



# Block Planning Control Plans

Terrace Packs - 4



**Suburban Land**  
Agency



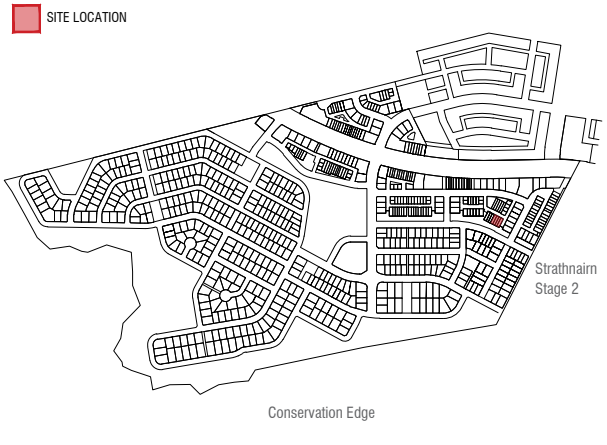
RIVERVIEW  
GROUP

## Terrace Packs

Packs number	Block	Section	Number of blocks/units*	Area (m <sup>2</sup> )	Suburb	Expected settlement	Compliance bond required
4	d-g	BE	4	712	Macnamara	Jul 2025 - Dec 2025	30,000



**KEY MAP**



**LEGEND**

- Block Boundary
- Boundary as Defined by Territory Plan
- Nominated Boundary as Defined by Territory Plan
- Garage Location
- Gate, street address and letterbox to be off lane (as indicated)  
Refer to Belconnen District Specifications
- Part of Integrated Development Parcel by EDP Planning Controls Plan
- Mandatory Surveillance Block  
Refer to Belconnen District Technical Specifications
- PPOS  
- Minimum area 12m² with a minimum dimension 1.8m  
- Mandatory requirement to be delivered at upper floor level

**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

**BLOCK INFORMATION**

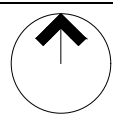
STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCKS	d,e,f,g
HOUSING TYPE	TERRACE BLOCK

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

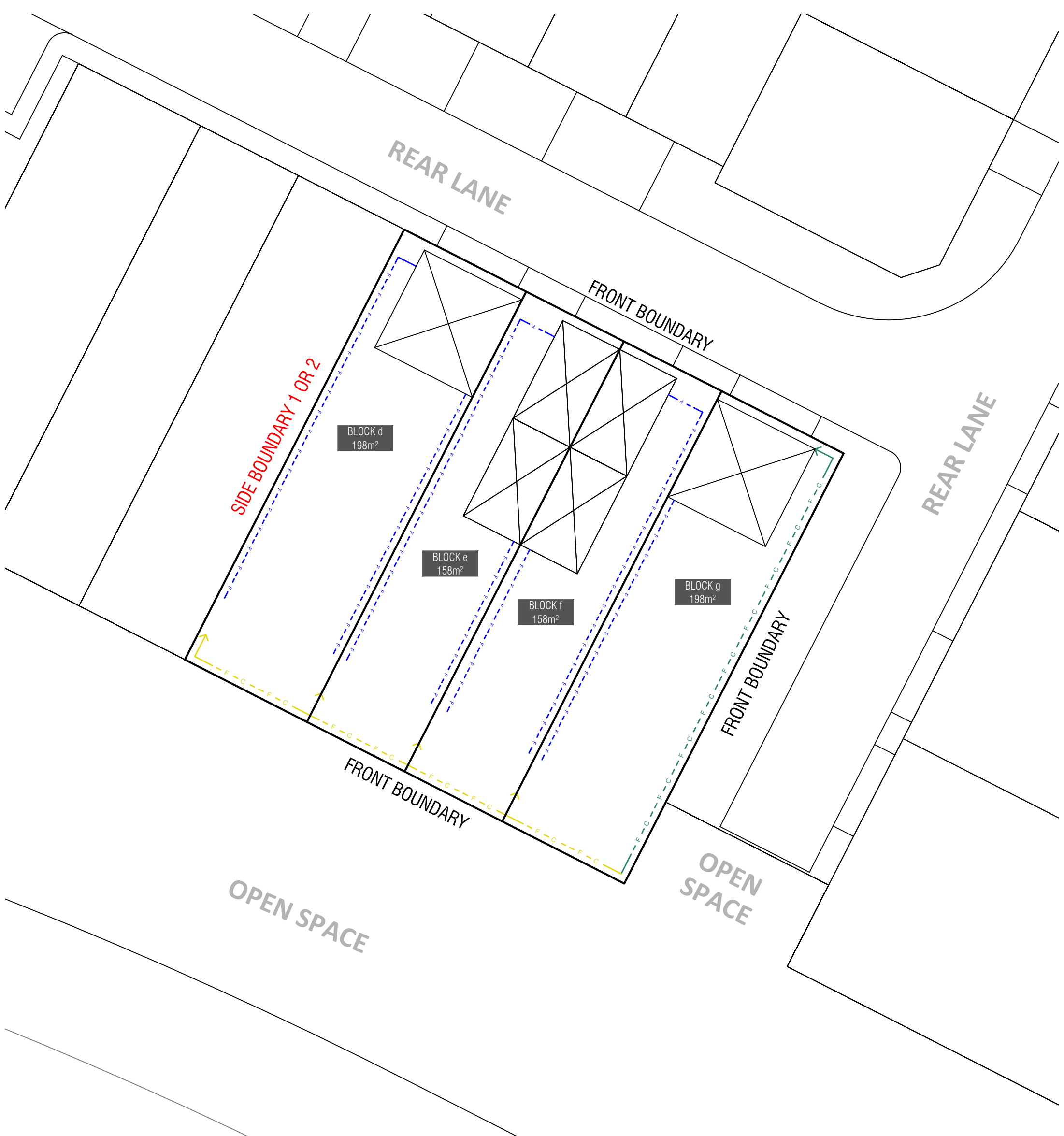
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SCALE  
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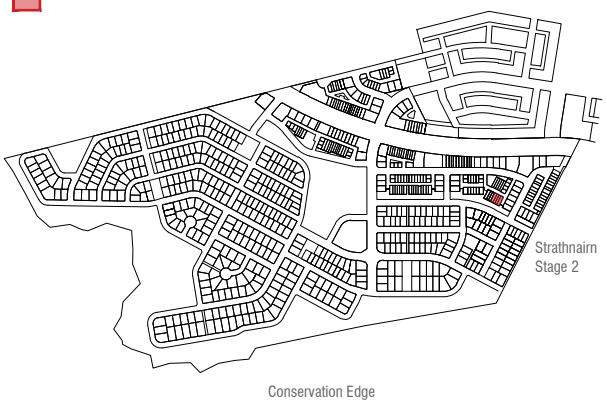


**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**

- Block Boundary
- Boundary as Defined by Territory Plan
- Nominated 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**
  - 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 F3, Village/Green Link, Courtyard Walls and Fencing**  
Refer to Belconnen District Specifications  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: 0m
- 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)
- Return Boundary Fencing to Building Line or Side Fence

**BLOCK INFORMATION**

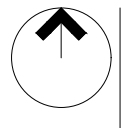
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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**