

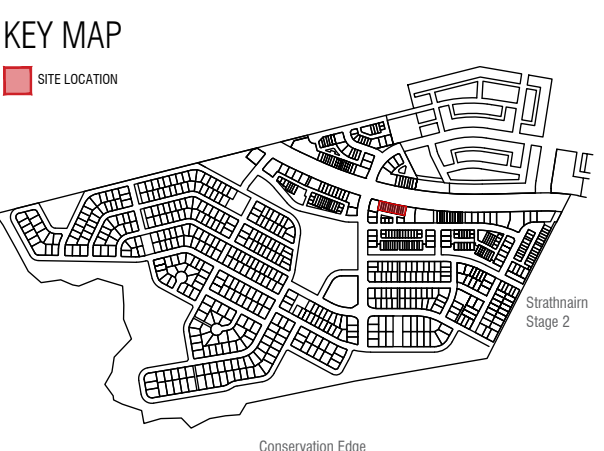


Block Planning Control Plans

Terrace Packs - 3

Terrace Packs

Packs number	Block	Section	Number of blocks/units*	Area (m ²)	Suburb	Zoning	Expected settlement	Compliance bond required
3	d-l, n-p	BA	12	1,894	Macnamara	RZ3	Jul 2025 - Dec 2025	90,000



- 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

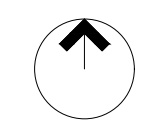
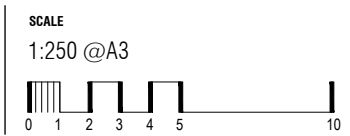
- MINIMUM BOUNDARY SETBACKS**
- Macnamara Stage 1 EDP refer to the Belconnen District Specification
Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
Upper floor level (front setbacks) - external wall or unscreened element
Upper floor level (side setbacks) - external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

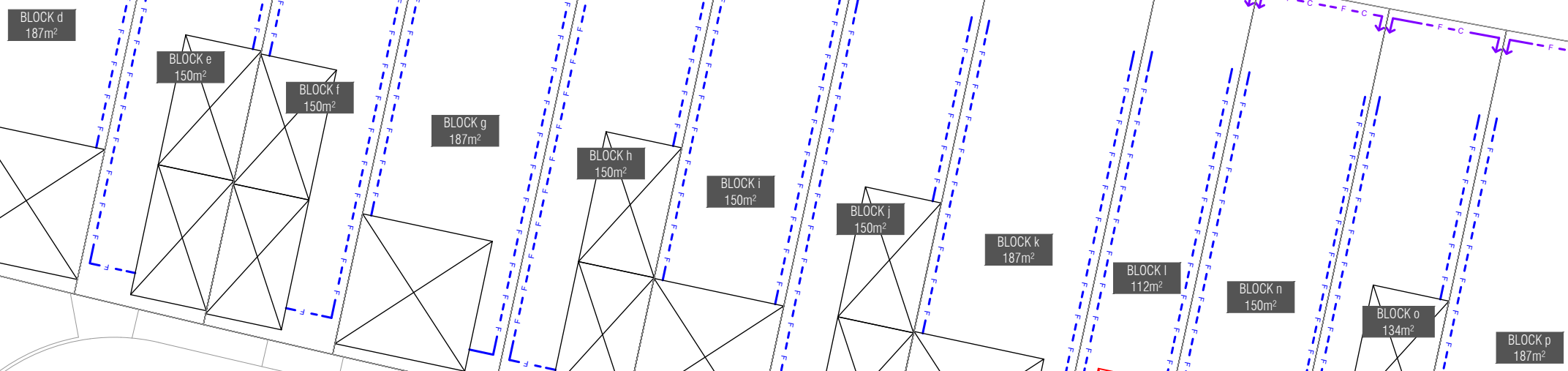


PRO HART AVENUE

SIDE BOUNDARY 1 OR 2

FRONT BOUNDARY

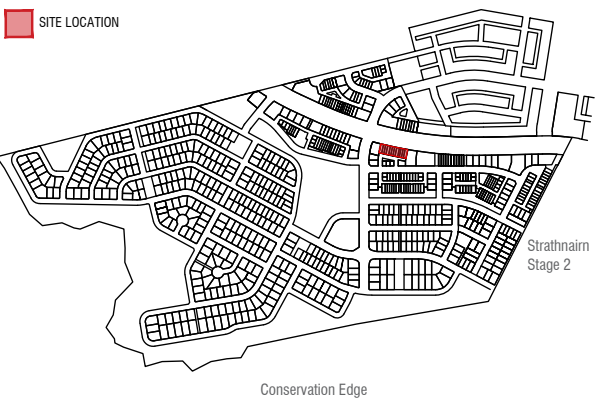
SIDE BOUNDARY 1 OR 2



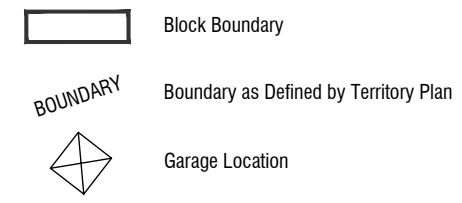
REAR LANE

FRONT BOUNDARY

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)

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