

Design Requirements for Terrace Housing

Block	Section
d, e, f, g, h, i, j, k, l, n, o, p	BA
b, c, d, e, g	BF
d, e, f, g	BE
a, b, c, d, e, f, h, i	BG
aj, ak, al, an, ao, ap	BA
ar, as, at, au, av	BA

Macnamara

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ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP

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Part 1: Introduction

The Ginninderry vision: an inspiring 21st century community

The Ginninderry community will be unique in our region. It extends across the ACT/NSW border to the west of Belconnen and is being developed by a Joint Venture between the ACT Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Ltd.

From the start, our vision for Ginninderry has been to build a community of international significance, with innovation, diversity and ecological criteria at its core. Now we're bringing this vision to life.

Setting the highest standards

The multi-unit site at Ginninderry will form part of a whole neighbourhood design.

The project team has established high expectations for Ginninderry, perhaps best illustrated by the project's accreditation as Canberra's first 6 Star Green Star Community, through the Green Building Council of Australia. To achieve this certification, we've shown that Ginninderry will be a worldleading community, exhibiting international best practice in urban design and development.

All residents at Ginninderry will benefit from a vast conservation corridor, well connected pedestrian and cycling pathways, tree lined streets and easy access to public transport.

Ginninderry aspires to be recognised as a world leader in sustainable development, delivering a community that is:

- better planned and designed
- more dynamic and vibrant
- a healthy place to live work and play
- productive and prosperous
- flexible, adaptable and resilient.

Innovative ideas and technologies

Like all communities, Ginninderry will evolve and change over time, and so too will building design technologies and materials. It is quite possible that innovative energy, comfort and cost outcomes may be achieved by using new technologies, practices and principles not contemplated in this document.

At the discretion of the Development Manager, mandatory requirements may be varied if better alternatives and solutions are proposed, that do not compromise the overall integrity of Ginninderry's design philosophy.

Part 2:

Design Approval

Process

Terrace Housing designs at Ginninderry need to comply with the following:

- These Design Requirements
- Plans relating to this block in Part 4 Appendices
- Relevant Territory Plan District and Zone Policies (as applicable)
- Relevant provisions within the Planning (Exempt Development) Regulation 2023 including the Single Dwelling Housing Development Controls and Belconnen District Declaration (as applicable).
- Relevant District and Zone Technical Specifications and ACT Housing Design Guide (as applicable)
- A letter from your solar installer certifying that the PV system with inverter and Home Energy Management System has been installed to comply with the Sustainability Requirements
- Any damage caused by the construction of the terraces to the surrounding verges, street trees, footpath, services and adjoining land has been rectified to the satisfaction of Transport Canberra and City Services (TCCS) and our Development Manager
- All waste on the public verge and adjoining land has been removed
- The purchaser (builder) may not seek to transfer the compliance bond requirements to the ultimate owner of the dwelling(s)
- If found to be compliant, your full Compliance Bond will be returned

Compliance Bond

An important part of the Contract for Sale of land at Ginninderry is the requirement for the payment of a Compliance Bond at the time of settlement. The Compliance Bond is to ensure the adherence to these Design Requirements.

Minimum Requirements

The conditions for the return of the Compliance Bond are:

- The design(s) has been submitted to and approved by the Development Manager prior to building commencement.
- The terrace homes have been built to the approved design in accordance with the Design Requirements



Part 3: Design Requirements

The following information outlines the Design Requirements for Terrace Housing within Macnamara.

Design Principle	Design Requirements
<p>Public Domain Interface</p> <p>Provide legible and attractive interfaces that achieve passive surveillance to public streets and lane-ways.</p>	<p>Front doors of each dwelling are clearly visible from a public street or lane-way and include a covered entry feature or portico.</p> <p>Windows fronting a public road from habitable rooms, balconies or decks overlook the public domain.</p> <p>Courtyard walls are to be provided to comply with the Belconnen District Specification and are required to be coordinated with all service requirements, including clearance to any water meters and free access to any electrical meter boxes.</p> <p>Where development frontages are adjacent to open spaces, parks, public walkways or located on a corner, the following requirements apply:</p> <ul style="list-style-type: none"> • Habitable rooms have windows to provide passive surveillance (i.e. no 'blank' facades) • Building entries and pathways are visible and legible from public domain • Courtyard walls fronting public spaces have transparency of 25% or greater of the surface wall area.



Surveillance of Public Domain

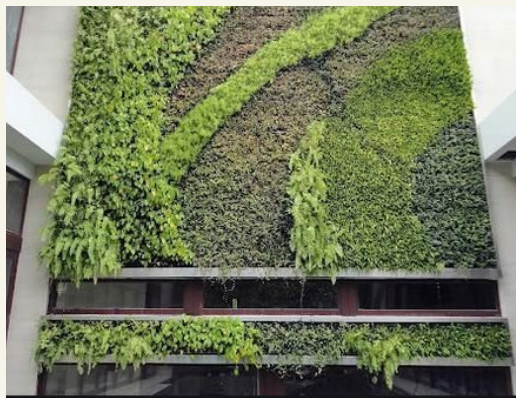


Clear entries behind courtyard walls

Design Principle	Design Requirements
<p>Local Character and Context</p> <p>The built form, articulation and scale relates to the local character of the area and its context.</p>	<p>The terrace designs should sit comfortably within the Macnamara Master Plan. Terrace housing is located throughout Macnamara in prominent locations and on main arterials. As such, designs should provide a high quality, well articulated and active street frontage to the public domains.</p> <p>The design should respond to its orientation and provide private and communal open spaces that utilise the site’s assets, provide links and connections from the precinct to adjacent open spaces and thoroughfares.</p>
<p>Landscape Design</p> <p>The landscape design requires healthy plant and tree growth space for medium and large sized trees.</p>	<p>Frontages require 1 small tree with mature height of 5m.</p> <p>Rear or Internal courtyards must include 1 tree with mature height of 5-8m.</p> <p>The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.</p> <p>Include a mix of species that are appropriate for scale and shading.</p> <p>Synthetic or artificial grass is not permitted.</p> <p>Refer Appendix B for suggested Landscape Planting Palette.</p>

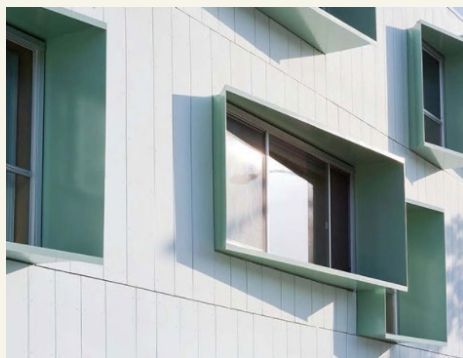


Courtyard spaces should allow natural light and cross-ventilation to living spaces



An example of a vertical greenwall to help soften small courtyard areas

Design Principle	Design Requirements
<p>Visual Appearance and Façade Articulation</p> <p>To promote well designed buildings of high Architectural quality that contribute to the local character.</p> <p>The facades of the terrace homes must be designed as an integrated pack to provide a consistent streetscape.</p>	<p>The development is to incorporate articulation to frontages.</p> <p>The following elements help provide functional articulation. The design must demonstrate how it responds to the following elements:</p> <ul style="list-style-type: none"> • Covered entry feature or portico is mandatory • A balcony, deck, pergola, terrace, or veranda • Extruded box window treatments • Bay windows • Awnings, sunhood, and louvres • Eaves • Access ramps as required <p>The overall streetscape must have a light base colour as the prominent wall finish with light weight cladding and include a mix of materials to provide articulation.</p> <p>Double storey designs must incorporate balconies at bookends/ corners with a combination of solid and perforated metal or glass balustrades.</p> <p>Facade glazing to street frontages must be more vertical in proportion with mullion spacing less than 1.0m. Openings of 2.4m wide or more must be a minimum of 3 panels.</p> <p>Metal profile cladding systems or FC style boards with profile widths of a maximum 200mm are encouraged.</p>



Sunhood and Awning



Light filled screened balconies.



Clearly articulated facades add value and character to the streetscape



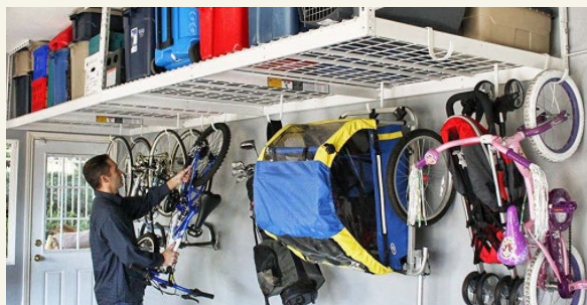
Passive Surveillance with articulated and screened balconies



Clearly articulated facades add value and character to the streetscape

Design Principle	Design Requirements
Visual Appearance and Articulation to Corners	<p>Refer to the block planning controls.</p> <p>Corner blocks are required to provide a minimum of 50% articulation to the secondary frontage.</p> <p>Articulation elements such as balconies, blade walls, pergolas, sunhoods, awnings, façade treatments, material use and expressed structure are required to add visual interest and avoid large blank wall planes to prominent corners.</p> <p>Buildings may need to be stepped back further on corners to permit balconies, glazing and larger eaves without encroachment into secondary front setbacks. All materials must wrap around the corner dwellings by at least 4 metres.</p>
Roof Form	<p>The roof treatments are integrated into the building design and positively respond to open space and laneway and provide for individual expression for each dwelling.</p> <p>The roof form must consider how to integrate the solar panels. Lights and ventilation systems are integrated into the roof design.</p> <ul style="list-style-type: none"> • Gable roof – minimum 25 degrees if visible • Skillion – 10 to 15 degrees minimum if visible • Parapets must be constructed in such a way that they project past the roofline to conceal all gutters. • Integrated roof forms that conceal multiple dwellings are not permitted. • Standard Colorbond roof profiles are permitted. • Roof colour must have solar absorbance of <0.7. Very dark or black roofs are not permitted. • Other roof forms may be considered on architectural merit.
Roofing Materials	<p>Metal profile roof sheeting only. Refer to Approved Colours and Finishes palette Part 4.</p>
Eaves, Awnings and Sunhoods	<p>Minimum 600mm eaves required. Any windows that are not protected by an eave, i.e Parapet walls, require awnings or sunhoods, except south facing windows.</p>
Mailbox	<p>Mailboxes should be incorporated into a courtyard wall (where permitted).</p> <p>Standalone mailboxes must compliment the home and must be constructed of masonry such as smooth face brick, stone faced masonry, rendered or bagged masonry or natural stone.</p> <p>Any pre-fabricated stand alone mailboxes must be of a high quality and may only be approved on merit.</p>
Bush Fire Requirements	<p>Refer to the Belconnen District Declaration for bushfire ratings in Macnamara.</p>
Energy Efficiency Rating	<p>A minimum NatHERS rating of 7.0 is required for each dwelling.</p>

Design Principle	Design Requirements
Zoning	Zone RZ3.
Building Height	Up to 2 storeys permitted.
Building Front Setback	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
Fencing & Courtyard Walls	Refer to Belconnen District Specification & Fencing Controls Plan.
PPOS Requirements	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
Natural Ventilation	All habitable rooms must be naturally ventilated.
Dwelling Size and Layout	<p>The dwelling has sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.</p> <p>Minimum Net Living Areas (NLA's)</p> <ul style="list-style-type: none"> • 1 bed = 50m² • 2 bed = 70m² • 3+ bed = 95m² <p>Kitchens are not part of circulation spaces such as hallways.</p>
Garage and Garage Doors	<p>Garages are to be located at least 1m behind the built form. This may include the setback from projecting upper floors, balconies and blade walls.</p> <p>When rear loaded garages are permitted to be built to a zero allotment to a laneway articulation of at least a 500mm setback is required to every third terrace pack.</p> <p>Consider the use of masonry base elements to corners of garages and lightweight elements where appropriate.</p> <p>We may consider alternate articulation of rear laneways on architectural merit such as where surveillance units are adopted or unusual lot shapes require an alternate design response.</p> <p>Additional setbacks to a laneway may be required to accommodate services such as sewer, water and storm water ties and any other associated service.</p> <p>Provide panel lift or tilt up garage doors. Roller doors are not permitted.</p>



Garage storage solutions



Bicycle storage solutions



Laundry linen storage

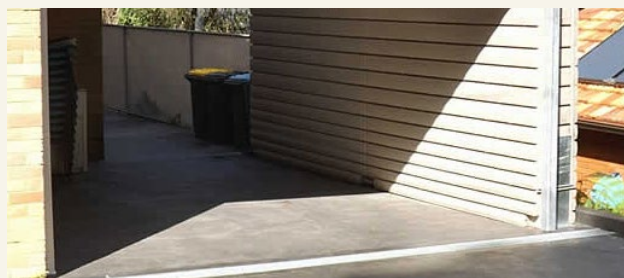
Design Principle	Design Requirements
<p>Storage</p>	<p>Terrace designs must provide adequate storage and at least 50% of the required storage must be within the dwelling.</p> <p>Minimum Storage Area Provision:</p> <ul style="list-style-type: none"> • 1 bed = 6m³ • 2 bed = 8m³ • 3+ bed = 10m³ <p>External storage must be covered and secure and provide secure area for bicycles if not in the garage.</p>
<p>Bin Locations</p>	<p>Storage for three bins must be provided including general waste, recycling and green waste. Bin locations should be integrated with the dwelling designs and screened from public view.</p> <p>Kitchen design must allow for easy waste separation.</p>
<p>Ceiling Heights</p>	<p>Ceiling heights are to achieve sufficient natural ventilation and provide daylight access and spatial quality.</p> <p>Minimum ceiling heights:</p> <ul style="list-style-type: none"> • 2.7m to ground floor habitable rooms • 2.7m to upper floor living areas • 2.5m to upper level bedrooms
<p>Glazing</p>	<p>uPVC or thermally broken aluminum double glazing is required to all external windows and doors.</p>

Design Principle	Design Requirements										
<p>Home Energy Systems</p>	<p>Dwellings must be all-electric with no mains or bottled gas connections.</p> <p>A PV System with a Home Energy Management System and compatible inverter must be installed for all dwellings under the following provisions:</p> <p>Block Size (m2) - Mandatory PV Size</p> <p>a. Minimum PV Size:</p> <table border="1" data-bbox="730 600 1455 936"> <thead> <tr> <th>Block size (m2)</th> <th>Mandatory minimum PV size (kW)</th> </tr> </thead> <tbody> <tr> <td>0 < 250</td> <td>2</td> </tr> <tr> <td>251 < 350</td> <td>3</td> </tr> <tr> <td>351 < 500</td> <td>4</td> </tr> <tr> <td>> 500</td> <td>5</td> </tr> </tbody> </table> <p>b. Home Energy Systems must be a Reposit Power (battery is required) or Evergen.</p> <p>c. The solar inverter must be compatible with the chosen Home Energy Systems above.</p> <p>d. Where PV panels are located on a roof section fronting a street, they must be installed flush with the roof.</p> <p>e. All hardware components must be installed by a certified Solar Accreditation Australia installer.</p>	Block size (m2)	Mandatory minimum PV size (kW)	0 < 250	2	251 < 350	3	351 < 500	4	> 500	5
Block size (m2)	Mandatory minimum PV size (kW)										
0 < 250	2										
251 < 350	3										
351 < 500	4										
> 500	5										
<p>Appliances and Fixtures</p>	<p>Induction cooktops must be provided to all dwellings.</p> <p>All appliances, water fixtures and fittings must have a minimum 4 star rating under the water efficiency labeling and standards (WELS) scheme and (where required) a 4 star energy rating under the energy rating label (Energy Efficiency Rating) scheme.</p> <p>This includes showerheads, tap ware, toilets, fridges, freezers, washing machines, dryers and any other appliance provided with the dwelling.</p>										
<p>Hot Water Systems</p>	<p>All dwellings must have a solar or heat pump hot water system installed. Roof top solar water collectors are not permitted on the roof fronting the street. Consideration must be given to the location of any tank including screening or placement within a cupboard or garage space.</p> <p>Hot water systems must be climate appropriate and have temperature application range down to -5 degrees ambient air temperature.</p>										

Design Principle	Design Requirements
<p>Heating and Cooling</p>	<p>Passive heating and cooling must be considered for all dwellings including ceiling fans and thermal mass)</p> <p>If Mechanical heating and/ or cooling systems are installed they must be:</p> <ol style="list-style-type: none"> a. reverse cycle air conditioning with: <ul style="list-style-type: none"> • Energy Efficiency Rating of 3.1 or higher for cooling cycle • Coefficient of Performance of 3.5 or higher for heating cycle • Outdoor unit with sound pressure level of 57dBA or lower for heating and cooling cycle b. air conditioning with a cooling cycle only that achieves an Energy Efficiency Rating of 3.1 or higher c. ducted evaporative cooling with self-closing damper d. ground source heat pump. <p>Considerations must be given to the location of any outdoor fan coil unit including screening and compliance with ACT EPA noise requirements.</p>



Narrow style rainwater tanks can be used where space requirements are restrictive

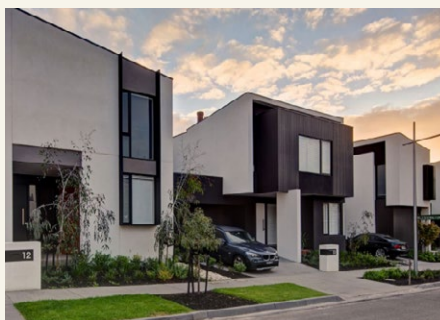


Rainwater tanks incorporated into a carport design shows clever and effective use of small spaces

Design Principle	Design Requirements												
<p>Rainwater Tanks</p>	<p>Rainwater Tanks should be considered for all dwellings.</p> <p>The following minimum size requirements apply:</p> <table border="1" data-bbox="683 405 1406 842"> <thead> <tr> <th>Block size (m2)</th> <th>Mandatory minimum (litres)</th> </tr> </thead> <tbody> <tr> <td>0 < 250</td> <td>Not mandatory, consider for environmental purposes</td> </tr> <tr> <td>251 < 350</td> <td>2,000</td> </tr> <tr> <td>351 < 599</td> <td>4,000</td> </tr> <tr> <td>600 < 800</td> <td>8,000</td> </tr> <tr> <td>> 800</td> <td>10,000</td> </tr> </tbody> </table>	Block size (m2)	Mandatory minimum (litres)	0 < 250	Not mandatory, consider for environmental purposes	251 < 350	2,000	351 < 599	4,000	600 < 800	8,000	> 800	10,000
Block size (m2)	Mandatory minimum (litres)												
0 < 250	Not mandatory, consider for environmental purposes												
251 < 350	2,000												
351 < 599	4,000												
600 < 800	8,000												
> 800	10,000												
<p>Retaining Walls</p> <p>Extensive earthworks should be limited where possible to minimise the extent of retaining wall costs and the visual impacts to the streetscape.</p>	<p>Minimum Requirements:</p> <ul style="list-style-type: none"> • The height of site cuts along the side boundaries with attached neighbouring wall cannot exceed 500mm in height - Front cut retaining walls must not exceed 400mm in height. • Front fill retaining walls must not exceed 1.0m in height with tiered increments separated by 1.0m provided. • Where a retaining wall is required in combination with a courtyard wall the <ul style="list-style-type: none"> • maximum combined height of retaining wall and courtyard wall is 2.2m. ie 1.0m high wall + 1.2m high courtyard wall • Retaining wall forward of the front building line must be constructed from the following materials at the discretion of the Ginninderry Development Manager <ul style="list-style-type: none"> - Approved face brick - Approved rendered masonry - Approved brickwork such as split face, honed or shot blast finishes - Approved stone faced masonry - Approved reinforced concrete finishes • Timber, concrete sleepers or prefabricated modular systems are not permitted forward of the building line. • Retaining walls alongside boundaries forward of the building line must be tapered or stepped in line with the finished ground level at the front boundary. • Where there are services such as water, electrical, communications, sewer and storm water, detailed coordination of all courtyard wall locations and associated services must be considered in the initial design process. 												



Arch split face block



Streetscape



Well articulated dwelling designs provide a functional and more attractive streetscape

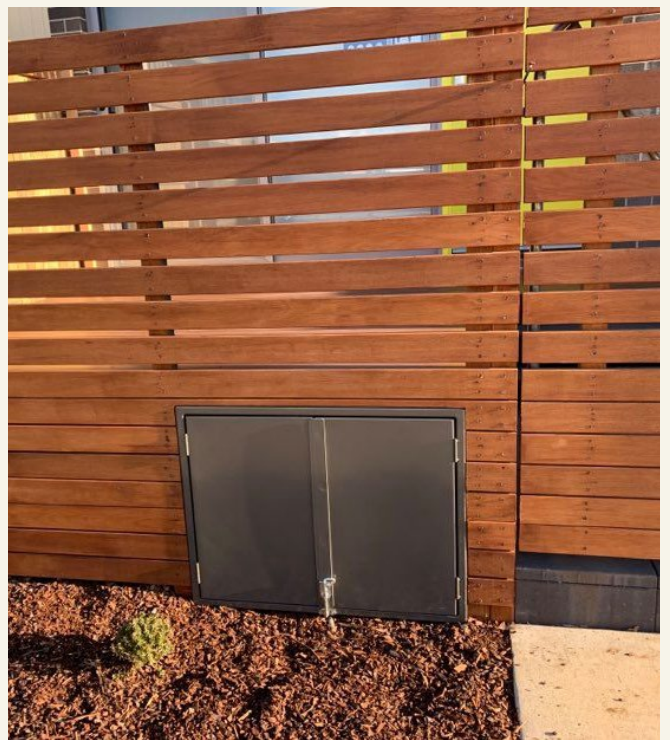
Design Principle	Design Requirements
<p>Services and ancillary structures</p>	<p>Services such as water, electricity meter boxes, NBN and home energy system cabinets can have an adverse impact on the overall streetscape if not considered as part of the overall design.</p> <p>The location of the above services will be required to be shown on the site plan as part of the design approval process.</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> • Water, electricity meter boxes, NBN and home energy system cabinets must be integrated into the front façade and located away from the front door • Solar panels must sit flush with the roof line if located to the street frontages of the dwellings • Storage tank for solar HWS is not permitted to be mounted on the roof fronting the street • Aerials, satellite dishes, antennae, heat pumps, A/C units and evaporative units are to be located to the rear of the dwellings and must not be visible from the street. • Clothes drying lines and garbage bins are to be located to the rear of the terraces. If they are located to the side of the house within the Primary Building zone, they must be screened from public view. • Sheds, outdoor structures are to be located to the rear of the terraces and away from public view.
<p>Dog and Cat containment</p>	<p>Minimum Requirements:</p> <p>Suburbs within Ginninderry are Cat Containment and Dog on Leash areas. Designs should give consideration to responsible pet ownership principles including the use of enclosures or cat runs. More information can be obtained at: https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment</p> <ul style="list-style-type: none"> • Dogs must remain on leash in public areas except within designated un-leashed areas such as dog parks. • Dogs are not permitted in the conservation corridor.



Cat containment



Integrated water meter details within courtyard walls





Part 4: Appendix A

External Colours and Finishes Schedule

Please tick the boxes below

Roof Tiles – Monier

Atura	<input type="checkbox"/> Mist Grey	<input type="checkbox"/> Saltspray	<input type="checkbox"/> Seashell	<input type="checkbox"/> Wildrice
Horizon	<input type="checkbox"/> Mist Grey	<input type="checkbox"/> Saltspray	<input type="checkbox"/> Seashell	<input type="checkbox"/> Wildrice

Roof Tiles – Lutum

Vogue	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton
Contour	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton
Slimline	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton

Roof Tiles – Bristle

Prestige	<input type="checkbox"/> Silver Gum	<input type="checkbox"/> Aspen		
Classic	<input type="checkbox"/> Alabaster	<input type="checkbox"/> Linen	<input type="checkbox"/> Silver Gum	<input type="checkbox"/> Aspen, Vanilla
Planum	<input type="checkbox"/> Turron	<input type="checkbox"/> Ghost White		

Metal Roof – Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Fence Colour - Colorbond

Side and Rear Boundary Fencing

<input type="checkbox"/> Jasper

Fence Infill Panel / Street Facing Fencing - Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist			

Garage Doors

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray	
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver	
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Blushed Teak	<input type="checkbox"/> Classic Cedar	<input type="checkbox"/> Iron Bark	<input type="checkbox"/> Kwila
<input type="checkbox"/> Merbau	<input type="checkbox"/> Silky Oak	<input type="checkbox"/> Weathered Timber	<input type="checkbox"/> Western Red Cedar		

Façade Colours Walls / Render / Cladding

<input type="checkbox"/> Basalt	<input type="checkbox"/> Cove	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Natural Pearl	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Beige Royal	<input type="checkbox"/> Braid	<input type="checkbox"/> Cru	<input type="checkbox"/> Lexicon
<input type="checkbox"/> Light Rice	<input type="checkbox"/> Linseed	<input type="checkbox"/> Natural White	<input type="checkbox"/> Oyster Linen	<input type="checkbox"/> Terrace White	<input type="checkbox"/> Toffee Fingers
<input type="checkbox"/> Tuft	<input type="checkbox"/> Warm Neutral				

Bricks – Austral

La Paloma	<input type="checkbox"/> Miro				
Urban One	<input type="checkbox"/> Silver	<input type="checkbox"/> Chiffon	<input type="checkbox"/> Pepper		
Wilderness Design	<input type="checkbox"/> Silver Birch	<input type="checkbox"/> Blue Gum	<input type="checkbox"/> Blackbutt		
Everyday Life	<input type="checkbox"/> Engage	<input type="checkbox"/> Freedom	<input type="checkbox"/> Leisure		
Whitsunday Range	<input type="checkbox"/> Brampton	<input type="checkbox"/> Orpheus			
San Selmo Smoked	<input type="checkbox"/> Grey Cashmere (F.O.)	<input type="checkbox"/> Cloudy Silver (F.O.)	<input type="checkbox"/> Opaque Slate (F.O.)	<input type="checkbox"/> Wild Storm (F.O.)	
Metallix	<input type="checkbox"/> Quartz	<input type="checkbox"/> Platinum	<input type="checkbox"/> Titanium	<input type="checkbox"/> Cuprum	
	<input type="checkbox"/> Bronze	<input type="checkbox"/> Gun Metal Blue			
Park Lane	<input type="checkbox"/> Biltmore	<input type="checkbox"/> Dorchester	<input type="checkbox"/> Mayfair		
	<input type="checkbox"/> Westminster	<input type="checkbox"/> Chesterfield (F.O.)			

F.O. Feature area only

Bricks – PGH

Alfresco	 <input type="checkbox"/> Vino	 <input type="checkbox"/> Chocolatto	 <input type="checkbox"/> Truffle	 <input type="checkbox"/> Espresso
	 <input type="checkbox"/> Urban Blue			
Dry Pressed Architectural	 <input type="checkbox"/> Bennelong Blue	 <input type="checkbox"/> Bradfield Bronze		
	 <input type="checkbox"/> Macquarie Blend	 <input type="checkbox"/> Tinto Cream	 <input type="checkbox"/> Silver Shadow	
	 <input type="checkbox"/> McKinlay Brown	 <input type="checkbox"/> Monash Grey		
Dark and Stormy	 <input type="checkbox"/> Monsoon	 <input type="checkbox"/> Thunder	 <input type="checkbox"/> Whirlwind	 <input type="checkbox"/> Zephyr
Foundations	 <input type="checkbox"/> Gravel	 <input type="checkbox"/> Stone		
Highlands	 <input type="checkbox"/> Blackheath	 <input type="checkbox"/> Leura (F.O.)		
Manhattan	 <input type="checkbox"/> Chelsea (F.O.)	 <input type="checkbox"/> East Hampton (F.O.)	 <input type="checkbox"/> Tribeca (F.O.)	
Metallic	 <input type="checkbox"/> Nickel Flash	 <input type="checkbox"/> Pewter	 <input type="checkbox"/> Blue Steel Flash	
Morada	 <input type="checkbox"/> Blanco	 <input type="checkbox"/> Ceniza	 <input type="checkbox"/> Nero (F.O.)	 <input type="checkbox"/> Gris
Opaline	 <input type="checkbox"/> Tourmaline	 <input type="checkbox"/> Garnet	 <input type="checkbox"/> Tiger Eye	
Pure Linens	 <input type="checkbox"/> Cinders & Soot	 <input type="checkbox"/> Flannel Grey	 <input type="checkbox"/> Pebble Creek	 <input type="checkbox"/> Whispering White
Smooth	 <input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic	 <input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey
	 <input type="checkbox"/> Brown	 <input type="checkbox"/> Terracota	 <input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Copper Glow
	 <input type="checkbox"/> Black & Tan			
Urban Essence	 <input type="checkbox"/> Melbourne Blue (F.O.)	 <input type="checkbox"/> Storm (F.O.)		
Velour	 <input type="checkbox"/> Terracota	 <input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey	 <input type="checkbox"/> Red
	 <input type="checkbox"/> Brown	 <input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic

Additional Colours & Finishes - Subject to Approval

Please include brand, specification, profile and colour of proposed materials, sample photos/swatches should also be provided.

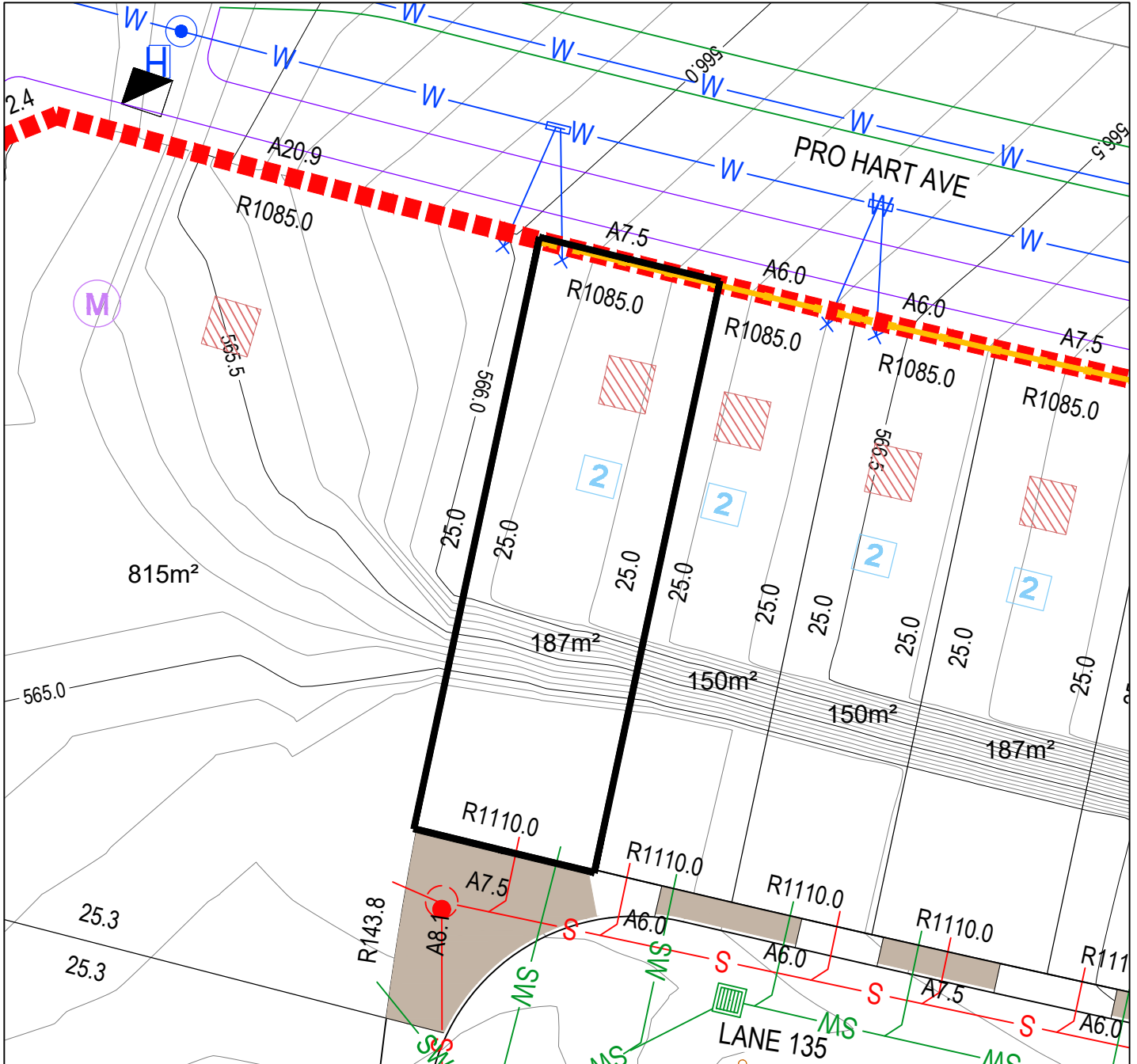
Cladding	
Retaining Walls	
Courtyard Walls	
Mailbox	
Feature Material	

F.O. Feature area only

Appendix B



Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

- | | | | | | | | |
|--|-----------------------------|--|--|--|--|--|--|
| | STAGE BOUNDARY | | SEWER MAIN / MANHOLE / TIE | | SUBSTATION | | MANDATORY TWO(2) STOREYS |
| | LOT BOUNDARY | | STORMWATER MAIN / SUMP / MANHOLE / TIE | | NBNC Co. PIT | | POTENTIALLY NOISE AFFECTED BLOCK |
| | EASEMENT | | WATER MAIN / STOP VALVE / HYDRANT / TIE | | STREETLIGHT / OPEN SPACE PEDESTRIAN LIGHTING | | ONLY ONE ON BLOCK PARKING SPACE REQUIRED |
| | 550.0 CONTOUR 0.5m INTERVAL | | WATER MAIN (IRRIGATION) | | ABOVE GROUND LINK PILLAR / MINI PILLAR | | BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS |
| | CONTOUR 0.1m INTERVAL | | REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED | | WASTE COLLECTION POINT | | BLOCK SUBJECT TO MID-SIZED PROVISIONS |
| | RETAINING WALL | | STREET TREES | | PPOS MINIMUM AREA 12m ² WITH A MINIMUM DIMENSION 1.8m | | MANDATORY SURVEILLANCE BLOCK |
| | SERVICES TRENCH | | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | | MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL | | BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHDC |
| | | | | | WATER TANK REQUIREMENTS REFER TABLE ON THE RIGHT | | MANDATORY LOT CONTROL WALL INDENT FOR WATER METER |

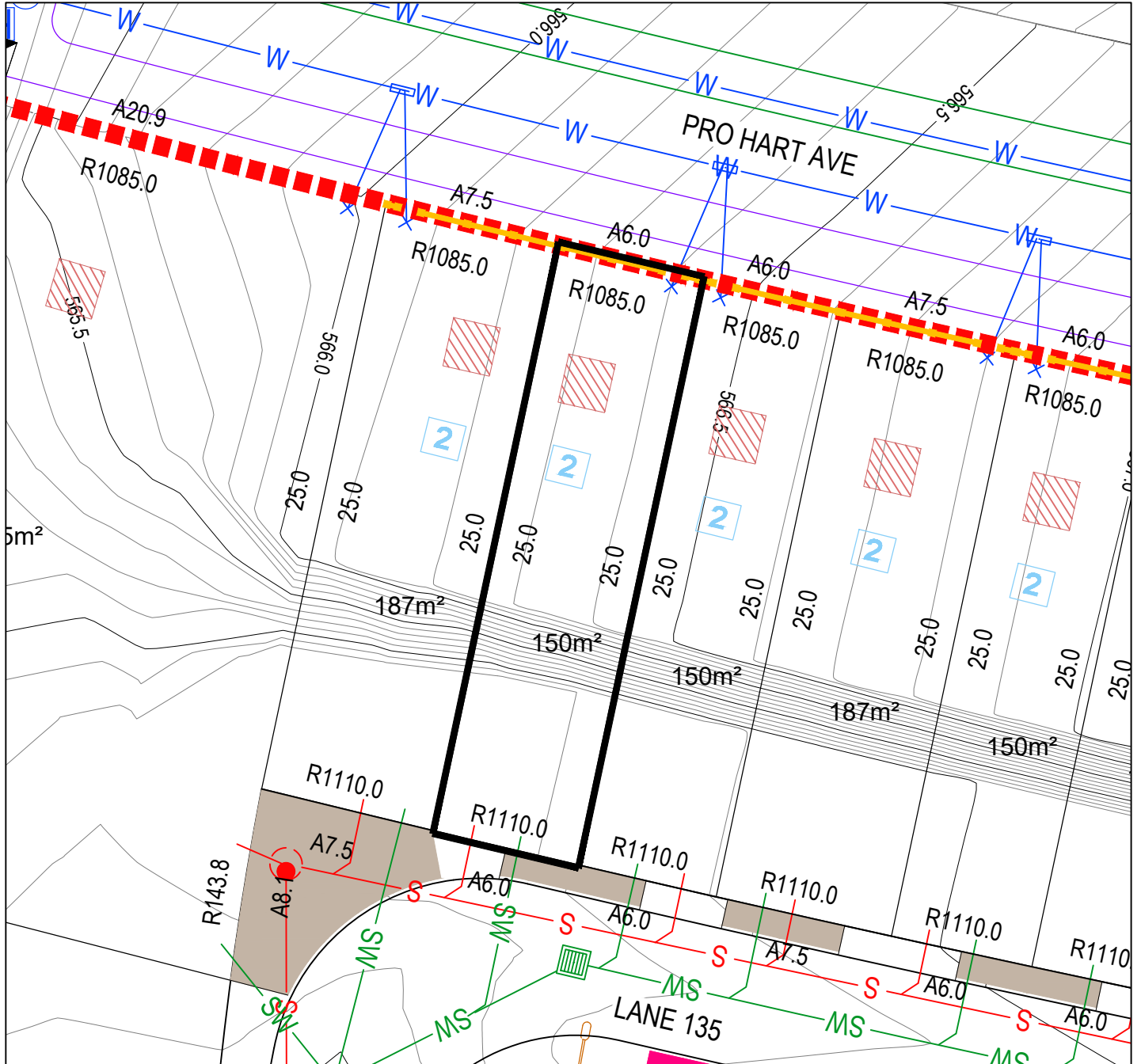
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BLOCK SIZE (m ²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10



Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

- STAGE BOUNDARY
- LOT BOUNDARY
- EASEMENT
- 550.0 CONTOUR 0.5m INTERVAL
- CONTOUR 0.1m INTERVAL
- RETAINING WALL
- SERVICES TRENCH
- SEWER MAIN / MANHOLE / TIE
- STORMWATER MAIN / SUMP / MANHOLE / TIE
- WATER MAIN / STOP VALVE / HYDRANT / TIE
- WATER MAIN (IRRIGATION)
- REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED
- STREET TREES
- SEWER MAINTENANCE ACCESS ROUTE REQUIRED
- SUBSTATION
- NBNC PIT
- STREETLIGHT / OPEN SPACE PEDESTRIAN LIGHTING
- ABOVE GROUND LINK PILLAR / MINI PILLAR
- WASTE COLLECTION POINT
- MANDATORY ALTERNATE PPOS MINIMUM DIMENSIONS 3m x 4m
- PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m
- MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL
- WATER TANK REQUIREMENTS REFER TABLE ON THE RIGHT
- MANDATORY TWO(2) STOREYS
- POTENTIALLY NOISE AFFECTED BLOCK
- ONLY ONE ON BLOCK PARKING SPACE REQUIRED
- BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
- BLOCK SUBJECT TO MID-SIZED PROVISIONS
- MANDATORY SURVEILLANCE BLOCK
- BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC
- MANDATORY LOT CONTROL WALL INDENT FOR WATER METER

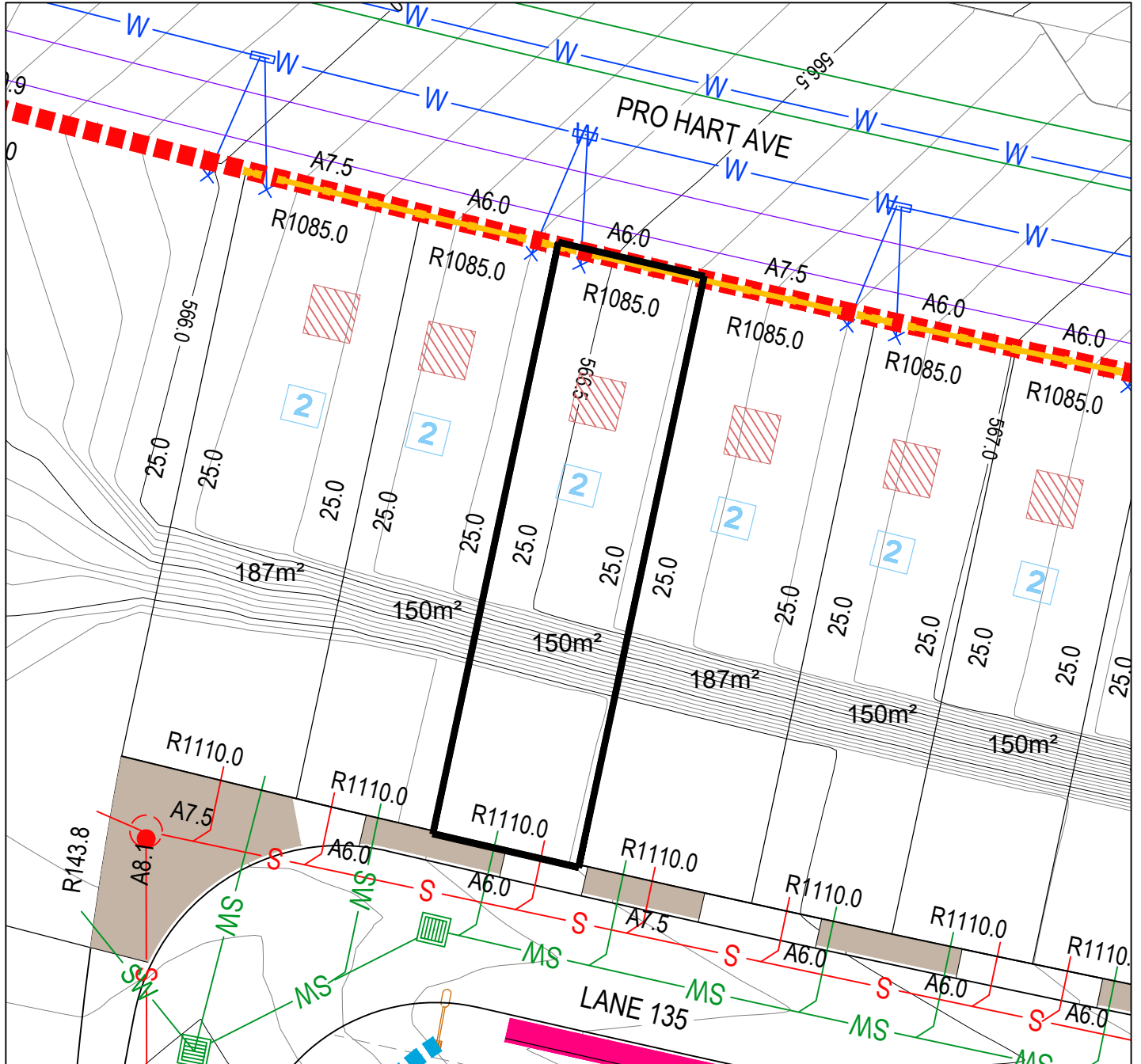
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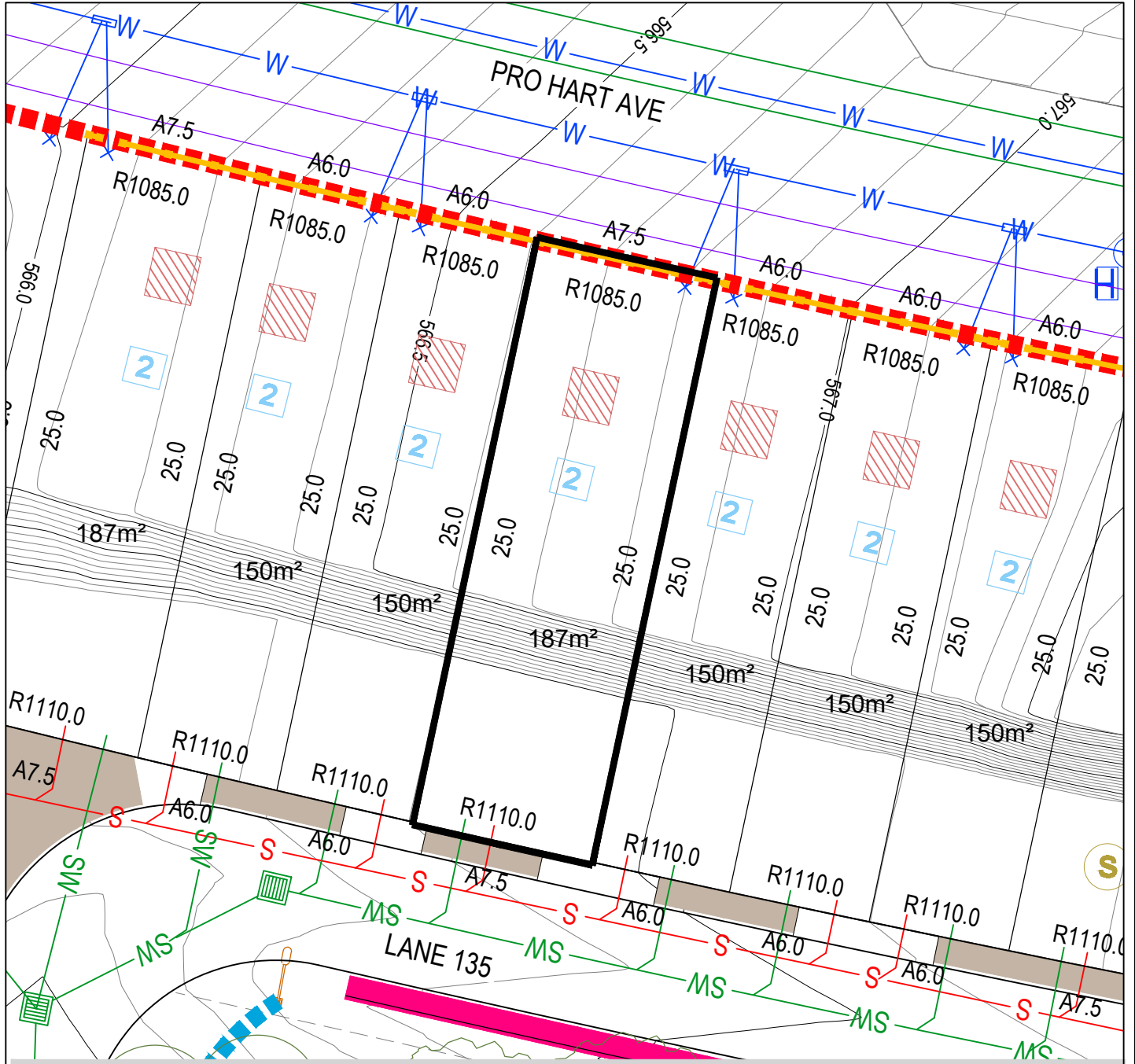
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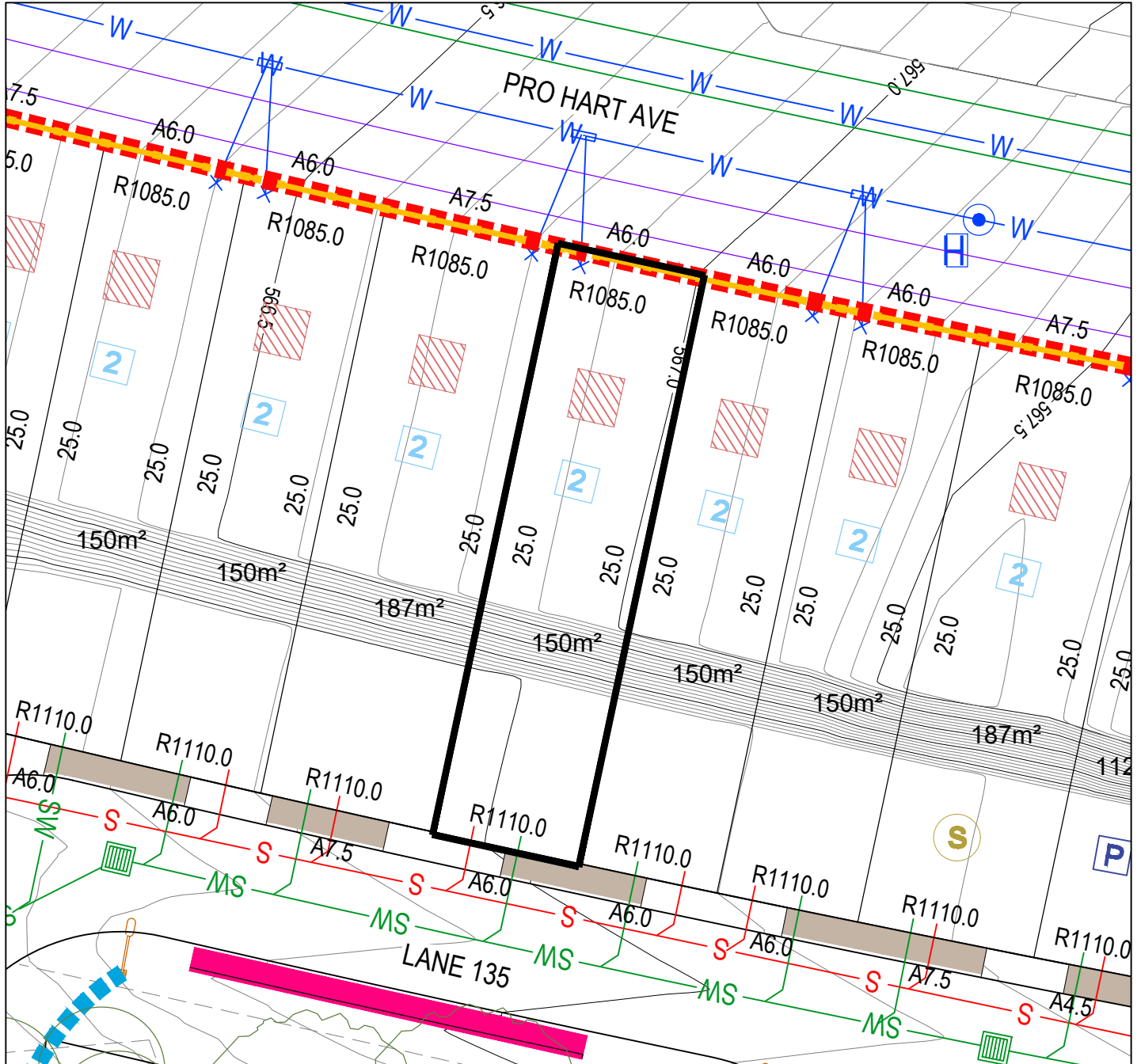
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| | RETAINING WALL | | STREET TREES | | PPOS | | MANDATORY SURVEILLANCE BLOCK |
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ISSUE DATE: 04/06/2024

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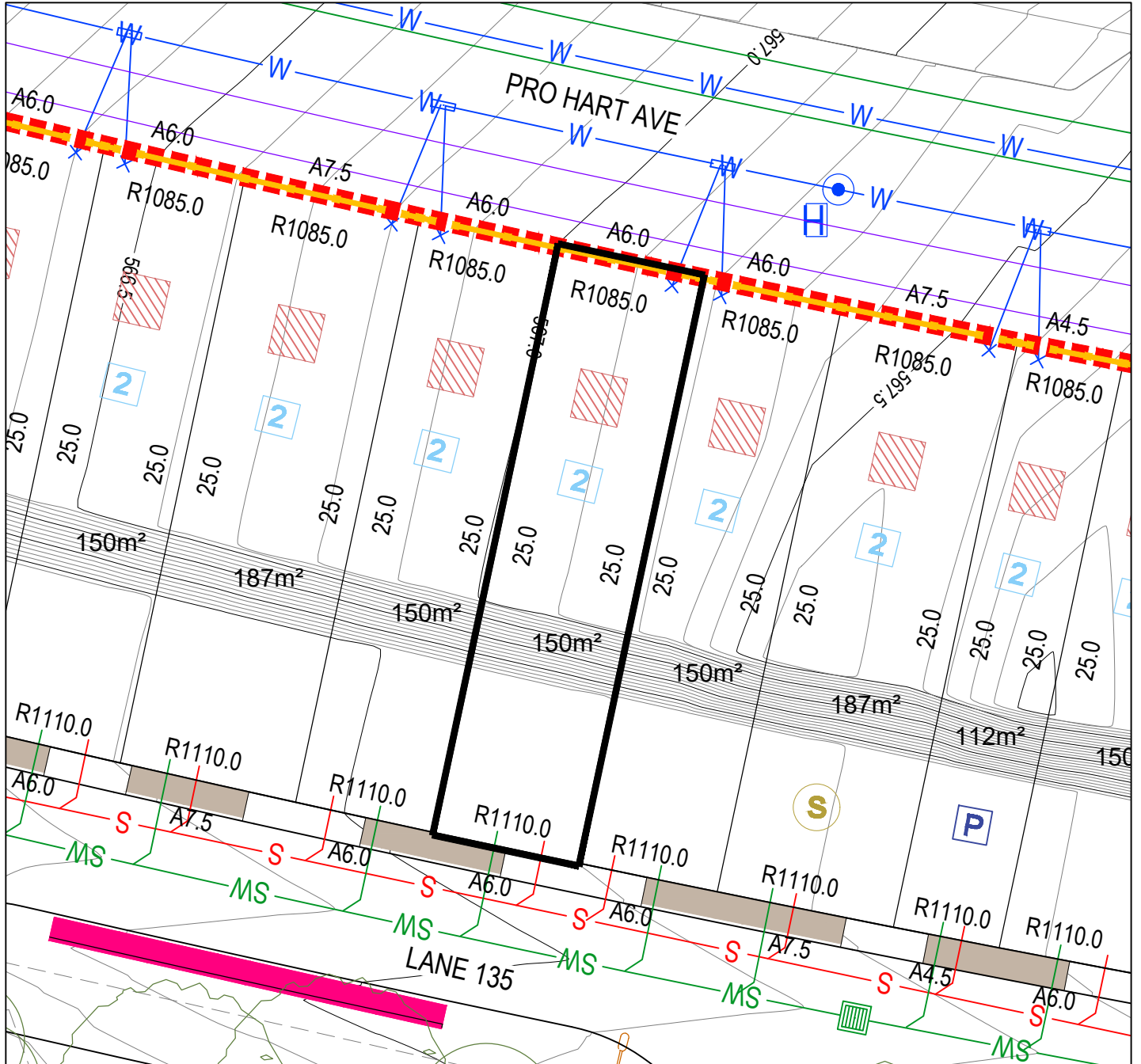
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	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCa. PIT		POTENTIALLY NOISE AFFECTED BLOCK
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600-800	8
>801	10

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

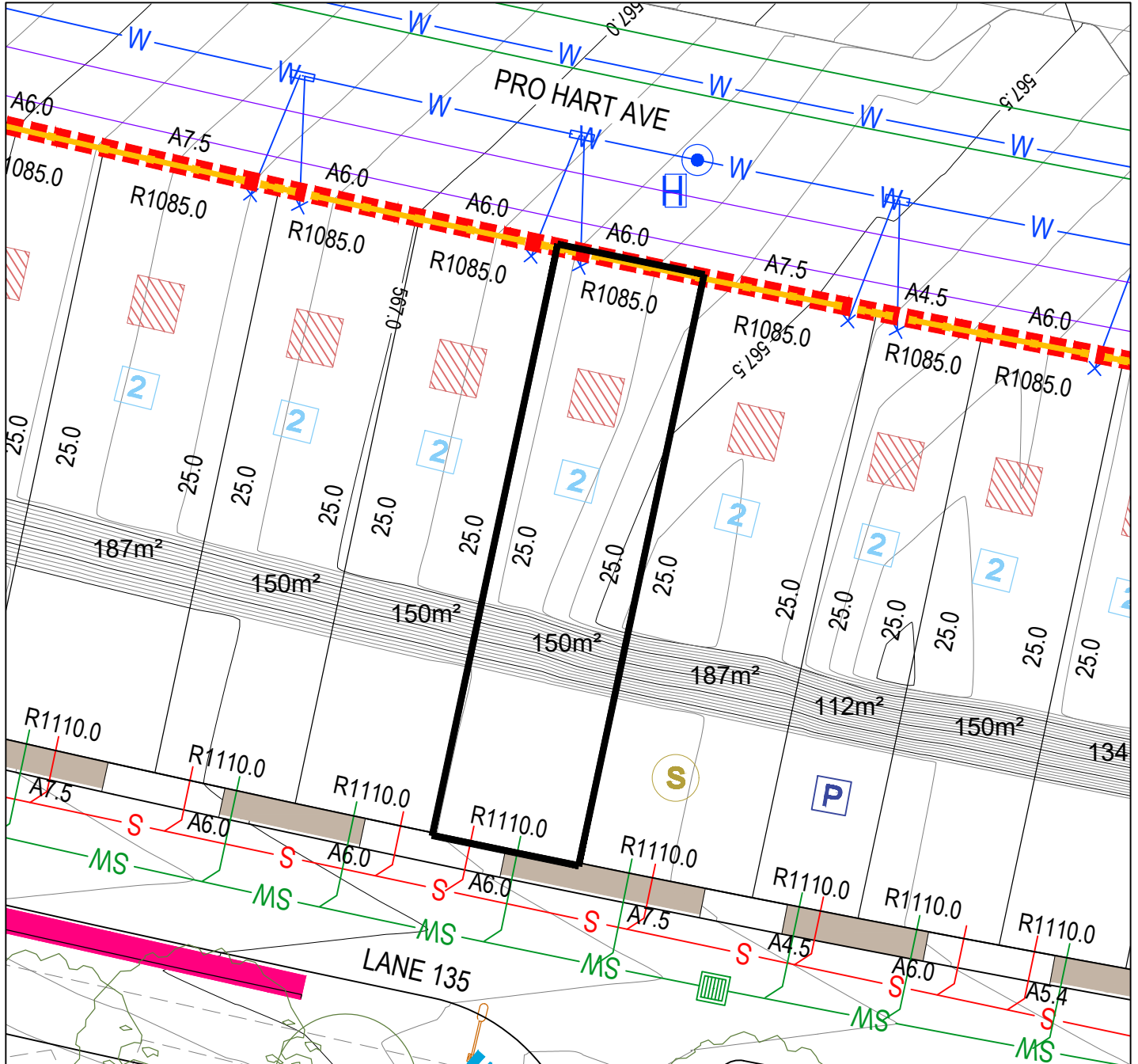
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

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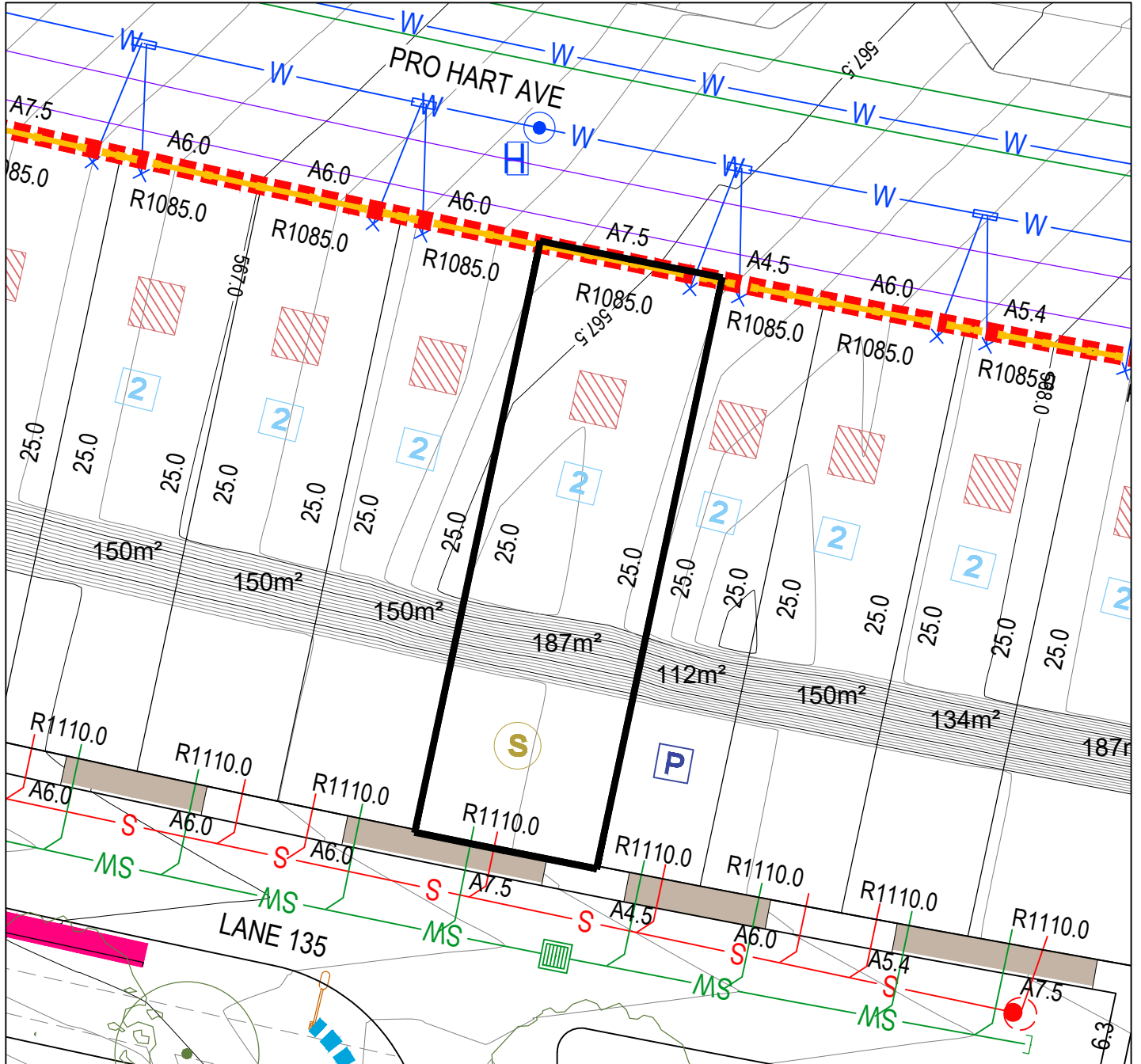
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

- | | | | |
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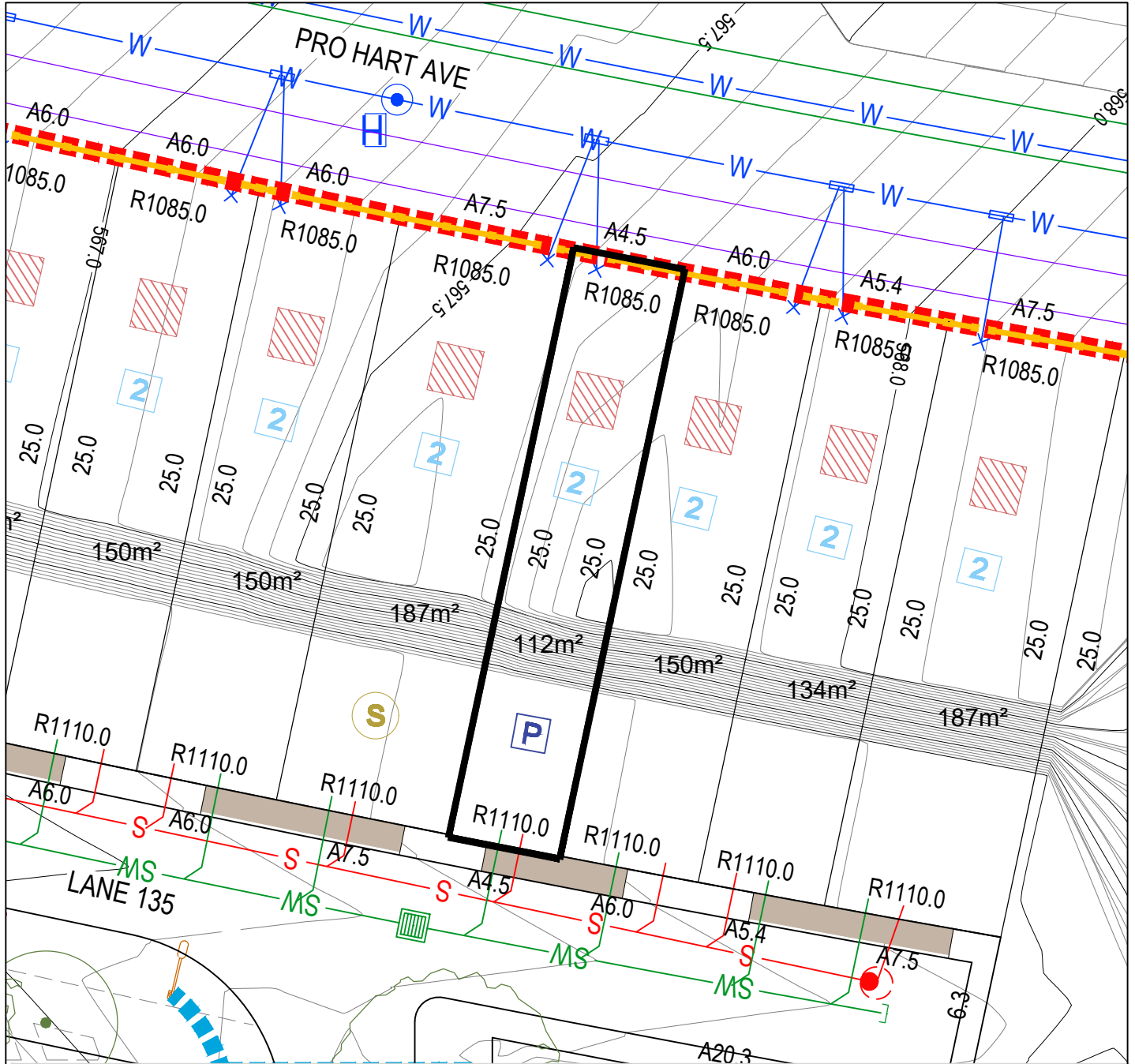
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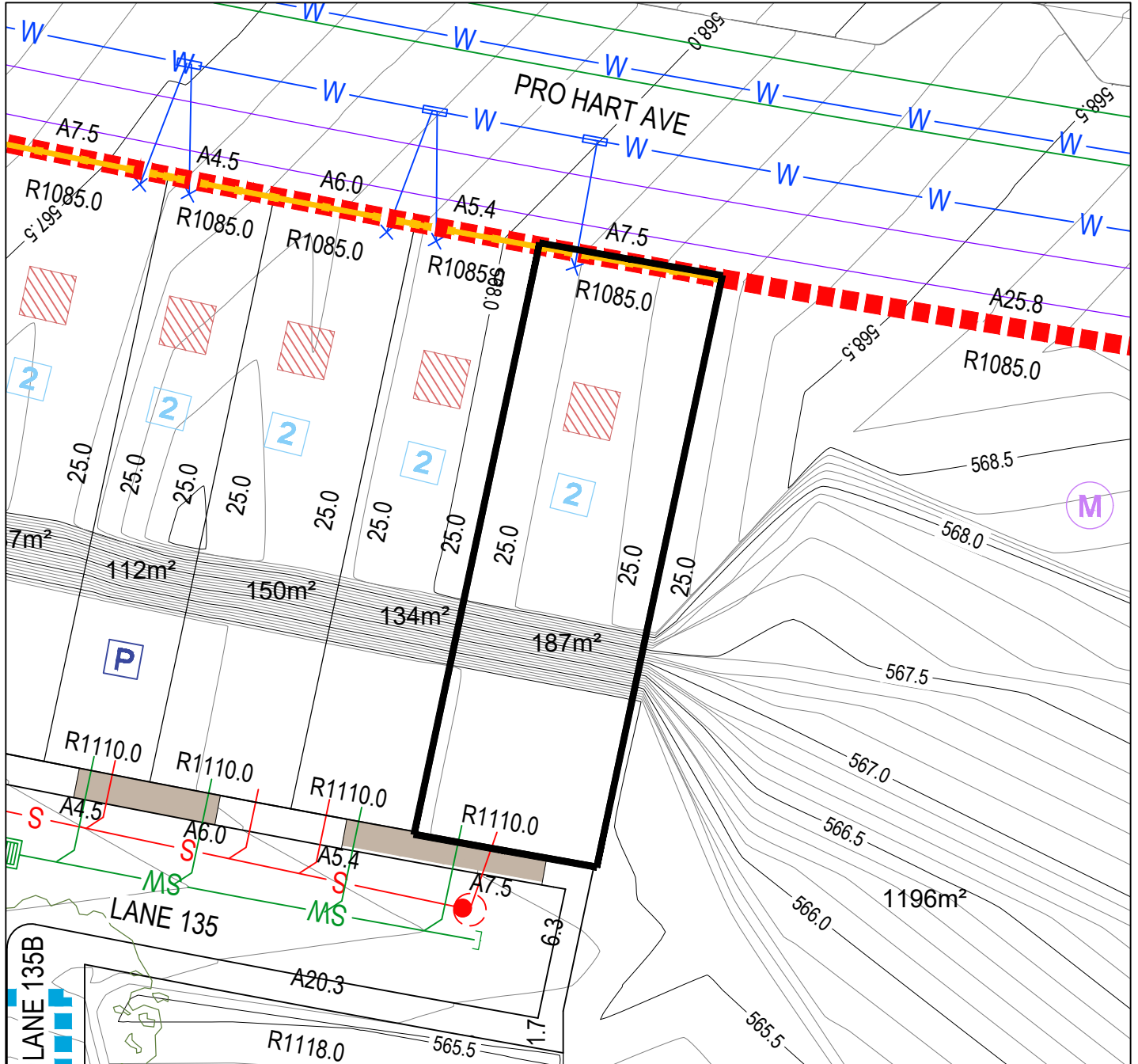
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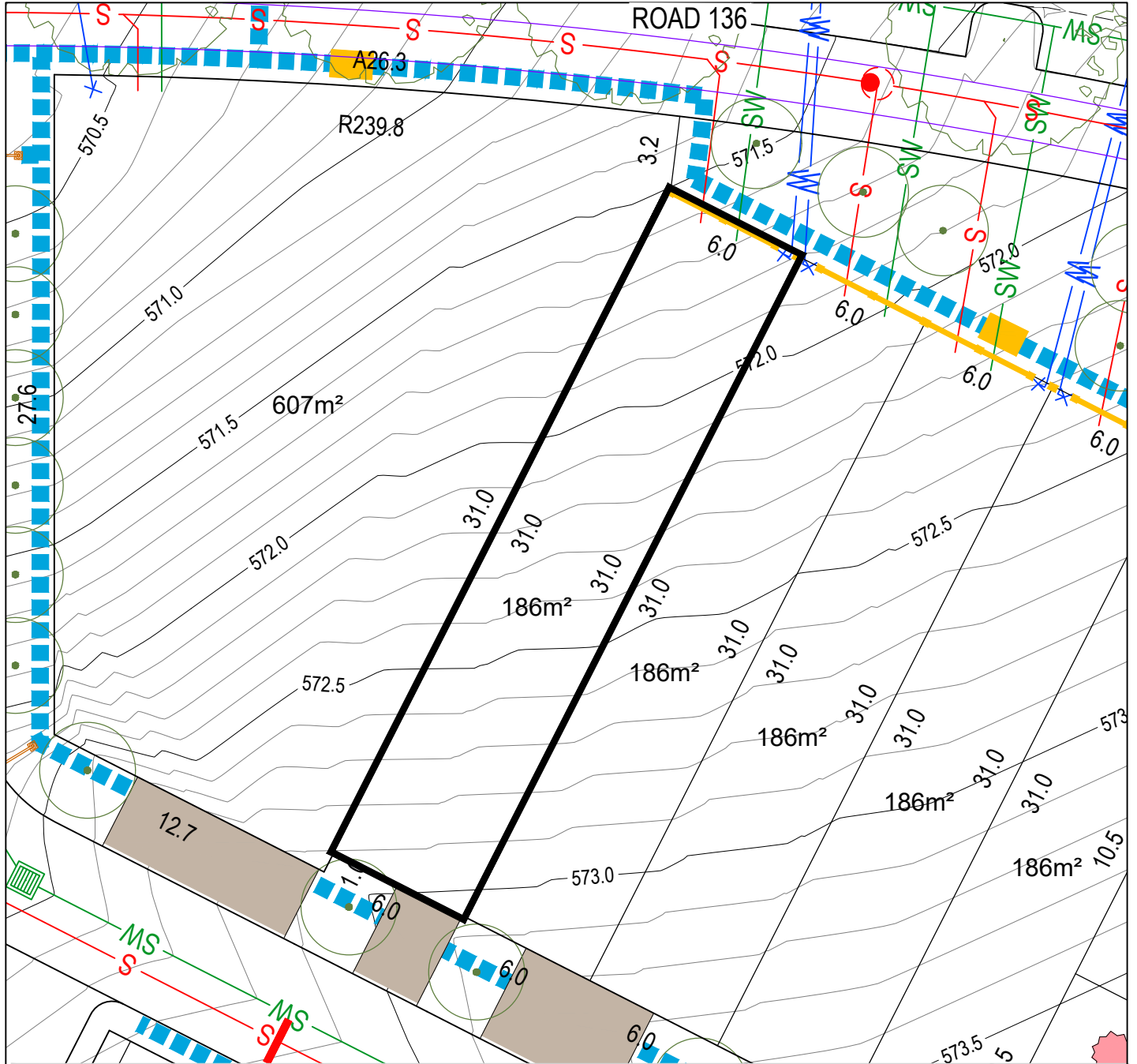
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LEGEND

	STAGE BOUNDARY		SEWER MAIN / MANHOLE / TIE		SUBSTATION		MANDATORY TWO(2) STOREYS
	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCa. PIT		POTENTIALLY NOISE AFFECTED BLOCK
	EASEMENT		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING		ONLY ONE ON BLOCK PARKING SPACE REQUIRED
	550.0 CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		ABOVE GROUND LINK PILLAR / MINI PILLAR		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
	CONTOUR 0.1m INTERVAL		REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED		WASTE COLLECTION POINT		BLOCK SUBJECT TO MID-SIZED PROVISIONS
	RETAINING WALL		STREET TREES		MANDATORY ALTERNATE PPOS MINIMUM DIMENSIONS 3m x 4m		MANDATORY SURVEILLANCE BLOCK
	SERVICES TRENCH		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m		BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC
					MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL		MANDATORY LOT CONTROL WALL INDENT FOR WATER METER
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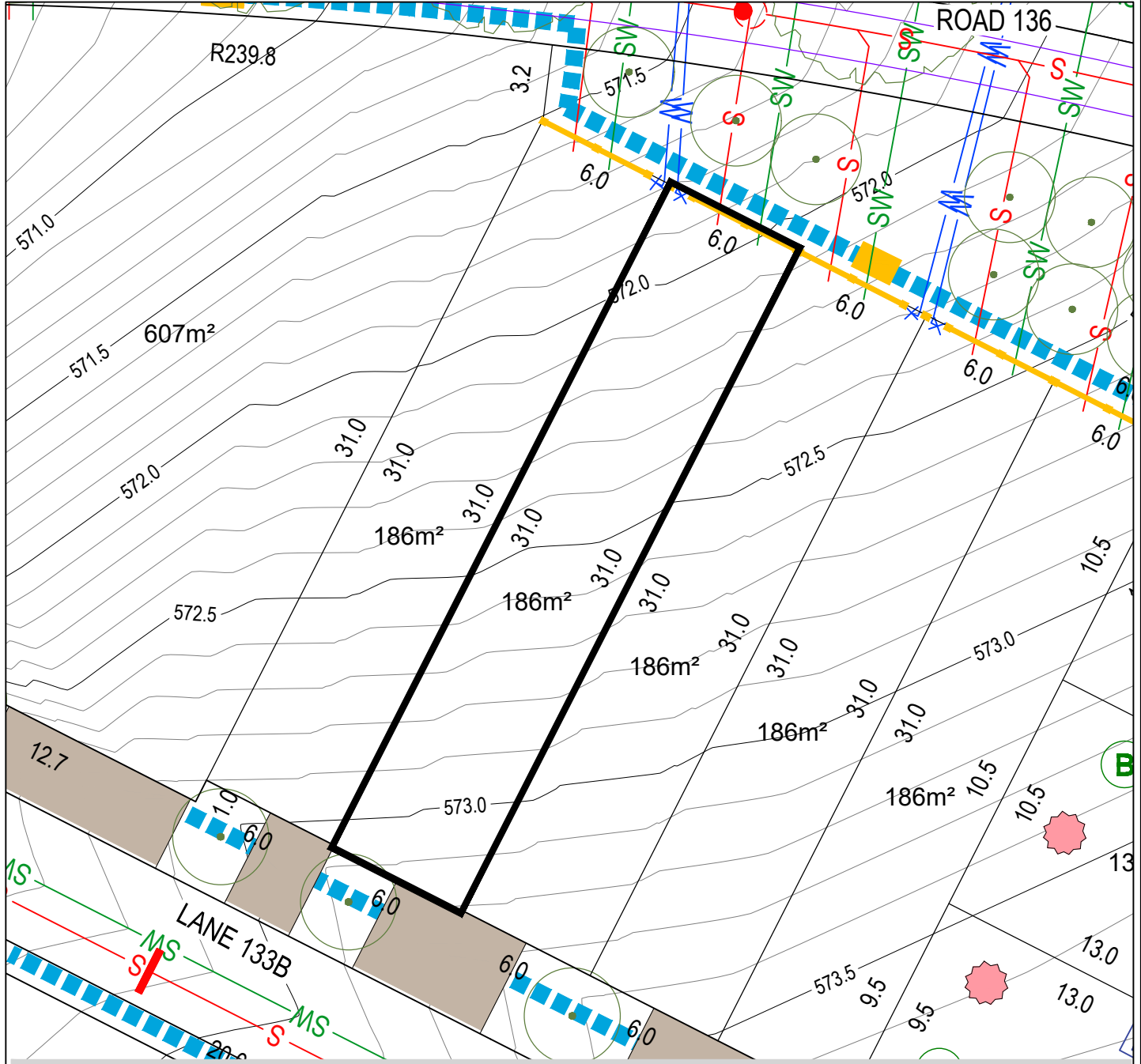
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BLOCK SIZE (m²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10



Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

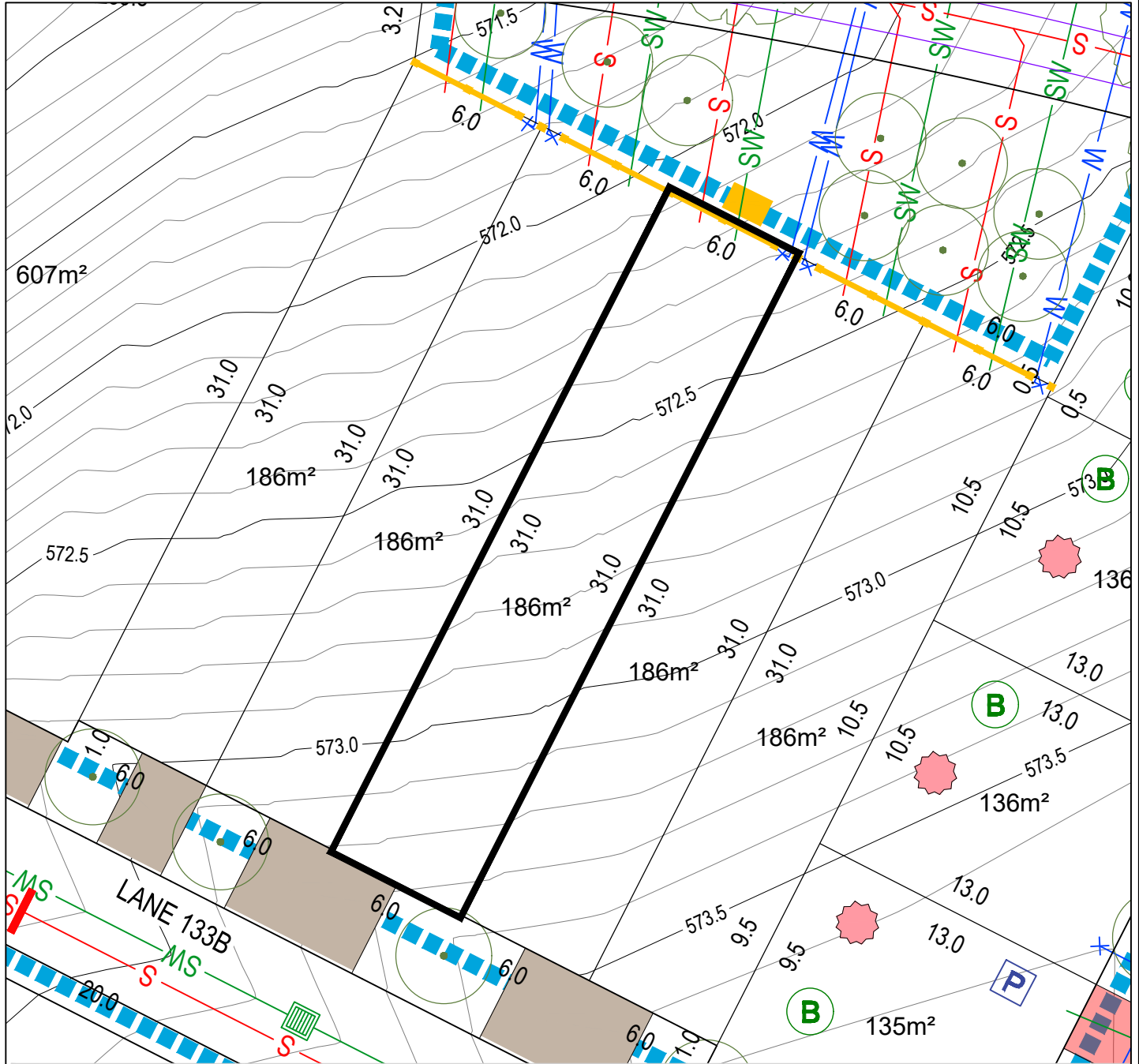
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| STAGE BOUNDARY | SEWER MAIN / MANHOLE / TIE | LOT BOUNDARY | STORMWATER MAIN / SUMP / MANHOLE / TIE | SUBSTATION | MANDATORY TWO(2) STOREYS |
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| SERVICES TRENCH | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | ABOVE GROUND LINK PILLAR / MINI PILLAR | BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS |
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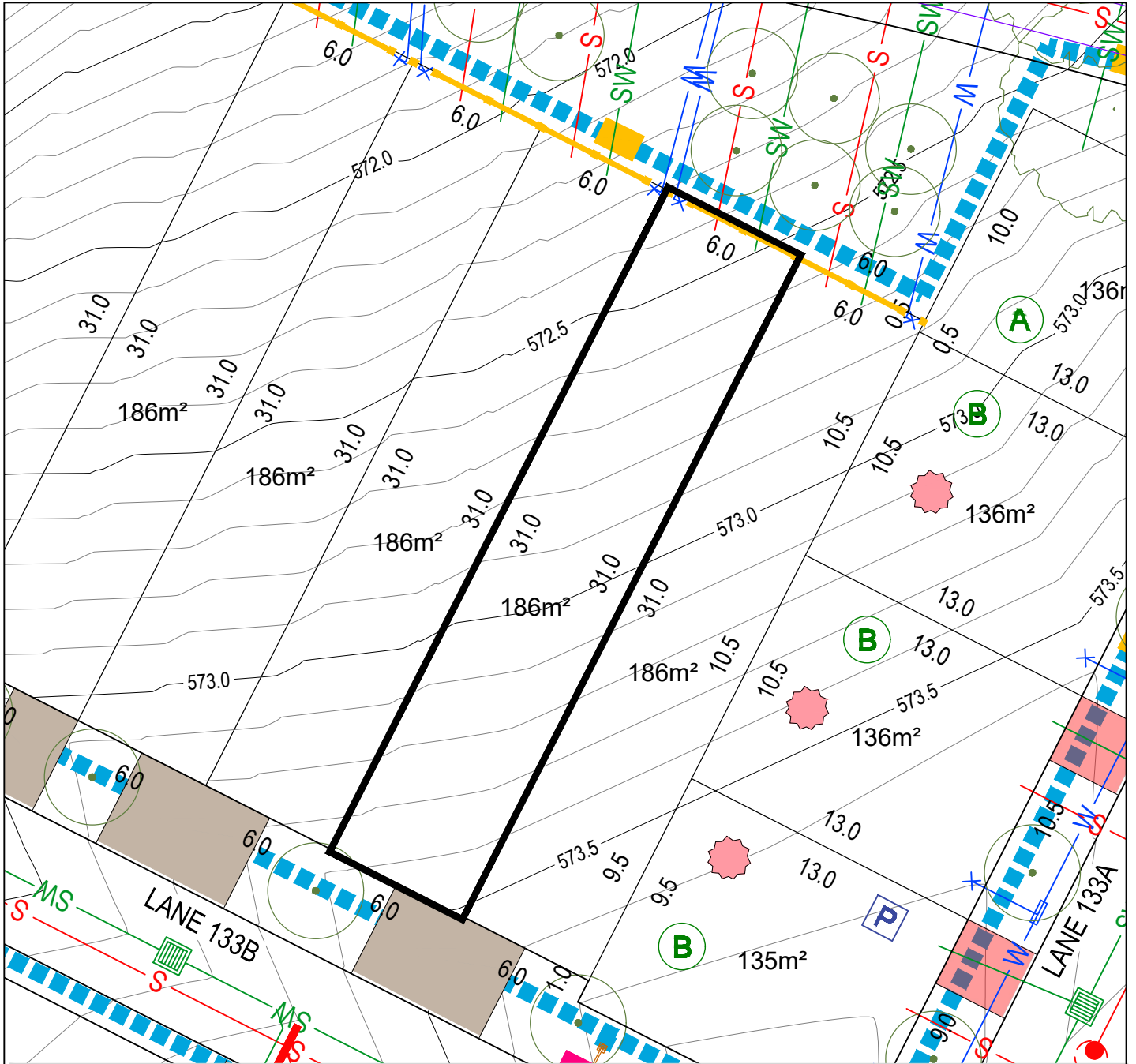
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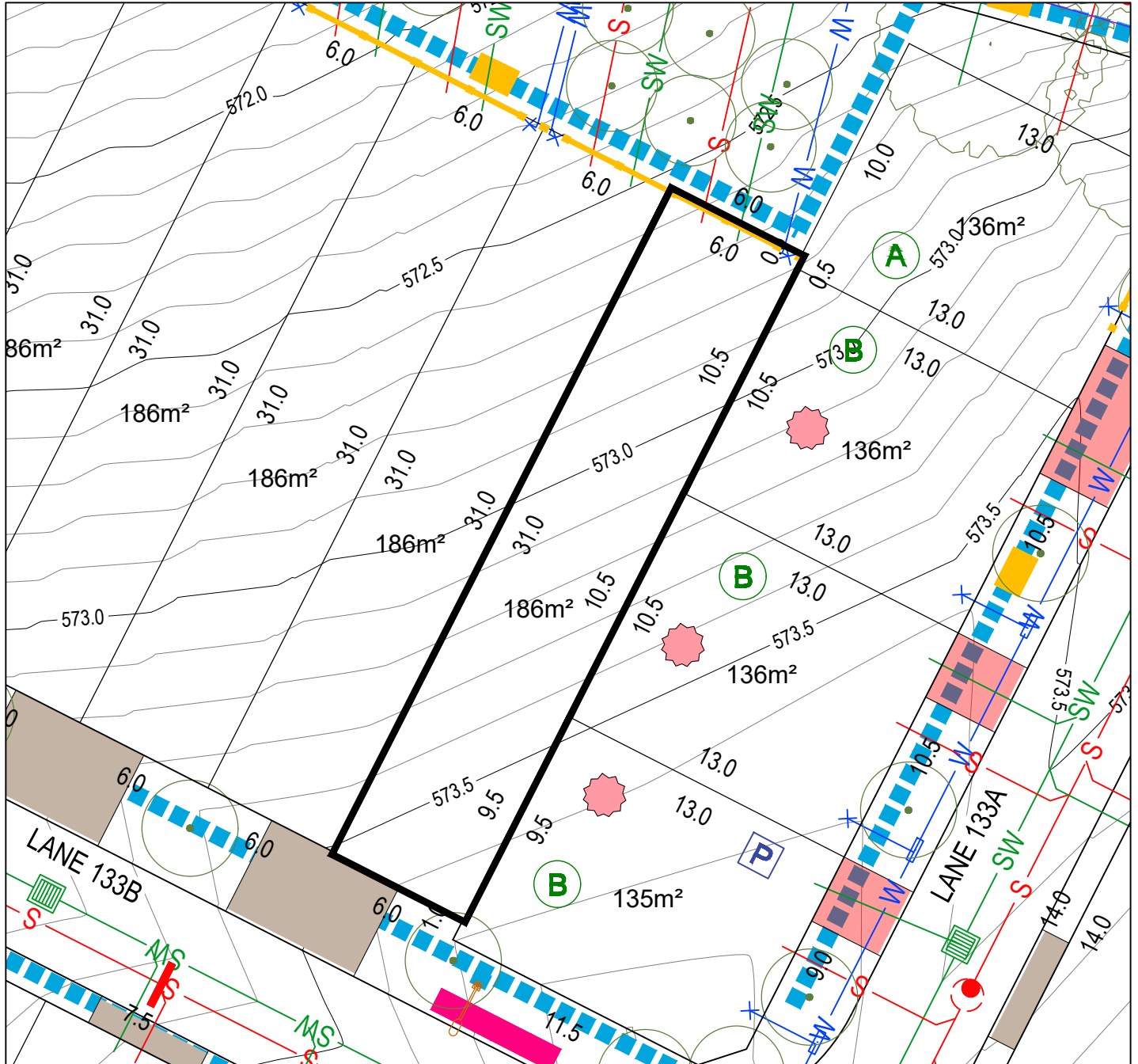
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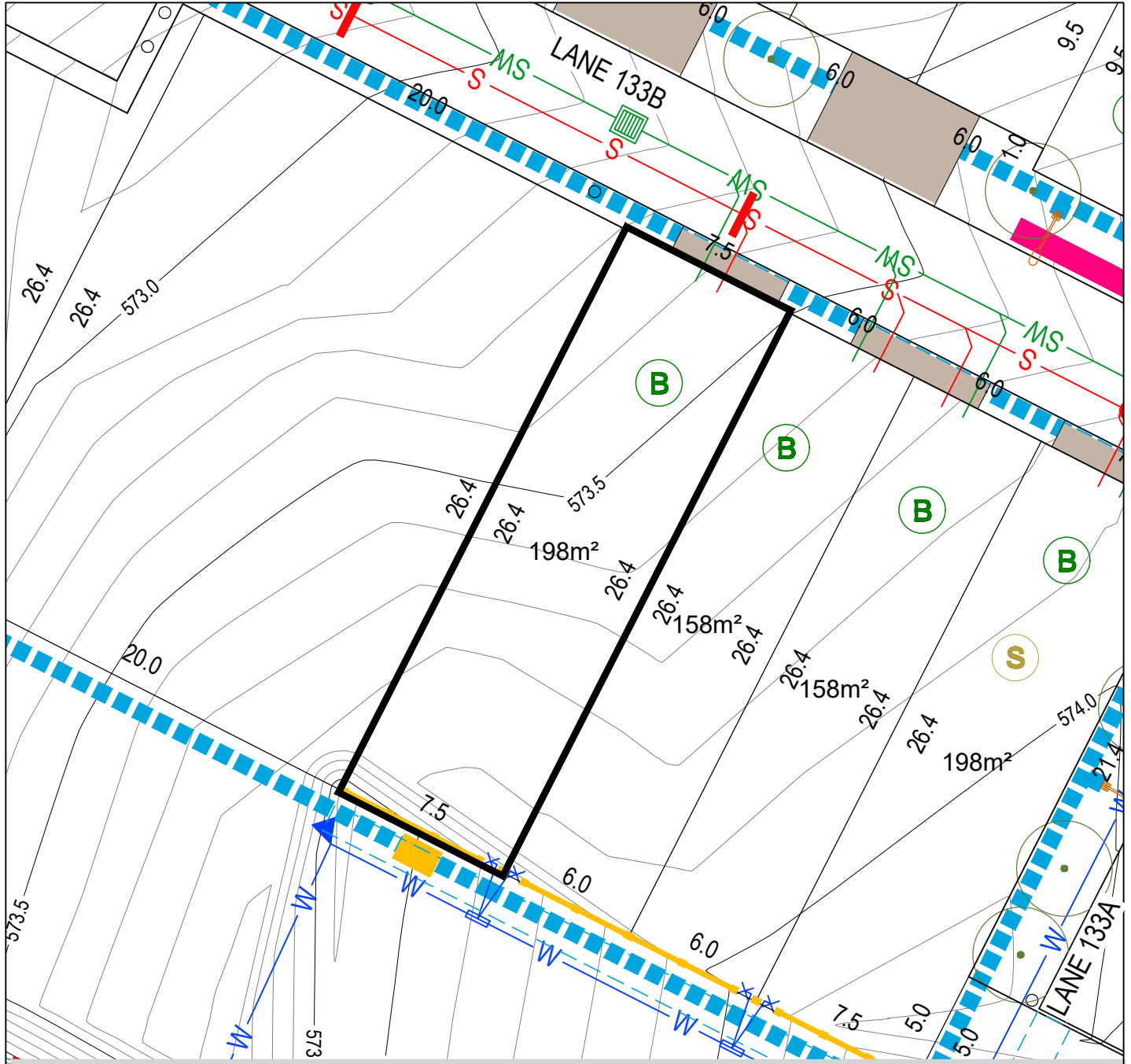
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250 ISSUE DATE: 04/06/2024

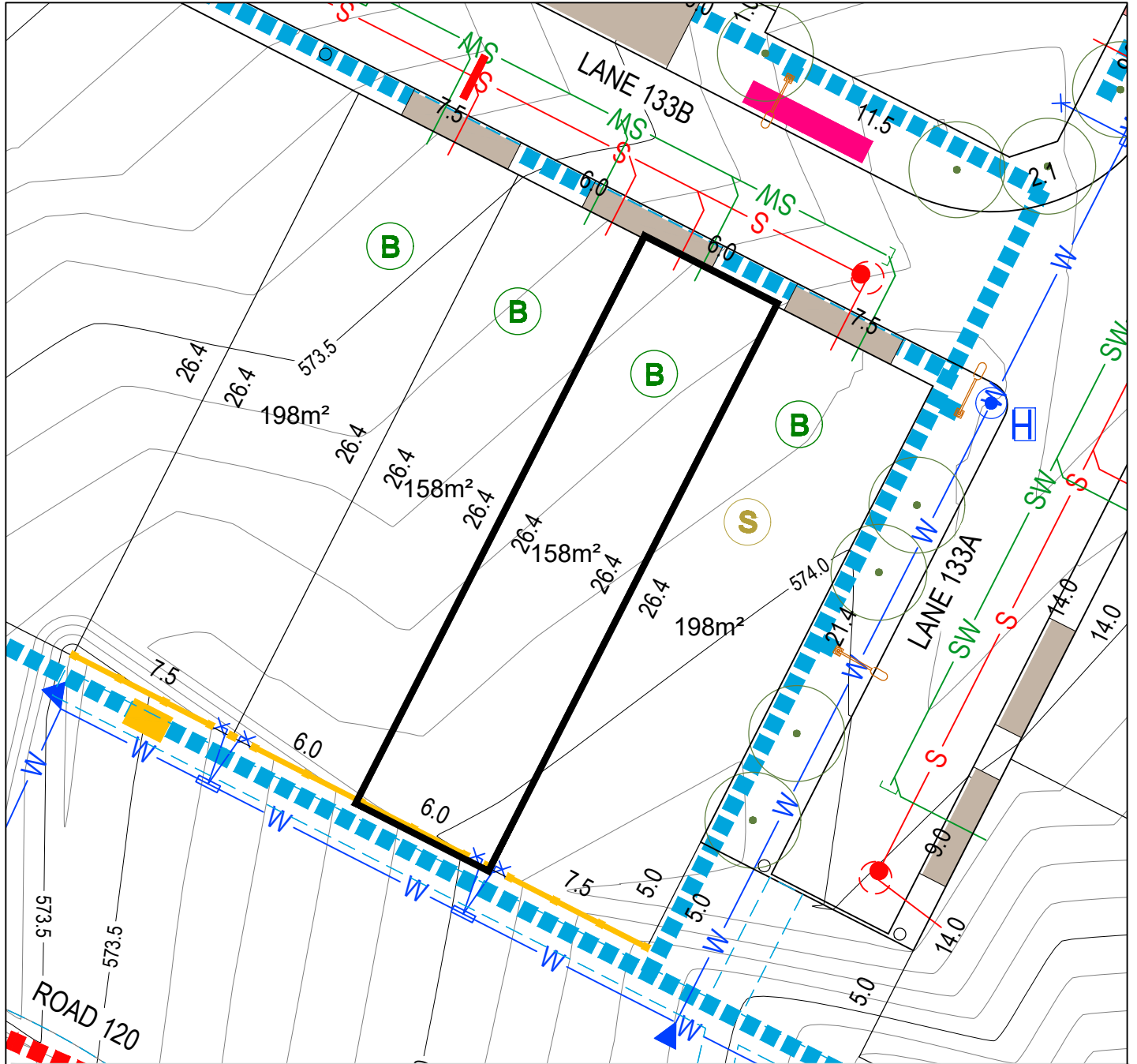
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	EASEMENT
	CONTOUR 0.5m INTERVAL
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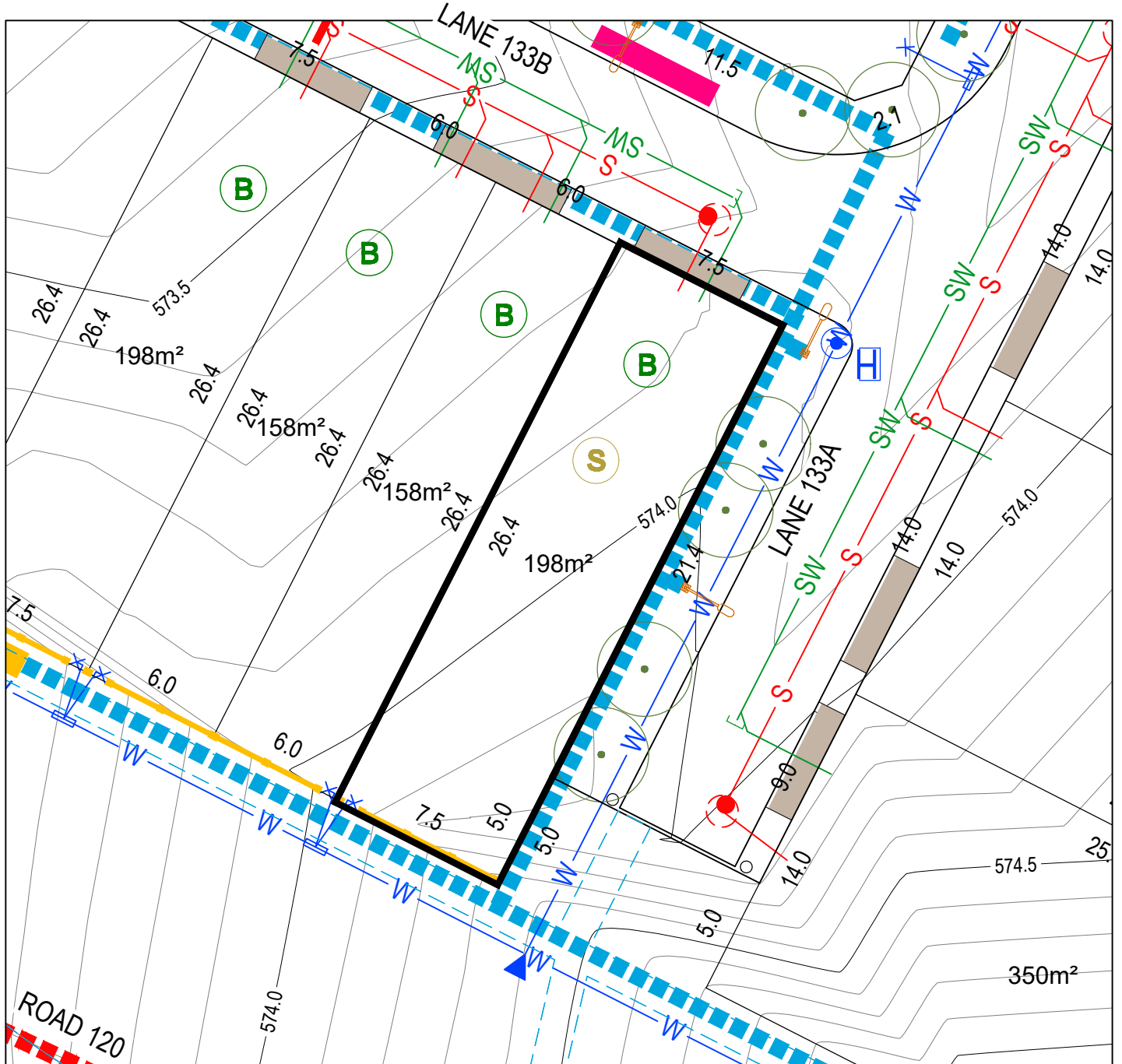
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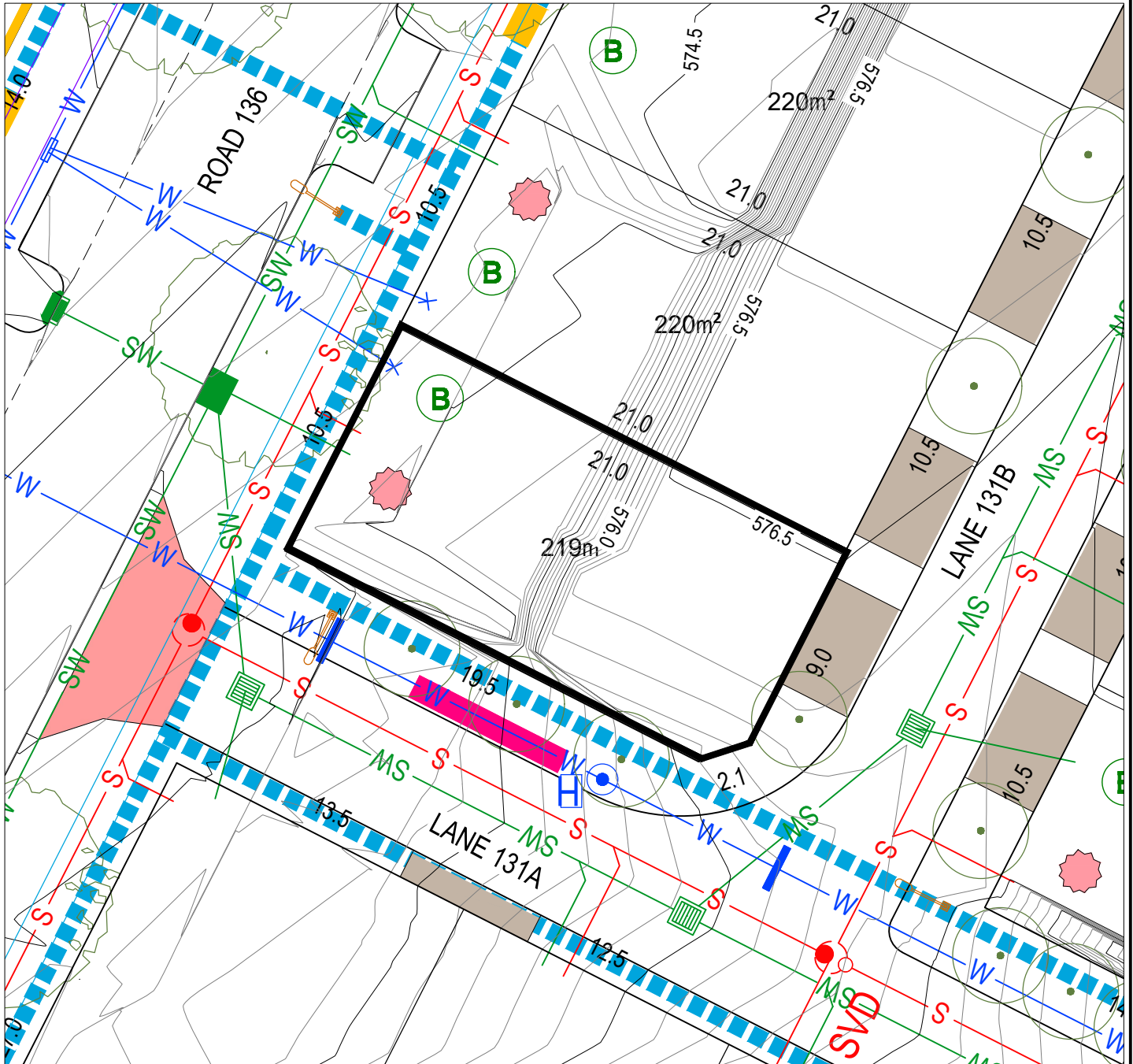
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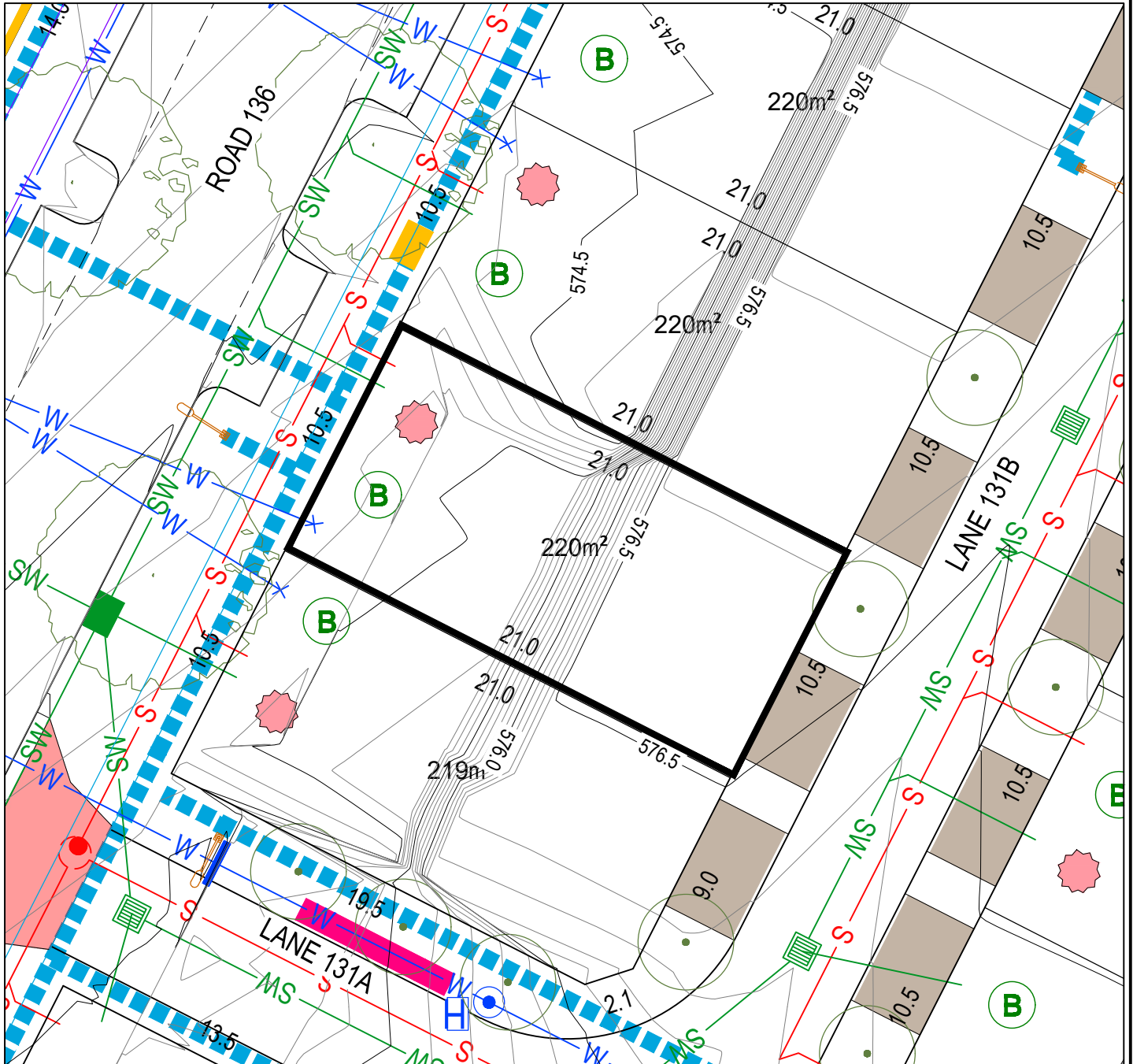
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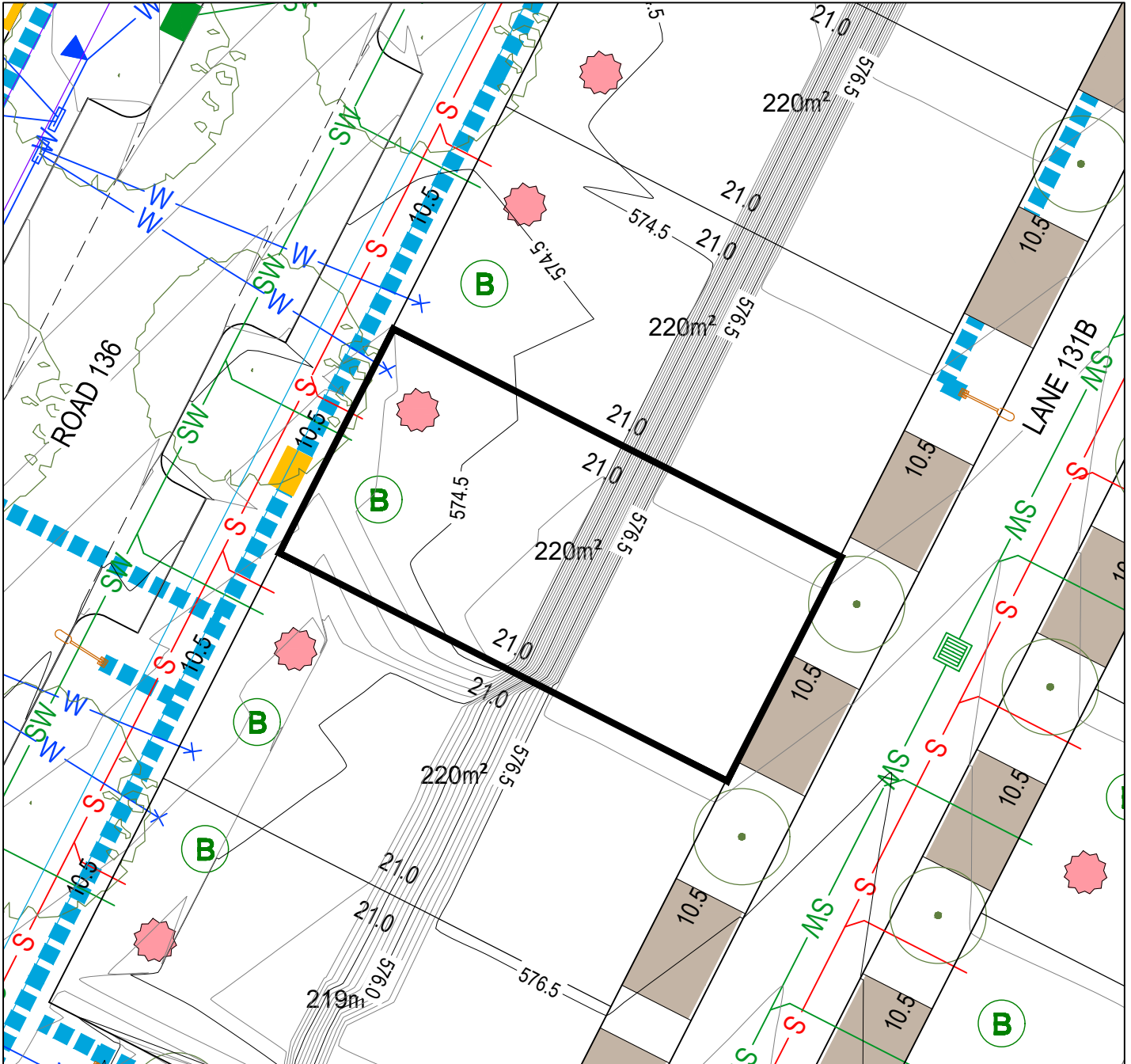
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| | SERVICES TRENCH | | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | | PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m | | BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHDC |
| | | | | | | | MANDATORY LOT CONTROL WALL INDENT FOR WATER METER |
| | | | | | | | |

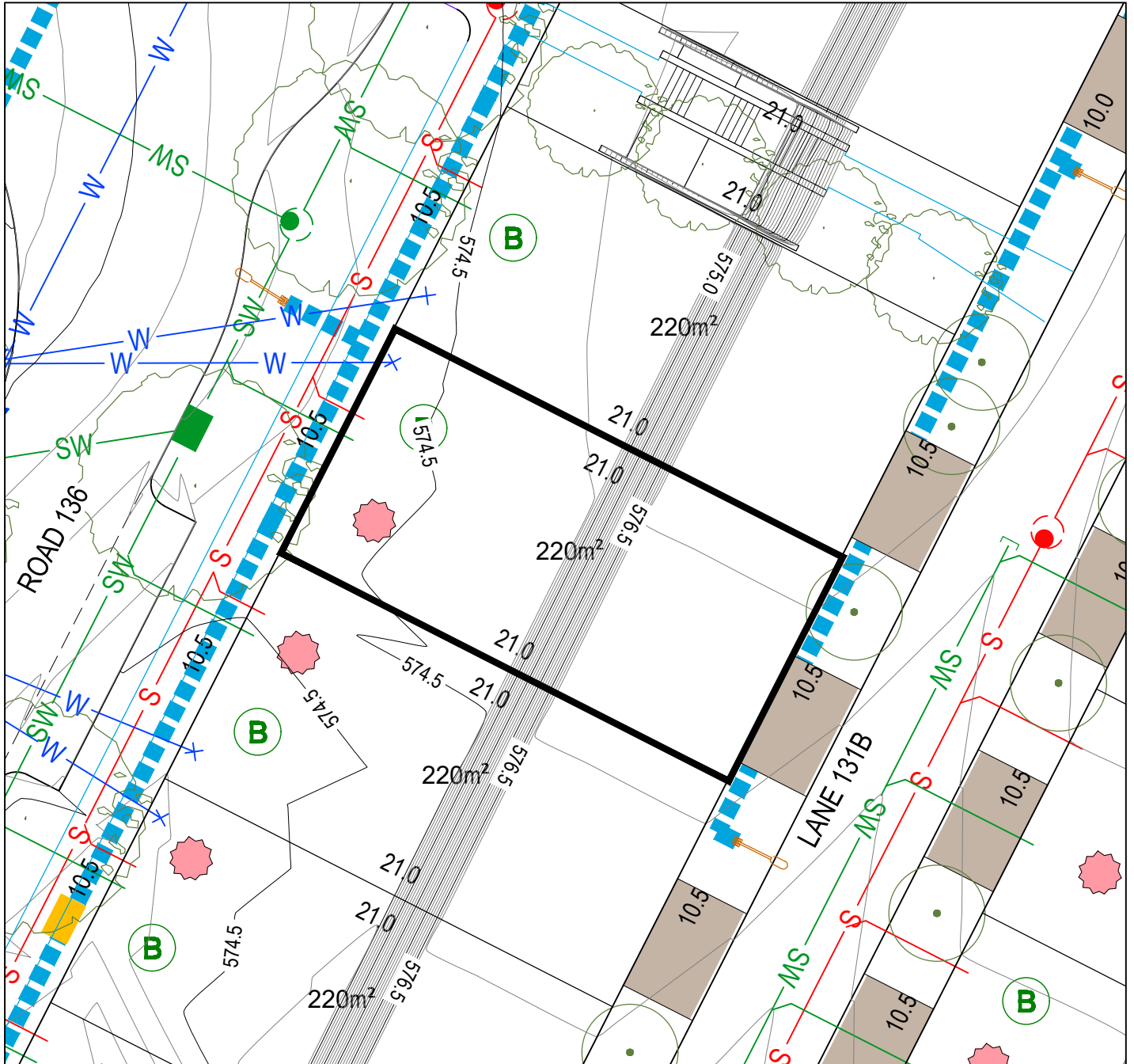
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BLOCK SIZE (m²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10



Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

- | | | | | | | | |
|--|-----------------------|--|--|--|--|--|--|
| | STAGE BOUNDARY | | SEWER MAIN / MANHOLE / TIE | | SUBSTATION | | MANDATORY TWO(2) STOREYS |
| | LOT BOUNDARY | | STORMWATER MAIN / SUMP / MANHOLE / TIE | | NBNC Co. PIT | | POTENTIALLY NOISE AFFECTED BLOCK |
| | EASEMENT | | WATER MAIN / STOP VALVE / HYDRANT / TIE | | STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING | | ONLY ONE ON BLOCK PARKING SPACE REQUIRED |
| | CONTOUR 0.5m INTERVAL | | WATER MAIN (IRRIGATION) | | ABOVE GROUND LINK PILLAR / MINI PILLAR | | BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS |
| | CONTOUR 0.1m INTERVAL | | REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED | | WASTE COLLECTION POINT | | BLOCK SUBJECT TO MID-SIZED PROVISIONS |
| | RETAINING WALL | | STREET TREES | | MANDATORY ALTERNATE PPOS MINIMUM DIMENSIONS 3m x 4m | | MANDATORY SURVEILLANCE BLOCK |
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| | | | | | MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL | | MANDATORY LOT CONTROL WALL INDENT FOR WATER METER |
| | | | | | WATER TANK REQUIREMENTS REFER TABLE ON THE RIGHT | | |

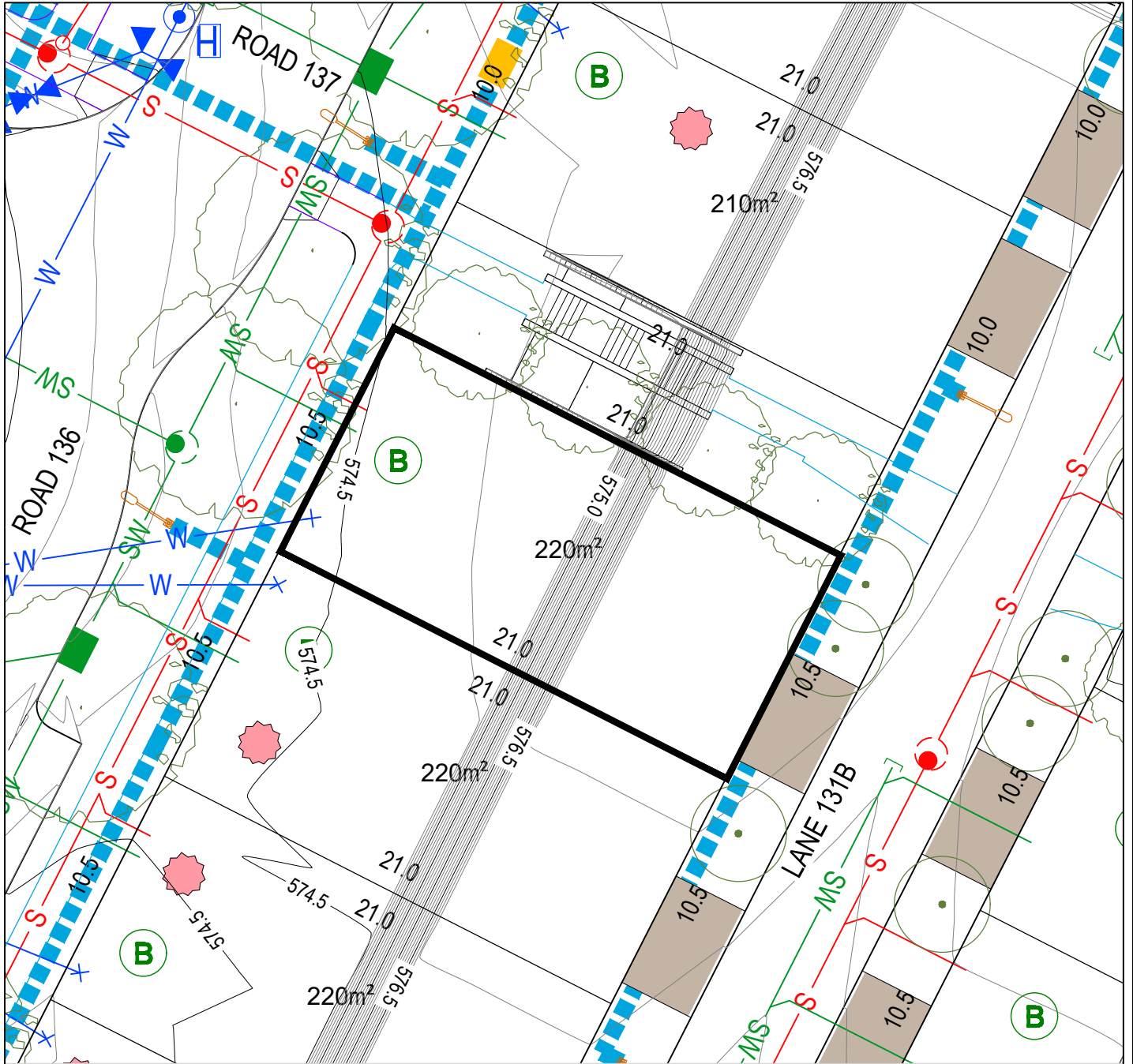
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BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

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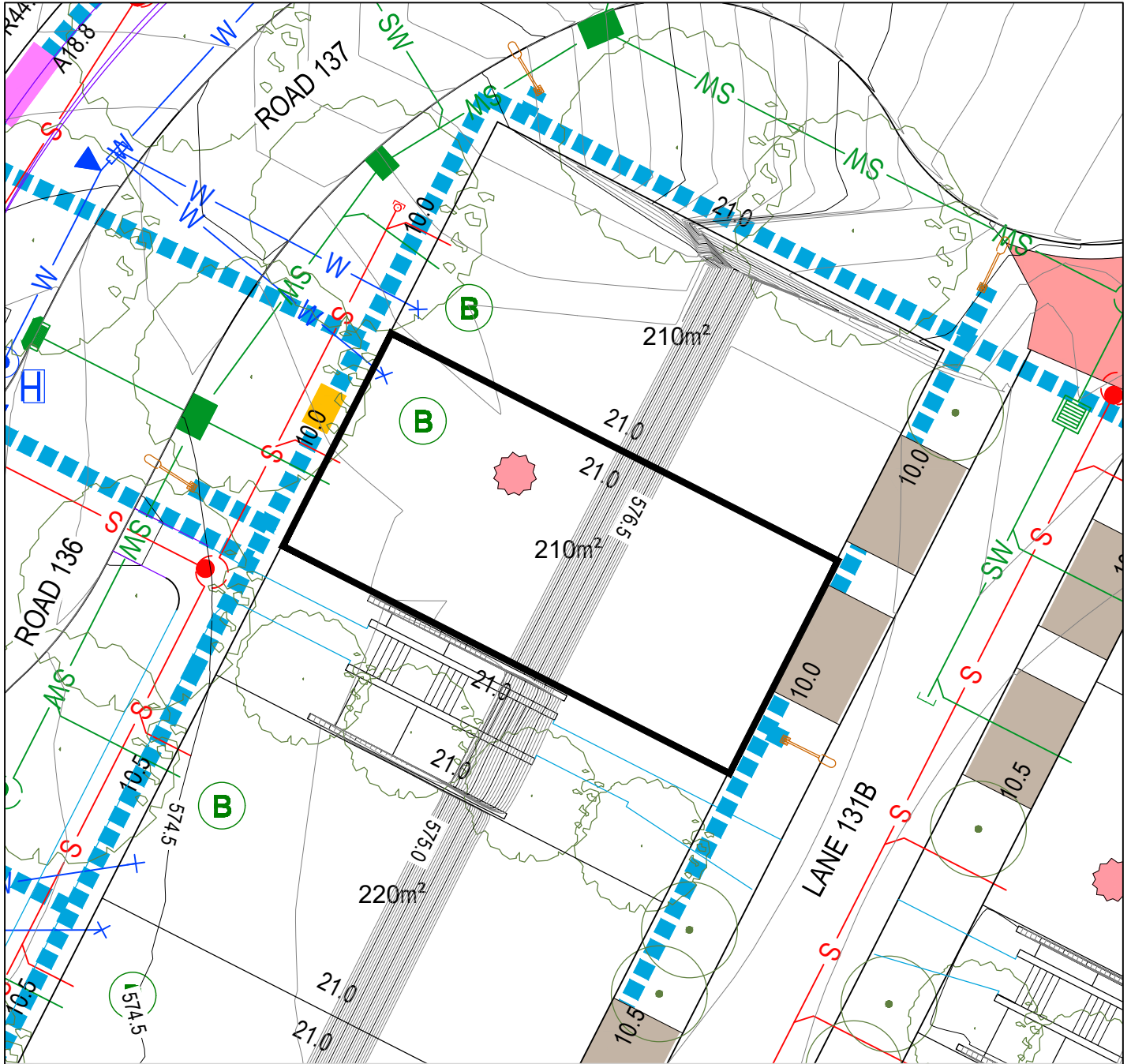
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| | STAGE BOUNDARY | | SEWER MAIN / MANHOLE / TIE | | SUBSTATION | | MANDATORY TWO(2) STOREYS |
| | LOT BOUNDARY | | STORMWATER MAIN / SUMP / MANHOLE / TIE | | NBNCa. PIT | | POTENTIALLY NOISE AFFECTED BLOCK |
| | EASEMENT | | WATER MAIN / STOP VALVE / HYDRANT / TIE | | STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING | | ONLY ONE ON BLOCK PARKING SPACE REQUIRED |
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

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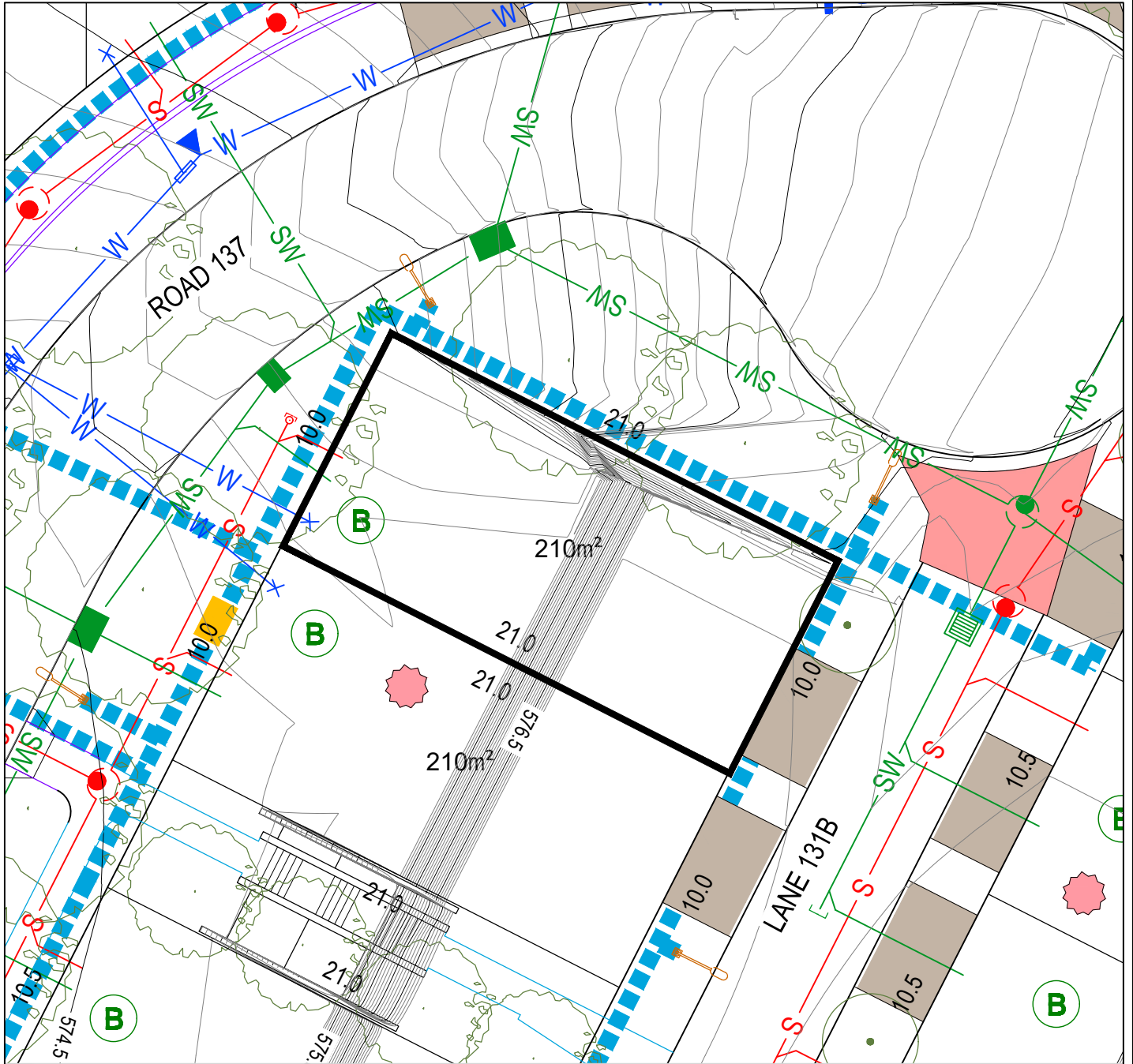
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	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNC Co. PIT		POTENTIALLY NOISE AFFECTED BLOCK
	EASEMENT		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING		ONLY ONE ON BLOCK PARKING SPACE REQUIRED
	CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		ABOVE GROUND LINK PILLAR / MINI PILLAR		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
	CONTOUR 0.1m INTERVAL		REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED		WASTE COLLECTION POINT		BLOCK SUBJECT TO MID-SIZED PROVISIONS
	RETAINING WALL		STREET TREES		PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m		MANDATORY SURVEILLANCE BLOCK
	SERVICES TRENCH		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL		BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHDC
							MANDATORY LOT CONTROL WALL INDENT FOR WATER METER

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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

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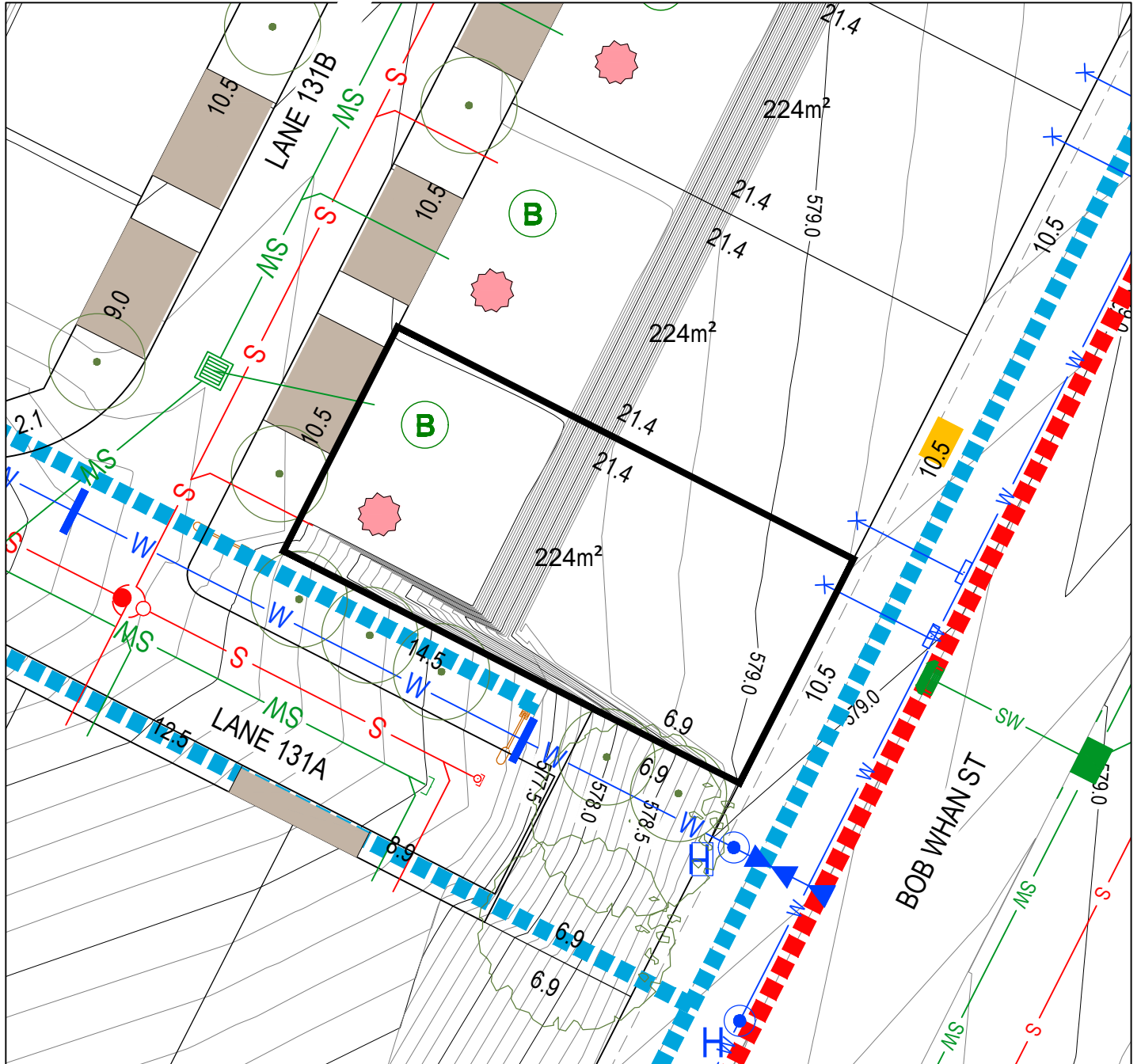
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|--|-----------------------------|--|--|--|--|--|---|
| | STAGE BOUNDARY | | SEWER MAIN / MANHOLE / TIE | | SUBSTATION | | MANDATORY TWO(2) STOREYS |
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| | 550.0 CONTOUR 0.5m INTERVAL | | WATER MAIN (IRRIGATION) | | ABOVE GROUND LINK PILLAR / MINI PILLAR | | BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS |
| | CONTOUR 0.1m INTERVAL | | REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED | | WASTE COLLECTION POINT | | BLOCK SUBJECT TO MID-SIZED PROVISIONS |
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| | SERVICES TRENCH | | SEWER MAINTENANCE ACCESS ROUTE REQUIRED | | MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL | | BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC |
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

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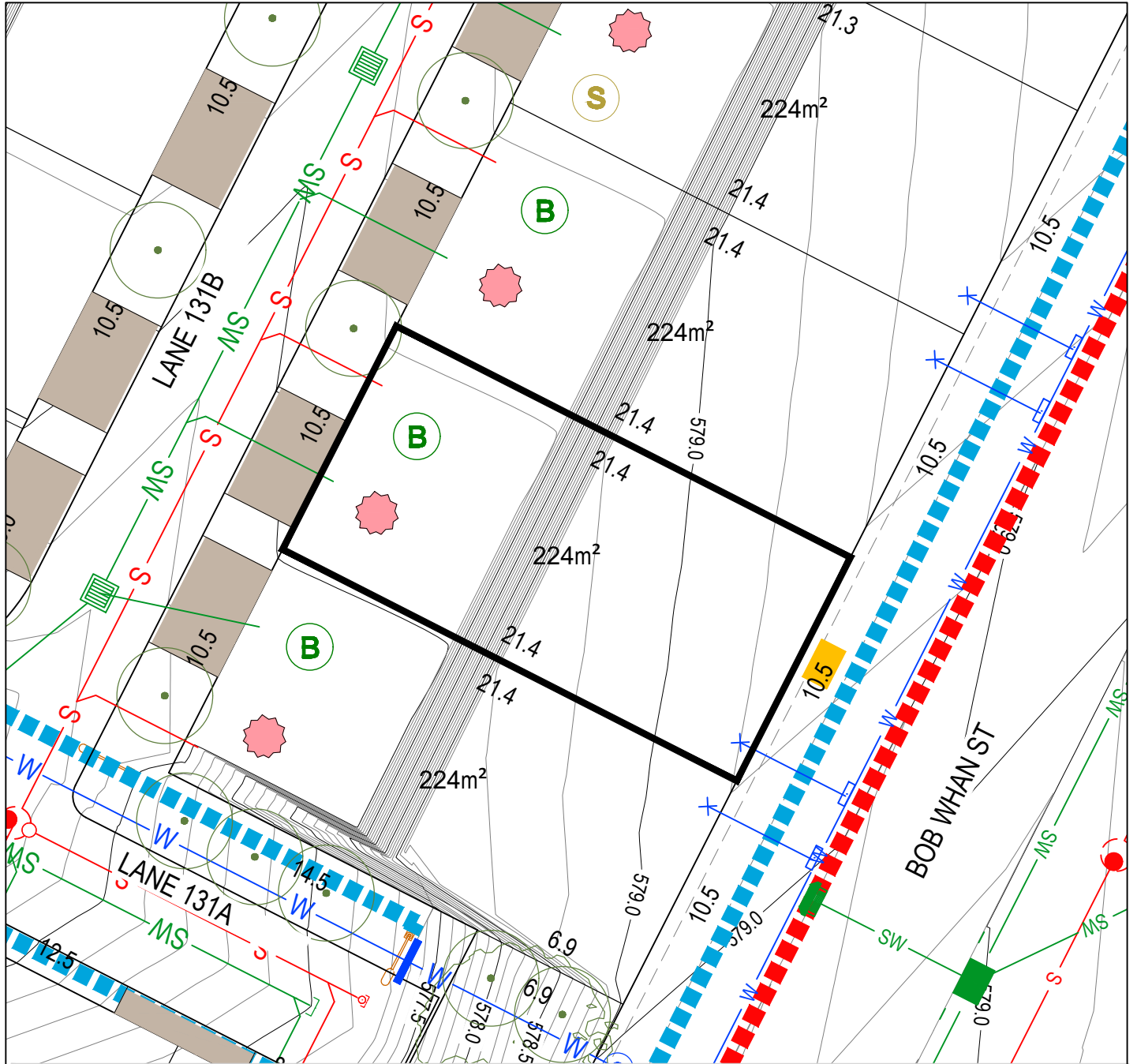
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	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCa. PIT		POTENTIALLY NOISE AFFECTED BLOCK
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	CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		ABOVE GROUND LINK PILLAR / MINI PILLAR		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

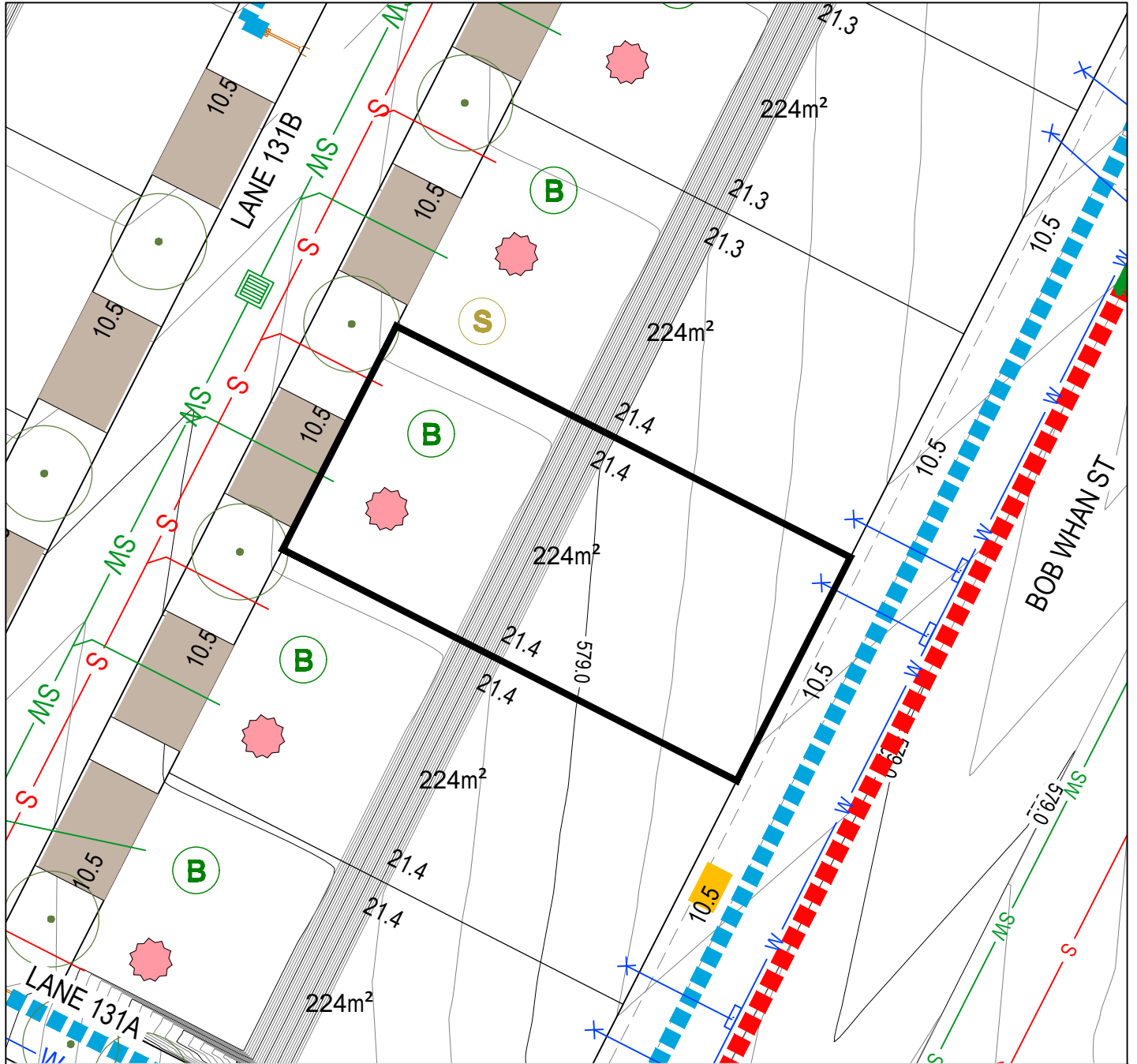
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					WATER TANK REQUIREMENTS REFER TABLE ON THE RIGHT		

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Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

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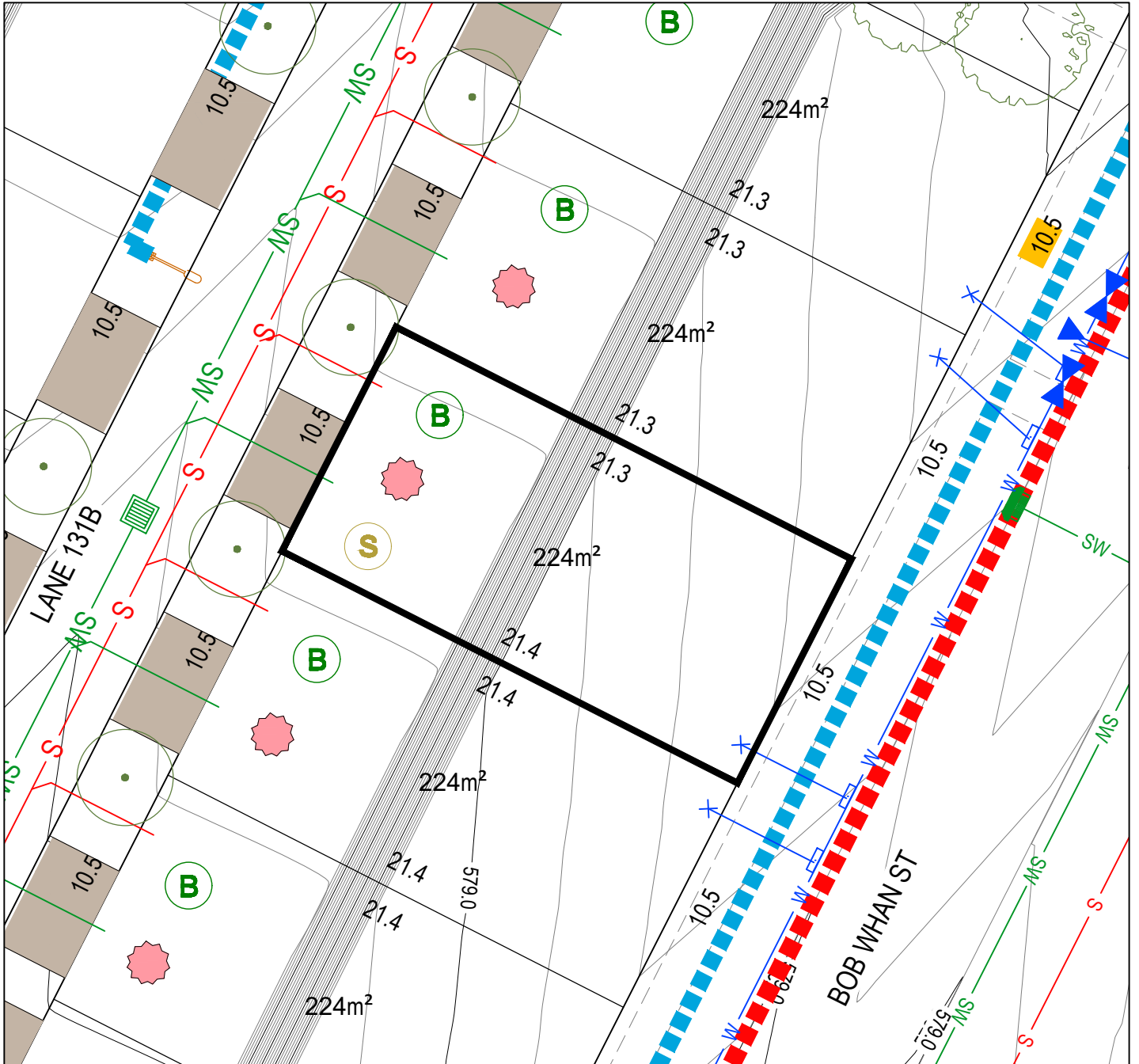
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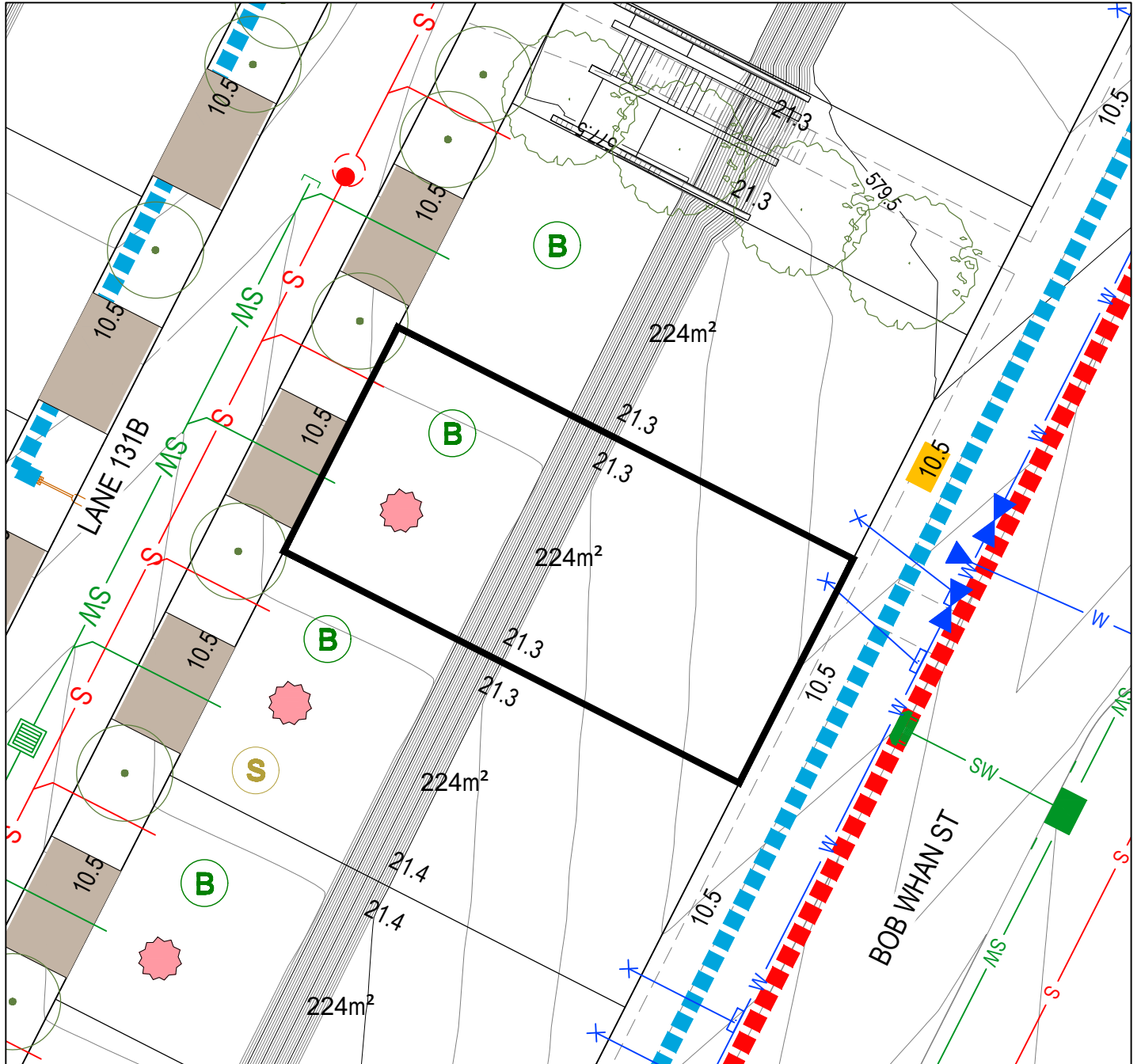
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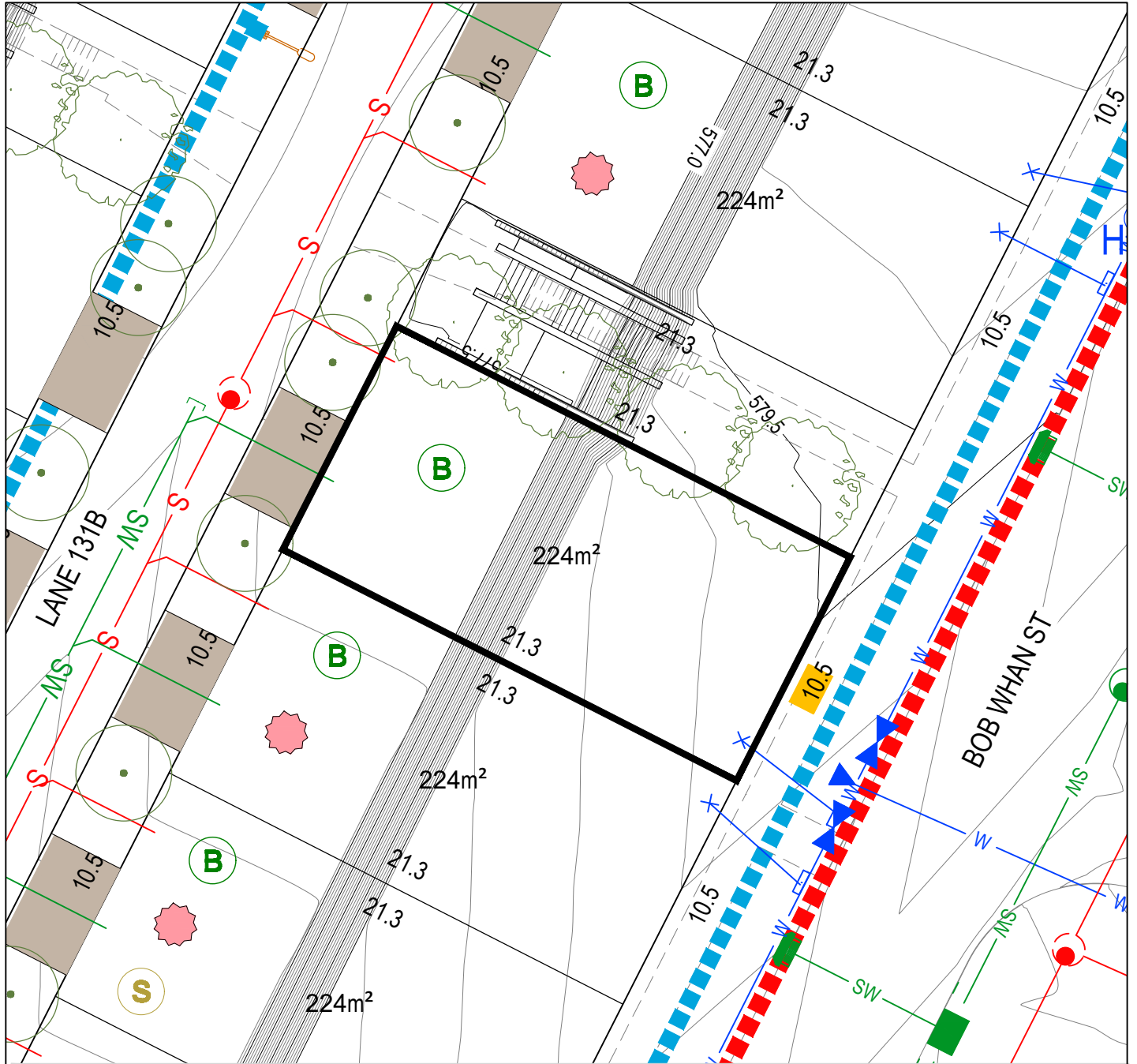
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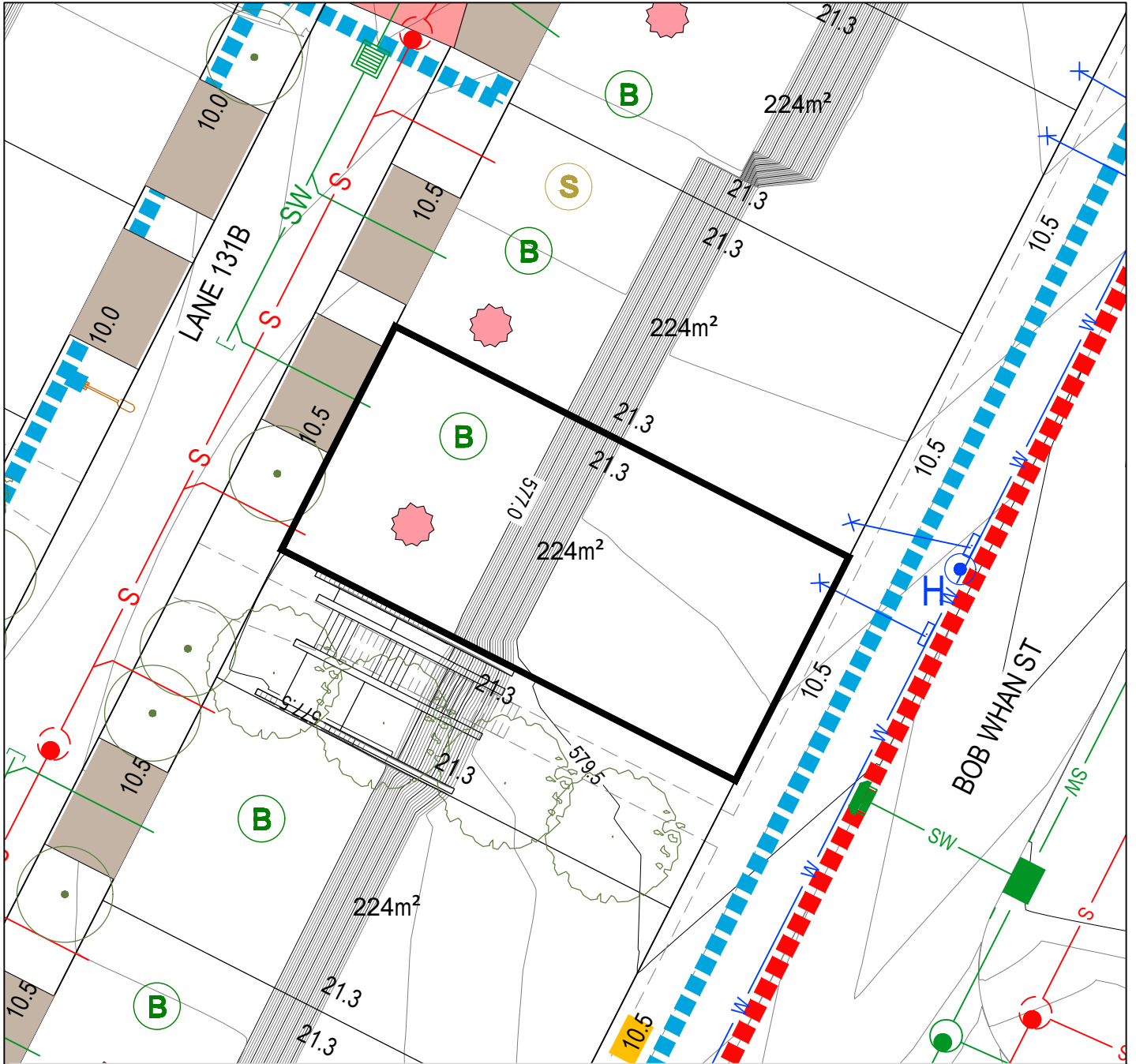
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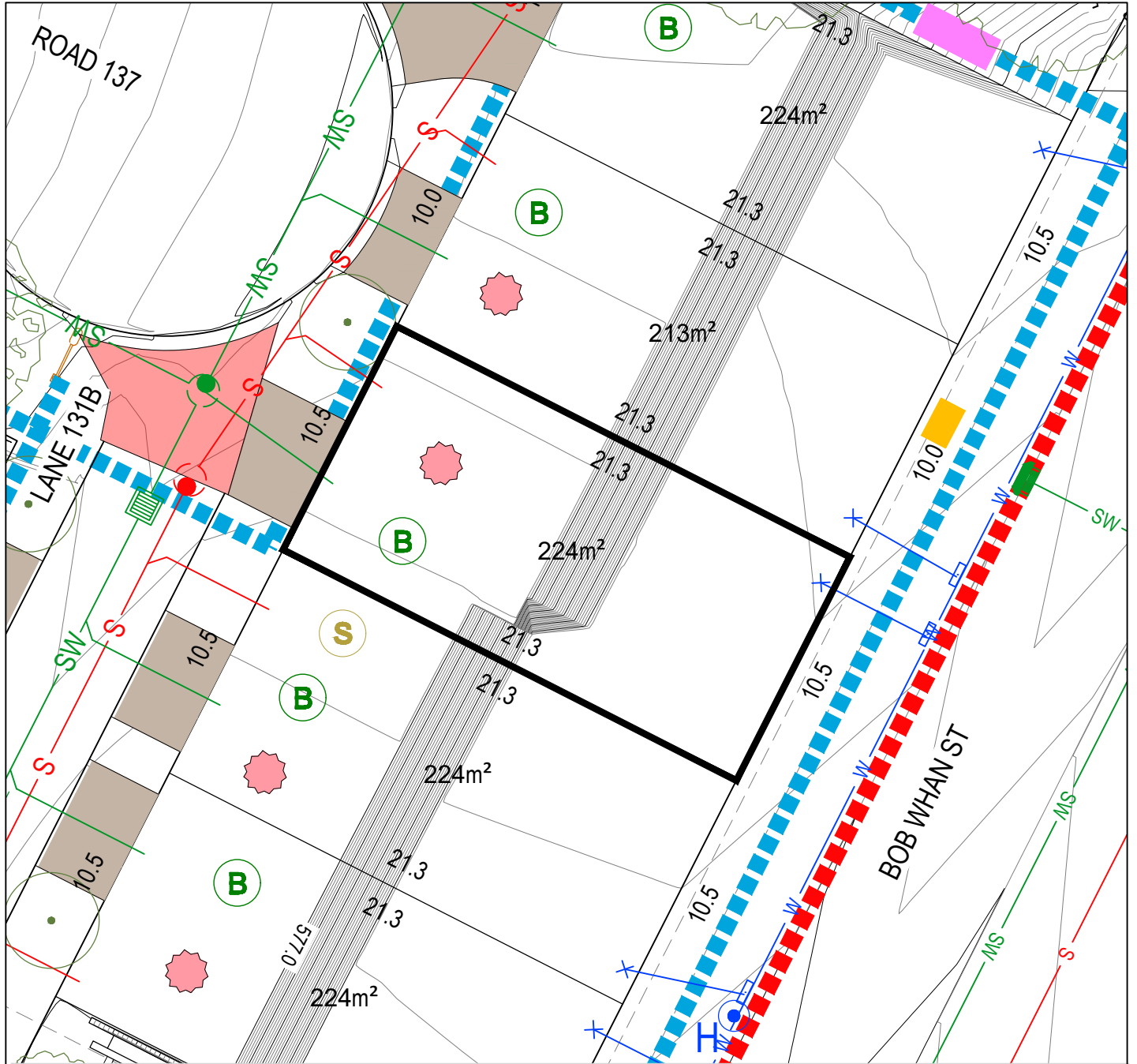
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	EASEMENT		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING		ONLY ONE ON BLOCK PARKING SPACE REQUIRED
	CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		ABOVE GROUND LINK PILLAR / MINI PILLAR		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
	CONTOUR 0.1m INTERVAL		REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED		WASTE COLLECTION POINT		BLOCK SUBJECT TO MID-SIZED PROVISIONS
	RETAINING WALL		STREET TREES		PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m		MANDATORY SURVEILLANCE BLOCK
	SERVICES TRENCH		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		MANDATORY ALTERNATE PPOS MINIMUM DIMENSIONS 3m x 4m		BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC
					WATER TANK REQUIREMENTS REFER TABLE ON THE RIGHT		MANDATORY LOT CONTROL WALL INDENT FOR WATER METER

PLEASE NOTE: INFORMATION SHOWN IN THIS DRAWING IS PRELIMINARY ONLY, AND SUBJECT TO CHANGE PRIOR FINAL DESIGN REFER ALSO TO PLANNING CONTROLS PLAN AND FENCING CONTROLS PLAN

Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken by the vendor for any errors or omissions, and details may be subject to change. All road designs, contours, block sizes, block dimensions, easements, services, ties and trees are preliminary only and are subject to change.

BLOCK SIZE (m²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10

Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

	STAGE BOUNDARY		SEWER MAIN / MANHOLE / TIE		SUBSTATION NBNC Co. PIT		MANDATORY TWO(2) STOREYS
	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		STREETLIGHT \ OPEN SPACE PEDESTRIAN LIGHTING		POTENTIALLY NOISE AFFECTED BLOCK
	EASEMENT		WATER MAIN / STOP VALVE / HYDRANT / TIE		ABOVE GROUND LINK PILLAR / MINI PILLAR		ONLY ONE ON BLOCK PARKING SPACE REQUIRED
	CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		WASTE COLLECTION POINT		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
	CONTOUR 0.1m INTERVAL		REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED		MANDATORY ALTERNATE PPOS MINIMUM DIMENSIONS 3m x 4m		BLOCK SUBJECT TO MID-SIZED PROVISIONS
	RETAINING WALL		STREET TREES		PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m		MANDATORY SURVEILLANCE BLOCK
	SERVICES TRENCH		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL		BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC
							MANDATORY LOT CONTROL WALL INDENT FOR WATER METER

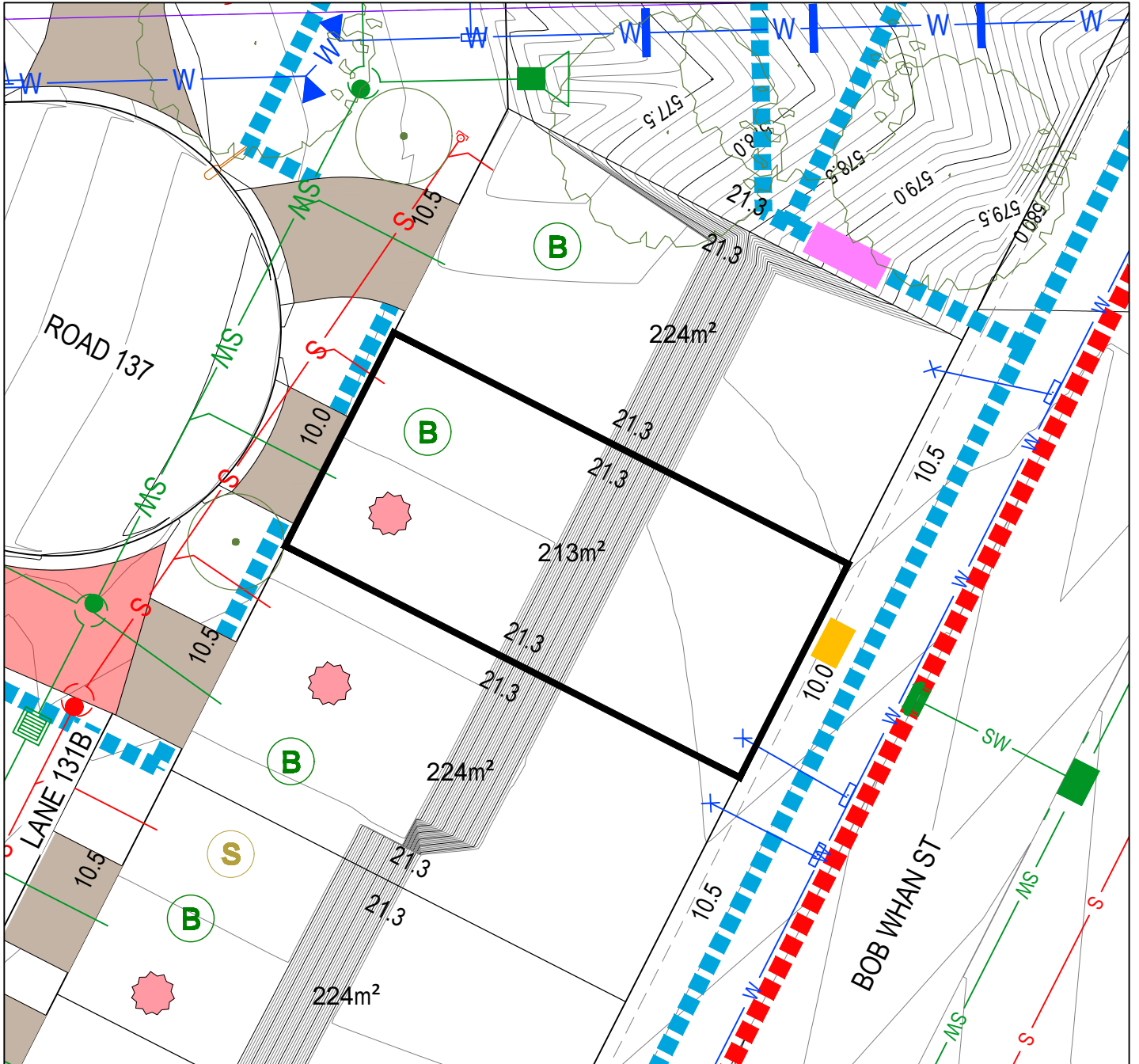
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BLOCK SIZE (m²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10



Block Disclosure Plan



BLOCK LAYOUT - SCALE 1:250

ISSUE DATE: 04/06/2024

LEGEND

	STAGE BOUNDARY		SEWER MAIN / MANHOLE / TIE		SUBSTATION		MANDATORY TWO(2) STOREYS
	LOT BOUNDARY		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCo. PIT		POTENTIALLY NOISE AFFECTED BLOCK
	EASEMENT		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT / OPEN SPACE PEDESTRIAN LIGHTING		ONLY ONE ON BLOCK PARKING SPACE REQUIRED
	CONTOUR 0.5m INTERVAL		WATER MAIN (IRRIGATION)		ABOVE GROUND LINK PILLAR / MINI PILLAR		BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS
	CONTOUR 0.1m INTERVAL		REINFORCED CONCRETE DRIVEWAY TO BE BUILT BY PURCHASER/ CONSTRUCTED		WASTE COLLECTION POINT		BLOCK SUBJECT TO MID-SIZED PROVISIONS
	RETAINING WALL		STREET TREES		PPOS MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8m		MANDATORY SURVEILLANCE BLOCK
	SERVICES TRENCH		SEWER MAINTENANCE ACCESS ROUTE REQUIRED		MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL		BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHC
							MANDATORY LOT CONTROL WALL INDENT FOR WATER METER

PLEASE NOTE: INFORMATION SHOWN IN THIS DRAWING IS PRELIMINARY ONLY, AND SUBJECT TO CHANGE PRIOR FINAL DESIGN. REFER ALSO TO PLANNING CONTROLS PLAN AND FENCING CONTROLS PLAN.

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BLOCK SIZE (m²)	MANDATORY MINIMUM WATER TANK SIZE (ML)
251-350	2
351-599	4
600-800	8
>801	10

Appendix C



LEGEND

- MACNAMARA EDP 1 BOUNDARY
- PUBLIC LAND RESERVE BOUNDARY
- RETAINING WALL
- SITE REGRADING - NEW CONTOURS (1.0m CONTOUR INTERVAL)
- EXISTING CONTOURS (1.0m CONTOUR INTERVAL)
- GRADING LIMITS
- TREES TO BE REMOVED
- TREES RETAINED
- EXISTING 132 & 330KV POWER LINE AND EASEMENT
- PTWL BUFFER ZONE
- ROCK OUTCROP
- STAGE 1A1, 1A, 1B AND 1D IS NOT PART OF THIS SUBMISSION
- PROPOSED SPWB TRENCH

CUT AND FILL DEPTHS

- CUT DEPTH GREATER THAN 5.5m
- CUT DEPTH 5.0m TO 5.5m
- CUT DEPTH 4.5m TO 5.0m
- CUT DEPTH 4.0m TO 4.5m
- CUT DEPTH 3.5m TO 4.0m
- CUT DEPTH 3.0m TO 3.5m
- CUT DEPTH 2.5m TO 3.0m
- CUT DEPTH 2.0m TO 2.5m
- CUT DEPTH 1.5m TO 2.0m
- CUT DEPTH 1.0m TO 1.5m
- CUT DEPTH 0.5m TO 1.0m
- CUT DEPTH 0.0m TO 0.5m
- FILL DEPTH 0.0m TO 0.5m
- FILL DEPTH 0.5m TO 1.0m
- FILL DEPTH 1.0m TO 1.5m
- FILL DEPTH 1.5m TO 2.0m
- FILL DEPTH 2.0m TO 2.5m
- FILL DEPTH 2.5m TO 3.0m
- FILL DEPTH 3.0m TO 3.5m
- FILL DEPTH 3.5m TO 4.0m
- FILL DEPTH 4.0m TO 4.5m
- FILL DEPTH 4.5m TO 5.0m
- FILL DEPTH GREATER THAN 5.0m

FOR CONTINUATION REFER TO DRAWING 19-000561-E1.27.02

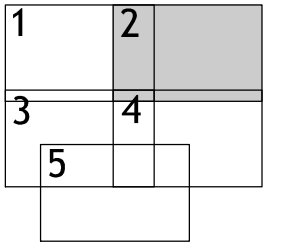
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FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE																																						
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<p>PROJECT No. 19-000561</p>						<p>DRAWING No. E1.27.01</p>		<p>REVISION</p> <p>D</p>																																			

STAGES 1A1, 1A, 1B AND 1D ARE NOT PART OF THIS SUBMISSION



FOR CONTINUATION REFER TO DRAWING 19-000561-E1.27.01



KEY PLAN

NOTES

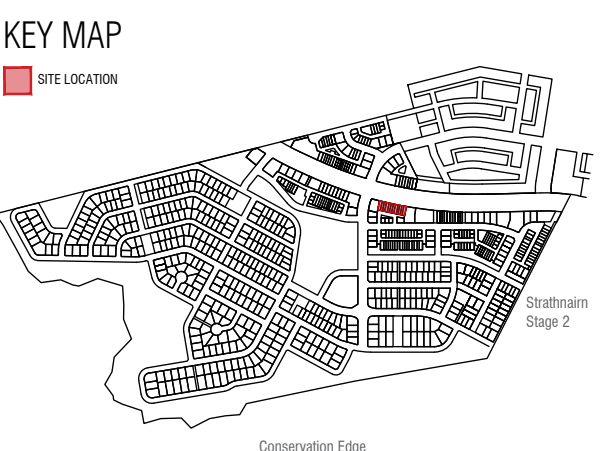
- REFER TO 19-000561-E1.27.01 FOR NOTES AND LEGEND

FOR CONTINUATION REFER TO DRAWING 19-000561-E1.27.04

FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS	STATUS	SCALE	WAE No.	PROJECT	DRAWING TITLE
A	JK	JK	t	cu	20/08/2020	BLOCK AND SECTION NUMBERS UPDATED, BLOCKS AMENDED UNDER AND ADJACENT OVERHEAD LINES	ESTATE DEVELOPMENT PLAN	0 10 20 30 40 50 60 70 80 SCALE 1:1000 (A1) SCALE 1:2000 (A3)	Ginninderry redbox designgroup Tait Network	MACNAMARA EDP 1	FILL PLAN
B	JK	JK	cu	cu	18/12/2020	LAYOUT CHANGES & UPDATES FOR EDP COMMENTS	Authorised for Issue:				
C	PL	JK	cu	cu	30/03/2021	ISSUE FOR DA	BY:				
D	CPL	SKT	cu	cu	01/03/2023	EASEMENT ADDED w/BH	SIGN:				
E	YZ	SR	w	QL	16/11/2023	ISSUED FOR RECONSIDERATION	DATE:				
F	YZ	JS	w	QL	20/03/2024	ISSUED FOR RECONSIDERATION					

PROJECT No.	DRAWING No.	REVISION
19-000561	E1.27.02	F

Appendix D



- ### LEGEND
- Block Boundary
 - Boundary as Defined by Territory Plan
 - Garage Location
 - Noise Affected Blocks.
Refer to the Belconnen District Specification
 - Only one (1) Onsite Parking Space Required
Refer to the Belconnen District Specification
 - Part of Integrated Development Parcel by EDP Planning Controls Plan

- Minimum 2 Stories for Blocks Addressing Pro Hart Avenue. *Refer to the Belconnen District Specification*
- Mandatory Surveillance Block

- ### 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
 - Upper Floor - Unscreened
 - All Floor Levels - External Wall (Screened)
Refer to the Residential Zones Specification
 - 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, plot ratio or building envelopes)
- Lower Floor Level
 - Upper Floor Levels

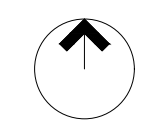
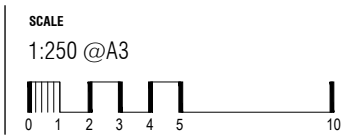
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	d,e,f,g,h,i,j,k,l,n,o,p
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	22/04/24
B	DZ	DZ	JM	06/05/24
C	DZ	DZ	JM	24/05/24
D	SG	DZ	JM	05/06/24

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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.

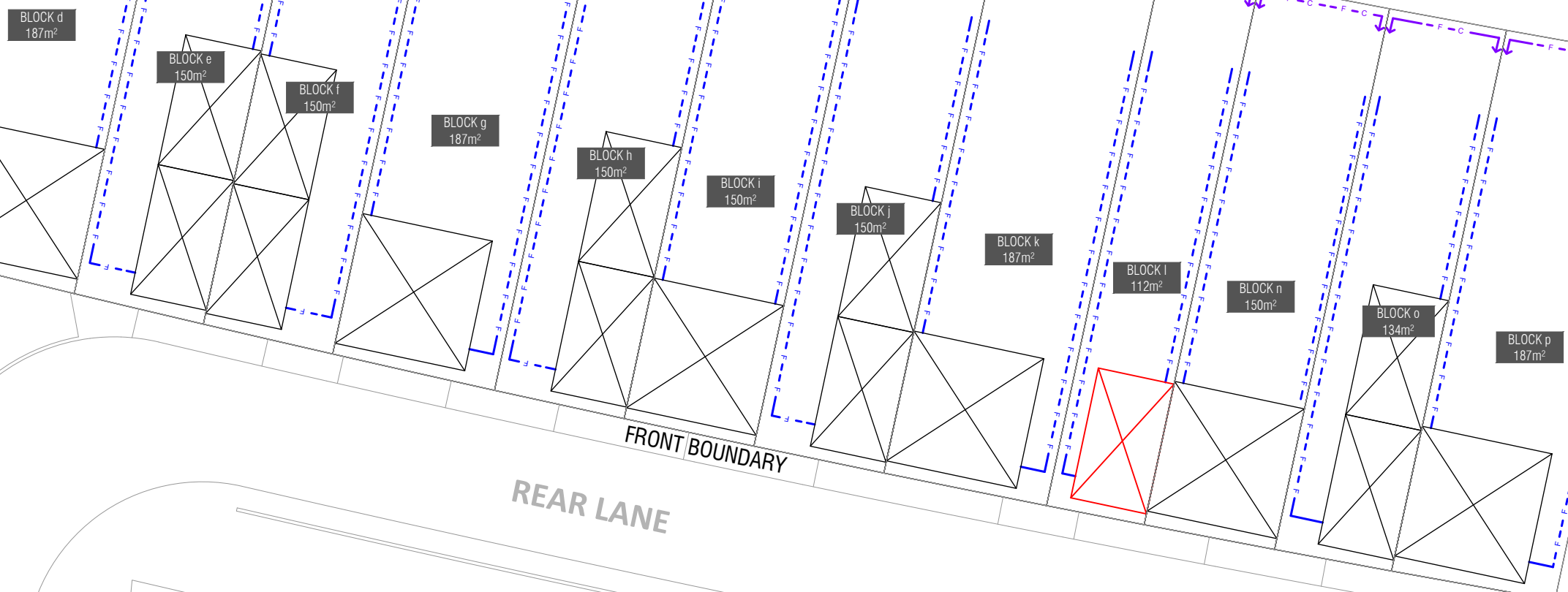


PRO HART AVENUE

SIDE BOUNDARY 1 OR 2

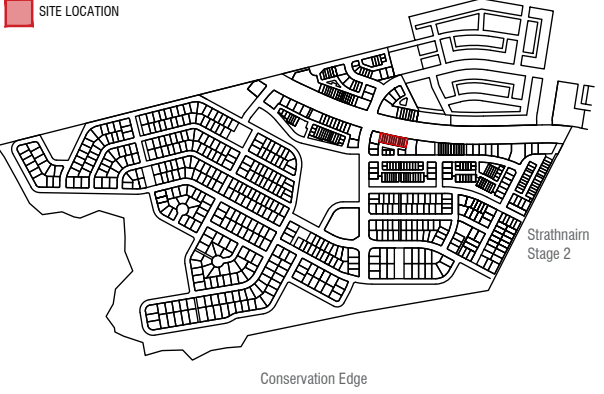
FRONT BOUNDARY

SIDE BOUNDARY 1 OR 2

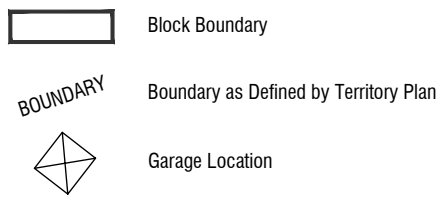


REAR LANE

KEY MAP



LEGEND



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 Housing Design Requirements (Macnamara)

↑ — Return Boundary Fencing to Building Line or Side Fence

Mandatory F1, Courtyard Wall Refer to EDP Fencing Controls Plan
Mandatory height: 1.5m
Minimum Boundary Length: 100% (full length of boundary)
Minimum setback from boundary: 800m

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)

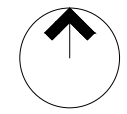
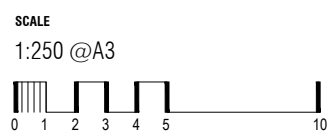
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	d,e,f,g,h,i,j,k,l,n,o,p
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	22/04/24
B	DZ	DZ	JM	06/05/24
C	DZ	DZ	JM	24/05/24
D	SG	DZ	JM	05/06/24

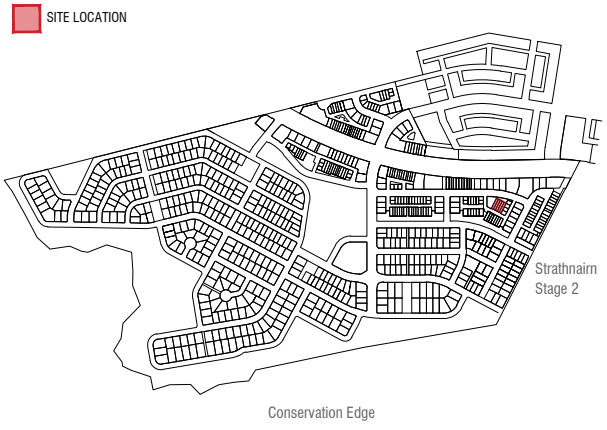
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KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location
- Gate, street address and letterbox to be off lane (as indicated)
Refer to Belconnen District Specifications

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 4 side and Rear setbacks: refer to Schedule 2 Table 10
- All Floor Levels - External Wall (Screened)
Refer to the Residential Zones Specification
- Articulation Elements (Articulation Zone)
Refer to Belconnen District Specification
- All Floor Levels - External Wall (Unscreened)
Refer to the Residential Zones 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

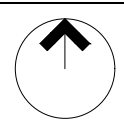
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ZONE	RZ3
SECTION	BF
BLOCKS	b,c,d,e,g
HOUSING TYPE	TERRACE BLOCK

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

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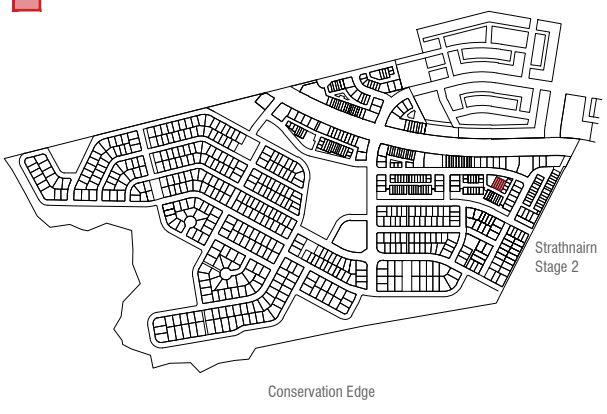


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

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

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
- 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)

SITE COVERAGE
Refer to Residential Zones Policy and Belconnen District Specification

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

Return Boundary Fencing to Building Line or Side Fence

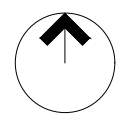
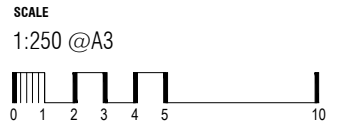
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BF
BLOCKS	b, c, d, e, g
HOUSING TYPE	TERRACE BLOCK

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

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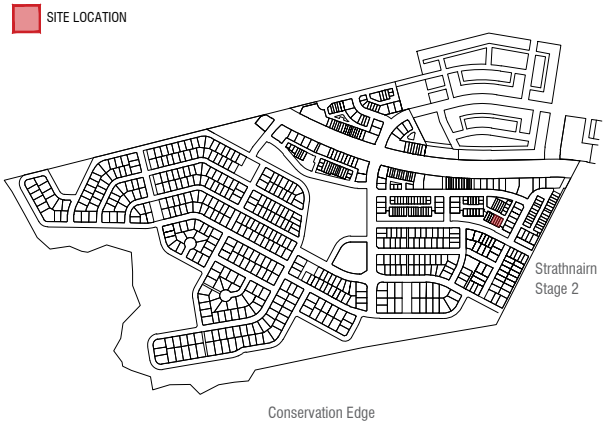


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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

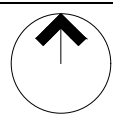
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ZONE	RZ3
SECTION	BE
BLOCKS	d,e,f,g
HOUSING TYPE	TERRACE BLOCK

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

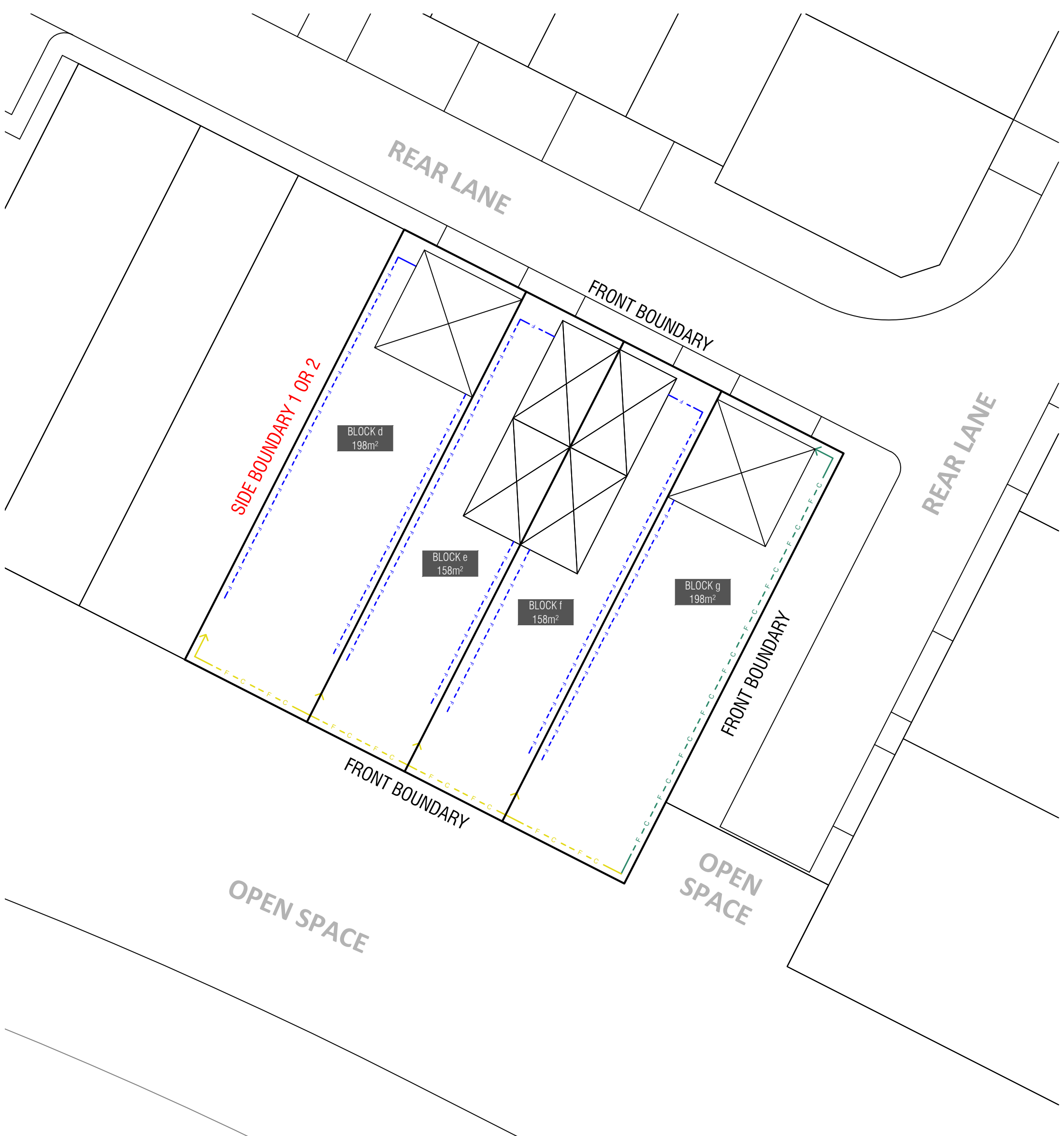
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SCALE
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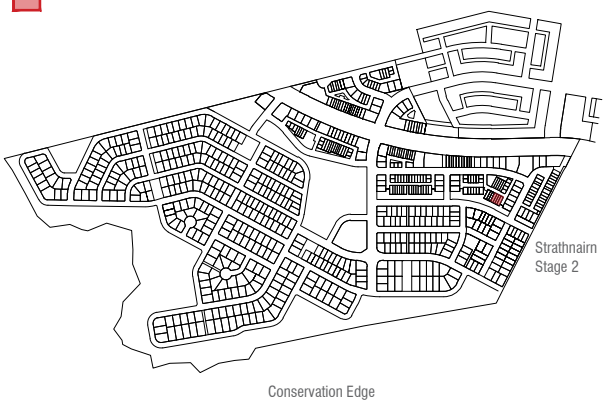


Ginninderry

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

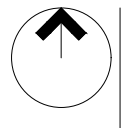
STAGE	1E
ZONE	RZ3
SECTION	BE
BLOCKS	d,e,f,g
HOUSING TYPE	TERRACE BLOCK

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

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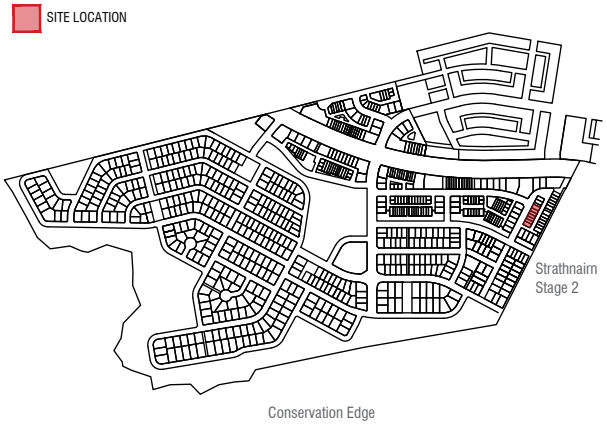


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



LEGEND

- SITE LOCATION
- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location
- Part of Integrated Development Parcel by EDP Planning Controls Plan
- PPOS
 - Minimum area 12m² with a minimum dimension 1.8m
 - Mandatory requirement to be delivered at upper floor level
- Block with alternate provision to 14.2 of the Residential Zones Specifications

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 4 side and rear setbacks: refer to Schedule 2 Table 10
- 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

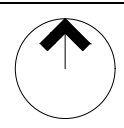
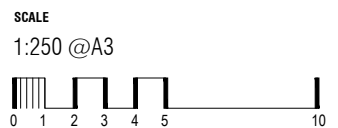
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BG
BLOCKS	a,b,c,d,e,f
HOUSING TYPE	TERRACE BLOCK

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

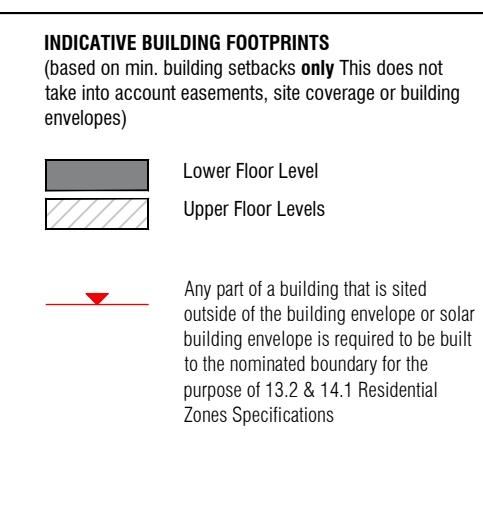
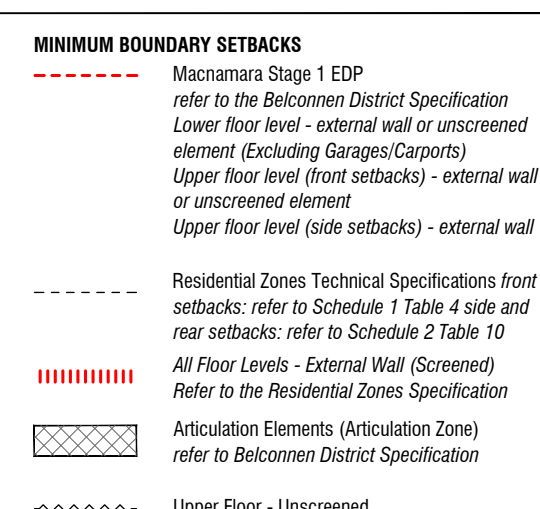
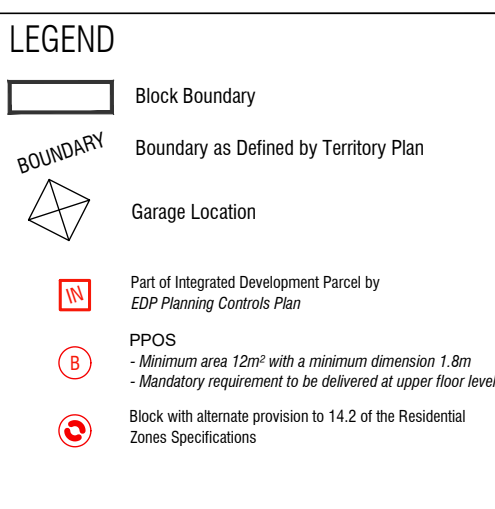
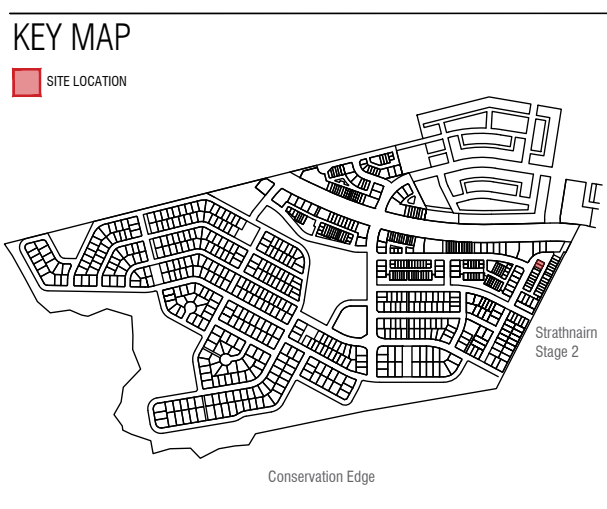
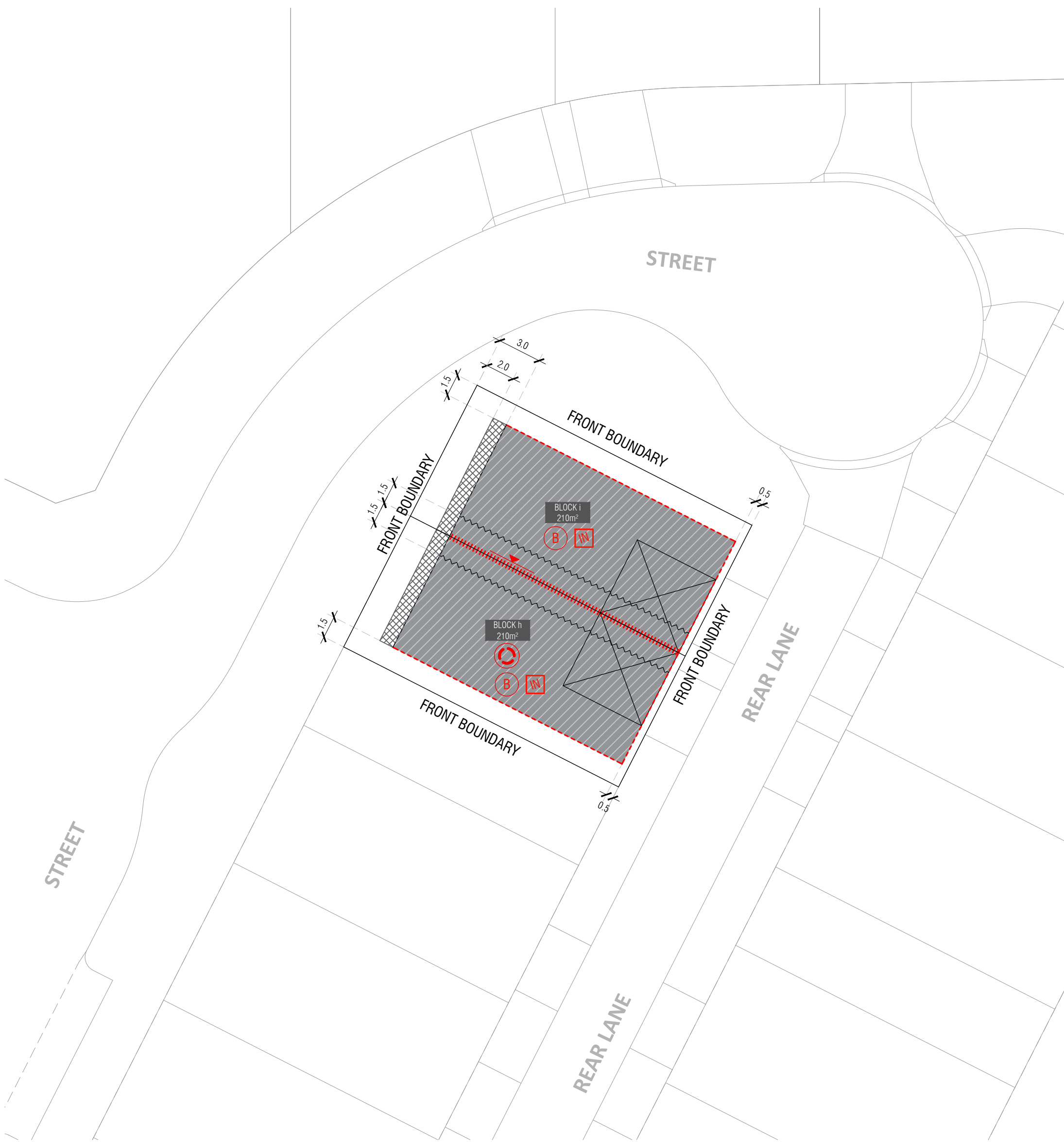
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



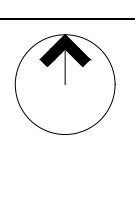
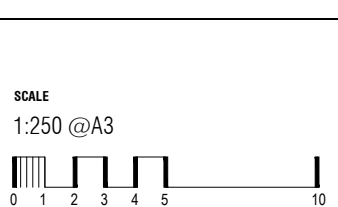
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BG
BLOCKS	h,i
HOUSING TYPE	TERRACE BLOCK

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

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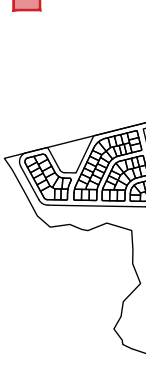


Ginninderry

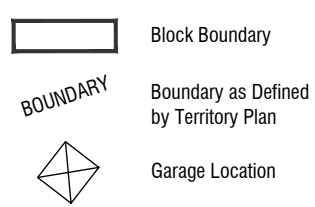
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND



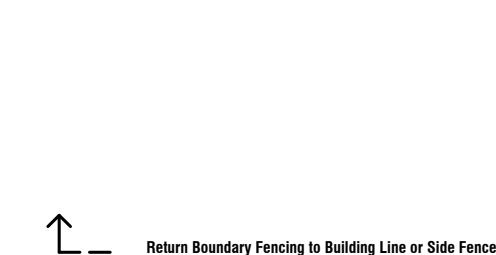
SITE COVERAGE
 Refer to Residential Zones Policy and Belconnen District Specification

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

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

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:

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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)

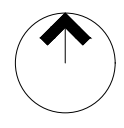
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BG
BLOCKS	a,b,c,d,e,f
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
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B	DZ	DZ	JM	24/05/24
C	SG	DZ	JM	05/06/24

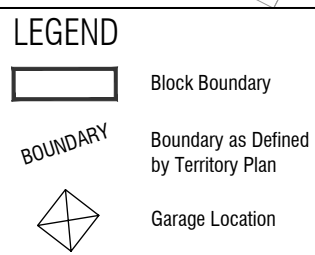
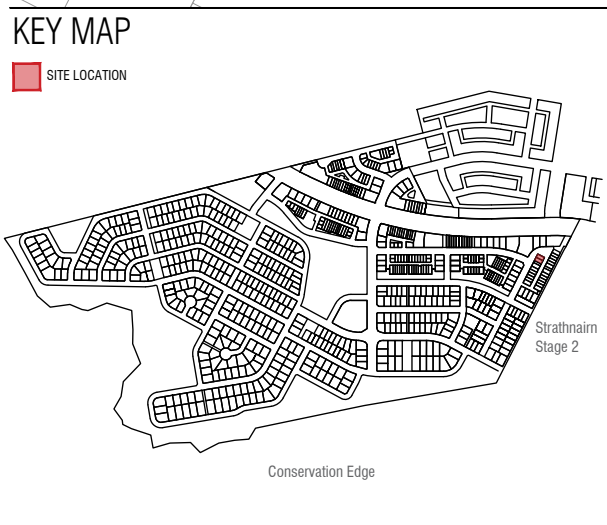
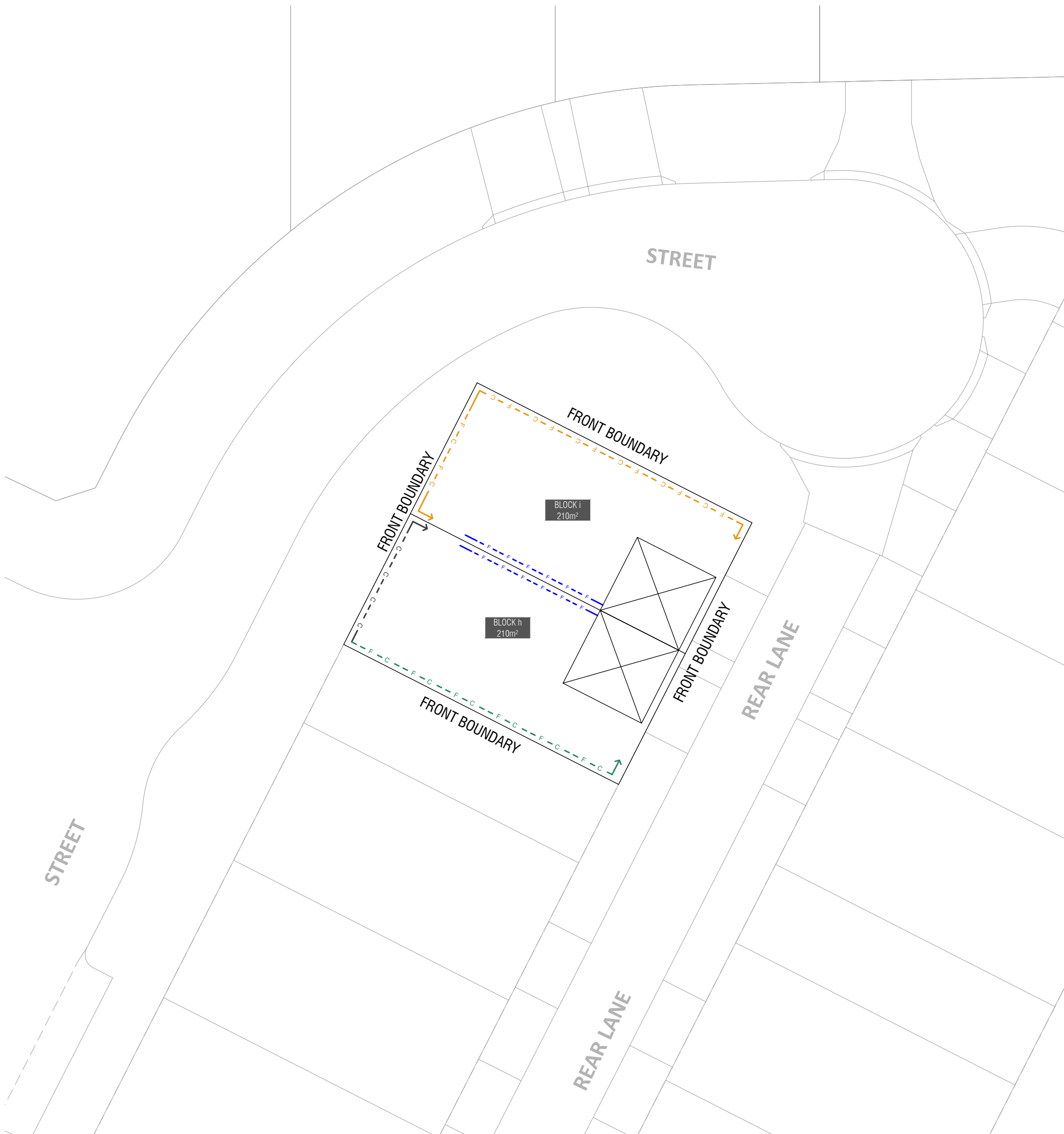
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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)

Return Boundary Fencing to Building Line or Side Fence

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

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

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:

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- openings to be a minimum of 10mm.

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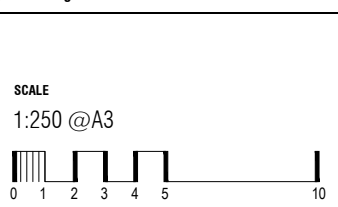
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BG
BLOCKS	h,i
HOUSING TYPE	TERRACE BLOCK

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

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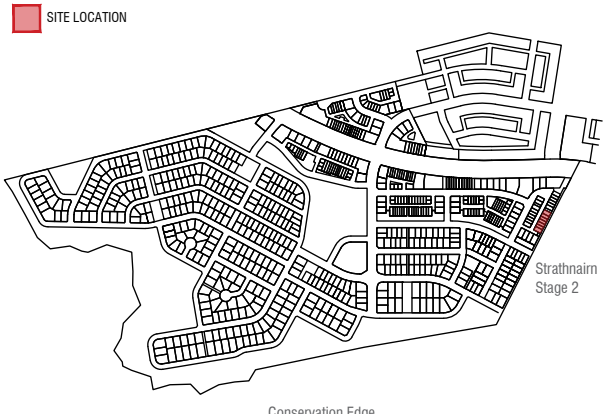


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location
- 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
- Block with alternate provision to 14.2 of the Residential Zones Specifications

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 4 side and rear setbacks: refer to Schedule 2 Table 10
- 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

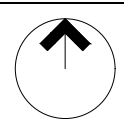
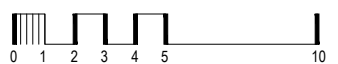
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	aj,ak,al,an,ao,ap
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	23/04/24
B	DZ	DZ	JM	02/05/24

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SCALE
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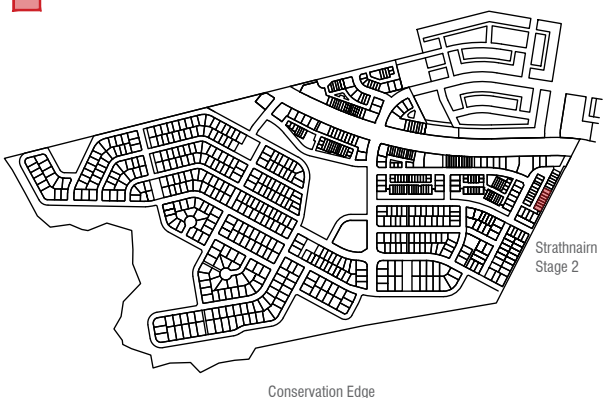


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan
- 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)

Return Boundary Fencing to Building Line or Side Fence

- Optional - Front Boundary Courtyard Wall** Refer to Belconnen District Specifications
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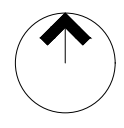
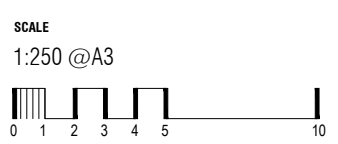
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	aj, ak, al, an, ao, ap
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	23/04/24
B	DZ	DZ	JM	02/05/24

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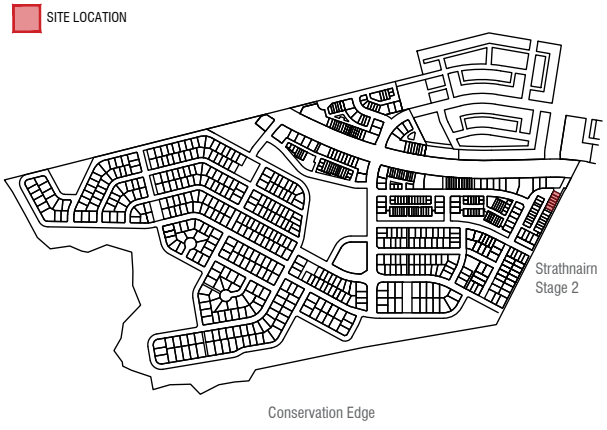


Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



LEGEND

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

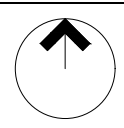
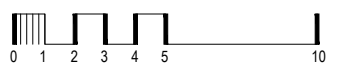
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	ar,as,at,au,av
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	23/04/24
B	DZ	DZ	JM	02/05/24
C	DZ	DZ	JM	24/05/24
D	SG	DZ	JM	05/06/24

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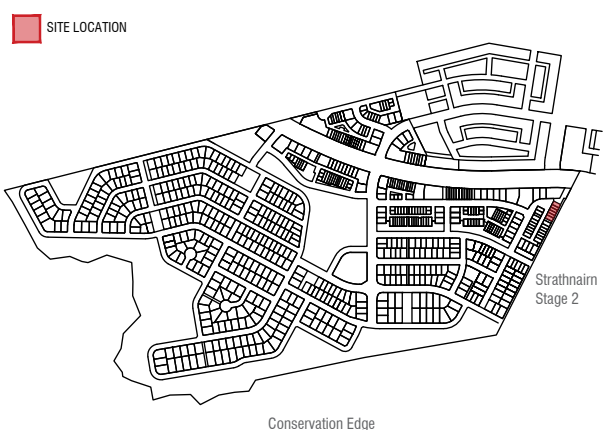


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

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

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
 - 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
- 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)

SITE COVERAGE
Refer to Residential Zones Policy and Belconnen District Specification

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



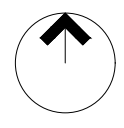
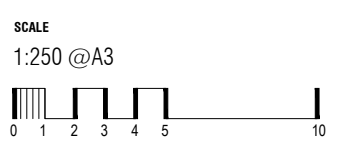
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	ar, as, at, au, av
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	23/04/24
B	DZ	DZ	JM	02/05/24
C	SG	DZ	JM	05/06/24
D	SG	DZ	JM	05/06/24

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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
FENCING CONTROLS PLAN

**Macnamara
Housing Development
Requirements
Application Form**

Design Application Form

Please fill in and submit to designs@ginninderry.com

(A Design re-submission administration fee will apply after the 1st approval)

Property details

Block/ Section	
Block size	

Purchaser details

Name	
Phone	
Mobile	
Email	

Designer details

Name	
Company	
Phone	
Mobile	
Email	

Builder details

Name	
Company	
Phone	
Mobile	
Email	

Contact us:

E: designs@ginninderry.com

P: 1800 316 900

Required documentation:

1. Site plan @ 1:200

- Overall Building Footprint with setback dimensions to the boundaries
- North point site contours
- Services and Easements
- Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
- Extent of retaining walls
- Location and dimensions of (PPOS)
- Finished floor levels for the house and garage
- Area schedule of the dwelling including block size / POS / PPOS / all GFA / Garage / carports / hardstands

2. Sediment and Erosion Control Plan @ 1:200

3. Floor Plans @ 1:100

- Fully dimensioned floor plan for each level
- Show all room names
- All internal walls / doors
- Finished levels
- Area schedule

4. Elevations @ 1:100

- North / South / East / West
- NGL & FGL
- FFL / FCL
- Roof Pitch
- Extent of Cut and Fill

5. Sections @ 1:100

- Section A-A
- Section B-B
- NGL & FGL
- All structure / internal walls
- Extent of Cut and Fill and retaining walls

6. Roof Plan @ 1:100

- Roof pitches
- Eaves depths
- Solar panel location
- Roof material & colour

7. Landscape / Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas

8. External Colours and Finishes Schedule

- Front façades @ 1:100
- Identify all front façade materials and colours
- Schedule or a table specification and image of proposed materials (if alternate from the pre-approved finishes)

9. NatHERS EER Certificate

- NatHERS energy efficiency rating report and certificate generated by NatHERS approved software package
- NatHERS stamped plans

10. Sustainability Schedule

Sustainability Schedule

Minimum Requirements as per element 2.0 Efficient Home Design

Solar PV Array

Size (kW)	
Home Energy Management System	<input type="checkbox"/> Evergen <input type="checkbox"/> Reposit (battery only)
Inverter:	
Brand	
Model No.	

Battery (optional):

Brand	
Size (kWh)	

Hot Water System:

	<input type="checkbox"/> Solar <input type="checkbox"/> Heat Pump
Brand	
Model No.	

Air Conditioning System (if installed):

	<input type="checkbox"/> RCAC <input type="checkbox"/> Other, please specify
Brand	
Indoor Model No.	
Outdoor Model No.	

Rainwater Tank:

Size (L)	
	<input type="checkbox"/> Connected to at least a toilet, laundry cold water and external taps

Water Fixtures note:

Please complete or provide equivalent selection list (must clearly show star rating)

Note: Specification sheets, builders inclusions lists sheets or contract excerpts will not be accepted.

Water Fixtures:

Room	Type	Model	Flow Rate	Star Rating
Eg. Kitchen	Eg. Sink mixer	Eg. Clark6310	Eg. 5L/min	Eg. 4 Star

Front Landscaping Application Form

Property details

Block	
Section	
Block size	
Suburb	

Purchaser details

Name	
Phone	
Mobile	
Email	
Application date	
Anticipated move in date	
Preferred start date	
Preferred finishes & plants*	

Required documents

1. Front Landscaping Application Form

2. Approved Landscape/Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas
- Services and easements
- Finished floor levels for the house and garage as well as gradient of driveway

Please note:

1. Following receipt of your application a representative from a Ginninderry nominated landscape company will organise a consultation and develop a landscape plan for your front garden
2. Typical front garden finishes are indicated on the example block plan diagrams within Part 1 of the Ginninderry Housing Design Requirements.
3. We are unable to assess your application until we receive all required documents.
4. The front landscape offer covers soft landscaping works only.
5. Submit this form up to 12 weeks before your anticipated move in date.
6. Typical native, exotic and edible plant species suitable for use at Ginninderry are available. Refer to Building Resources on the website for more information.
7. We will provide a minimum of 2 trees in the landscape package

*Subject to availability

External Colours and Finishes Schedule

Please tick the boxes below

Roof Tiles – Monier

Atura	<input type="checkbox"/> Mist Grey	<input type="checkbox"/> Saltspray	<input type="checkbox"/> Seashell	<input type="checkbox"/> Wildrice
Horizon	<input type="checkbox"/> Mist Grey	<input type="checkbox"/> Saltspray	<input type="checkbox"/> Seashell	<input type="checkbox"/> Wildrice

Roof Tiles – Lutum

Vogue	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton
Contour	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton
Slimline	<input type="checkbox"/> Quartz	<input type="checkbox"/> Cotton

Roof Tiles – Bristle

Prestige	<input type="checkbox"/> Silver Gum	<input type="checkbox"/> Aspen		
Classic	<input type="checkbox"/> Alabaster	<input type="checkbox"/> Linen	<input type="checkbox"/> Silver Gum	<input type="checkbox"/> Aspen, Vanilla
Planum	<input type="checkbox"/> Turron	<input type="checkbox"/> Ghost White		

Metal Roof – Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Fence Colour - Colorbond

Side and Rear Boundary Fencing

<input type="checkbox"/> Jasper

Fence Infill Panel / Street Facing Fencing - Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist			

Garage Doors

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray	
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver	
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Blushed Teak	<input type="checkbox"/> Classic Cedar	<input type="checkbox"/> Iron Bark	<input type="checkbox"/> Kwila
<input type="checkbox"/> Merbau	<input type="checkbox"/> Silky Oak	<input type="checkbox"/> Weathered Timber	<input type="checkbox"/> Western Red Cedar		

Façade Colours Walls / Render / Cladding

<input type="checkbox"/> Basalt	<input type="checkbox"/> Cove	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Natural Pearl	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Beige Royal	<input type="checkbox"/> Braid	<input type="checkbox"/> Cru	<input type="checkbox"/> Lexicon
<input type="checkbox"/> Light Rice	<input type="checkbox"/> Linseed	<input type="checkbox"/> Natural White	<input type="checkbox"/> Oyster Linen	<input type="checkbox"/> Terrace White	<input type="checkbox"/> Toffee Fingers
<input type="checkbox"/> Tuft	<input type="checkbox"/> Warm Neutral				

Bricks – Austral

La Paloma	<input type="checkbox"/> Miro				
Urban One	<input type="checkbox"/> Silver	<input type="checkbox"/> Chiffon	<input type="checkbox"/> Pepper		
Wilderness Design	<input type="checkbox"/> Silver Birch	<input type="checkbox"/> Blue Gum	<input type="checkbox"/> Blackbutt		
Everyday Life	<input type="checkbox"/> Engage	<input type="checkbox"/> Freedom	<input type="checkbox"/> Leisure		
Whitsunday Range	<input type="checkbox"/> Brampton	<input type="checkbox"/> Orpheus			
San Selmo Smoked	<input type="checkbox"/> Grey Cashmere (F.O.)	<input type="checkbox"/> Cloudy Silver (F.O.)	<input type="checkbox"/> Opaque Slate (F.O.)	<input type="checkbox"/> Wild Storm (F.O.)	
Metallix	<input type="checkbox"/> Quartz	<input type="checkbox"/> Platinum	<input type="checkbox"/> Titanium	<input type="checkbox"/> Cuprum	
	<input type="checkbox"/> Bronze	<input type="checkbox"/> Gun Metal Blue			
Park Lane	<input type="checkbox"/> Biltmore	<input type="checkbox"/> Dorchester	<input type="checkbox"/> Mayfair		
	<input type="checkbox"/> Westminster	<input type="checkbox"/> Chesterfield (F.O.)			

F.O. Feature area only

Bricks – PGH

Alfresco	 <input type="checkbox"/> Vino	 <input type="checkbox"/> Chocolatto	 <input type="checkbox"/> Truffle	 <input type="checkbox"/> Espresso
	 <input type="checkbox"/> Urban Blue			
Dry Pressed Architectural	 <input type="checkbox"/> Bennelong Blue	 <input type="checkbox"/> Bradfield Bronze		
	 <input type="checkbox"/> Macquarie Blend	 <input type="checkbox"/> Tinto Cream	 <input type="checkbox"/> Silver Shadow	
	 <input type="checkbox"/> McKinlay Brown	 <input type="checkbox"/> Monash Grey		
Dark and Stormy	 <input type="checkbox"/> Monsoon	 <input type="checkbox"/> Thunder	 <input type="checkbox"/> Whirlwind	 <input type="checkbox"/> Zephyr
Foundations	 <input type="checkbox"/> Gravel	 <input type="checkbox"/> Stone		
Highlands	 <input type="checkbox"/> Blackheath	 <input type="checkbox"/> Leura (F.O.)		
Manhattan	 <input type="checkbox"/> Chelsea (F.O.)	 <input type="checkbox"/> East Hampton (F.O.)	 <input type="checkbox"/> Tribeca (F.O.)	
Metallic	 <input type="checkbox"/> Nickel Flash	 <input type="checkbox"/> Pewter	 <input type="checkbox"/> Blue Steel Flash	
Morada	 <input type="checkbox"/> Blanco	 <input type="checkbox"/> Ceniza	 <input type="checkbox"/> Nero (F.O.)	 <input type="checkbox"/> Gris
Opaline	 <input type="checkbox"/> Tourmaline	 <input type="checkbox"/> Garnet	 <input type="checkbox"/> Tiger Eye	
Pure Linens	 <input type="checkbox"/> Cinders & Soot	 <input type="checkbox"/> Flannel Grey	 <input type="checkbox"/> Pebble Creek	 <input type="checkbox"/> Whispering White
Smooth	 <input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic	 <input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey
	 <input type="checkbox"/> Brown	 <input type="checkbox"/> Terracota	 <input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Copper Glow
	 <input type="checkbox"/> Black & Tan			
Urban Essence	 <input type="checkbox"/> Melbourne Blue (F.O.)	 <input type="checkbox"/> Storm (F.O.)		
Velour	 <input type="checkbox"/> Terracota	 <input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey	 <input type="checkbox"/> Red
	 <input type="checkbox"/> Brown	 <input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic

Additional Colours & Finishes - Subject to Approval

Please include brand, specification, profile and colour of proposed materials, sample photos/swatches should also be provided.

Cladding	
Retaining Walls	
Courtyard Walls	
Mailbox	
Feature Material	

F.O. Feature area only

Ginninderry 