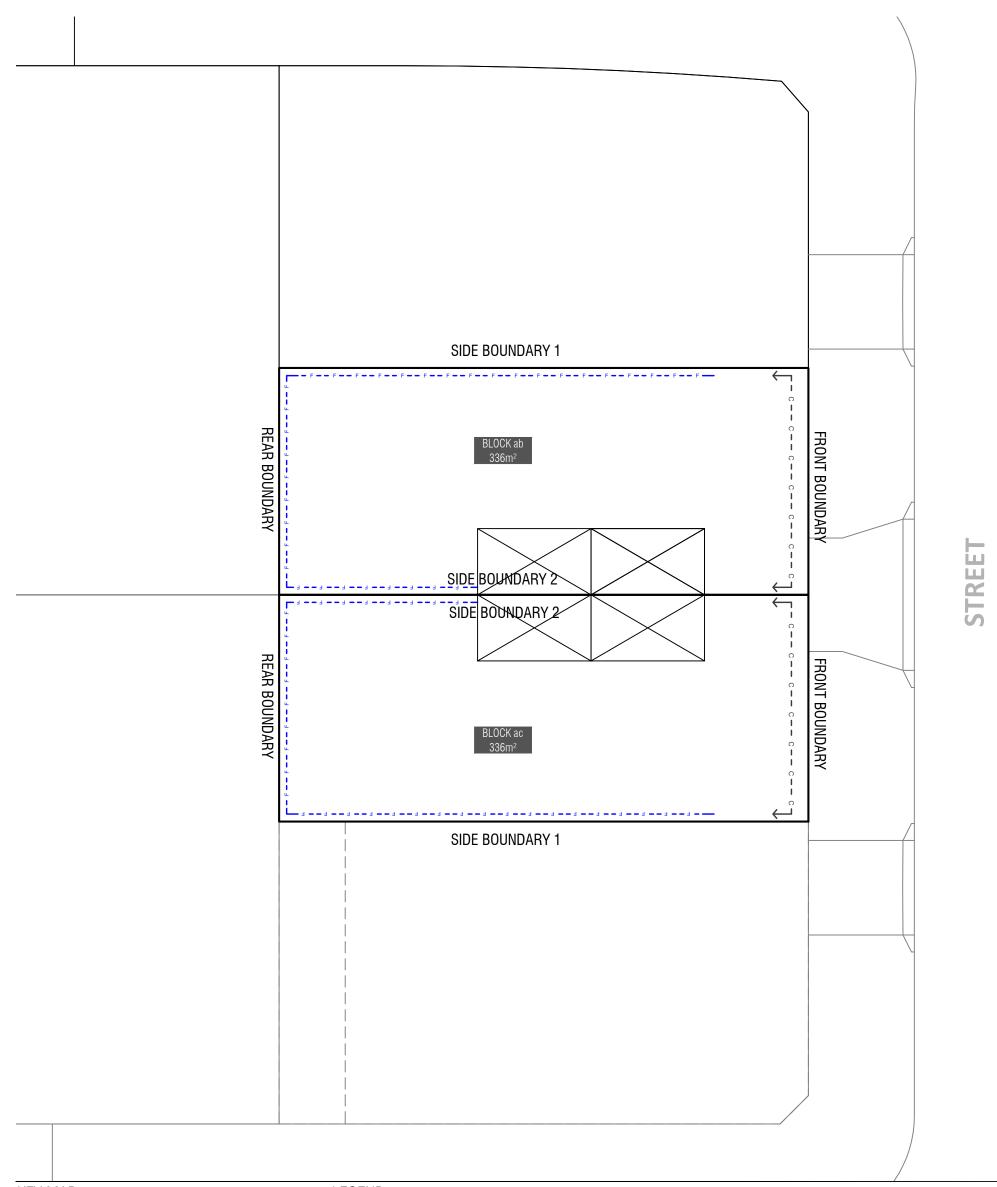
All Floor Levels - External Wall (Screened) Refer to the Residential Zones Specification

Articulation Elements (Articulation Zone) refer to Belconnen District Specification

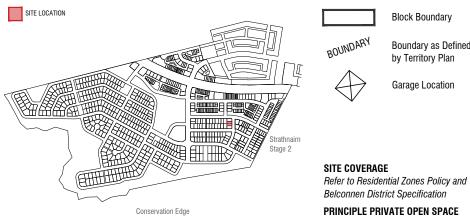
Upper Floor - Unscreened

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 |