

Block Planning Control Plans

Macnamara Land Release

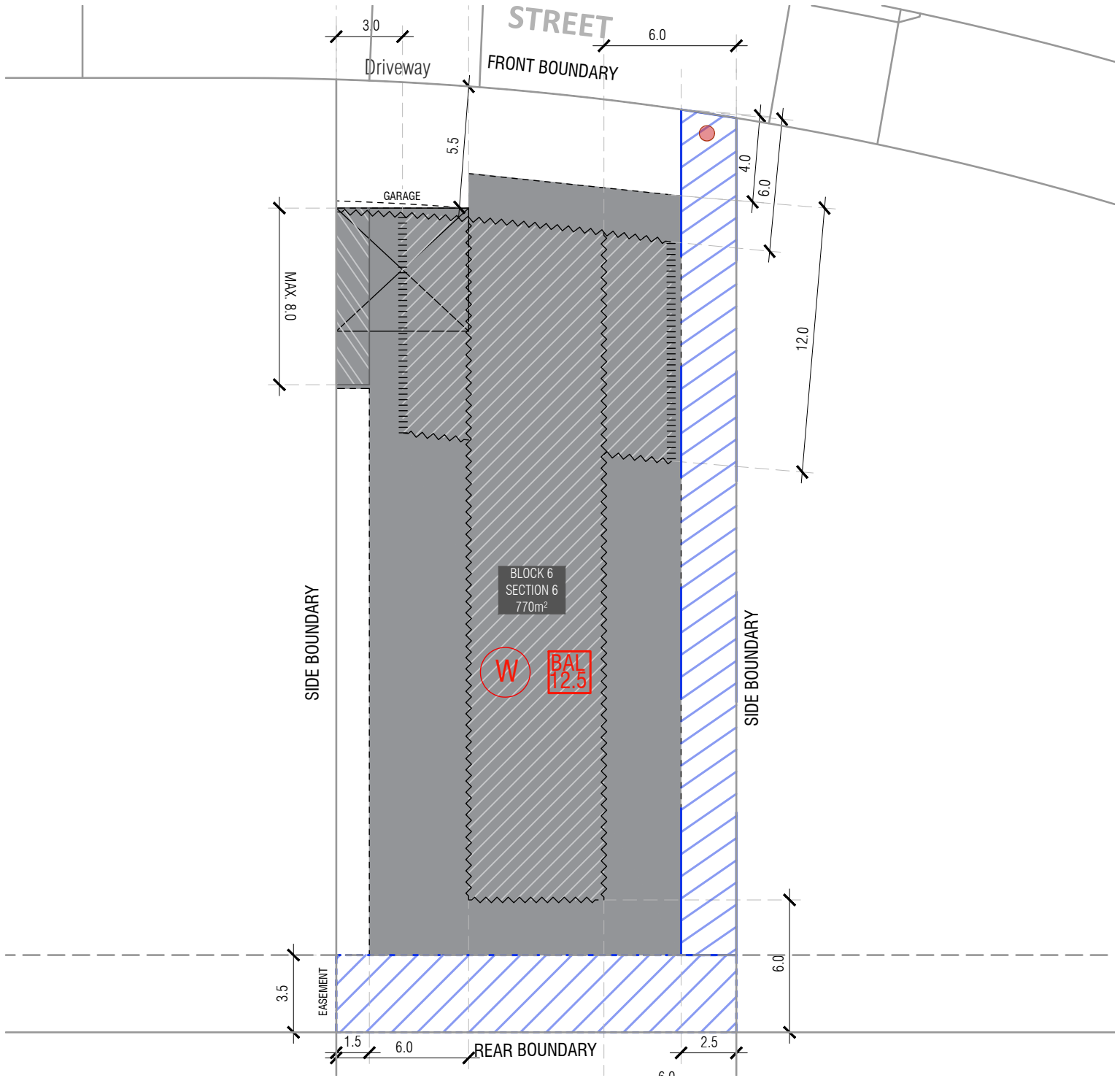


Suburban Land
Agency

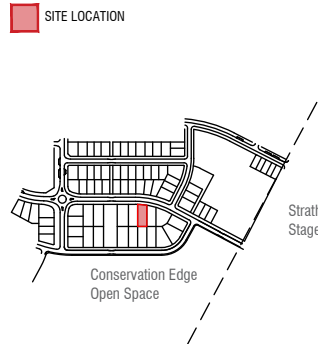


RIVERVIEW
GROUP

Numeric Section	Numeric Block	Size m²	Price	Typology	Zoning	Date range for settlement
6	6	770	\$674,000	Signature	RZ1	Land ready
6	11	935	\$804,000	Edge	RZ1	Land ready
6	14	744	\$705,500	Edge	RZ1	Land ready
10	23	476	\$523,600	Courtyard	RZ1	Land ready
11	14	540	\$560,500	Classic	RZ3	Land ready



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*
- Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000
- BAL 12.5 Building Standard *refer to Belconnen District Declaration*

INDICATIVE BUILDING FOOTPRINTS

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

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9: Table 3 for large blocks
side and rear setbacks: refer to Control 10: Table 4 for large blocks

Nil or 900mm garage setback for walls maximum 8m in length *refer to SDHDC Control 10, Table 4*

- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

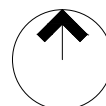
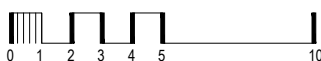
BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	6
BLOCK	6
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

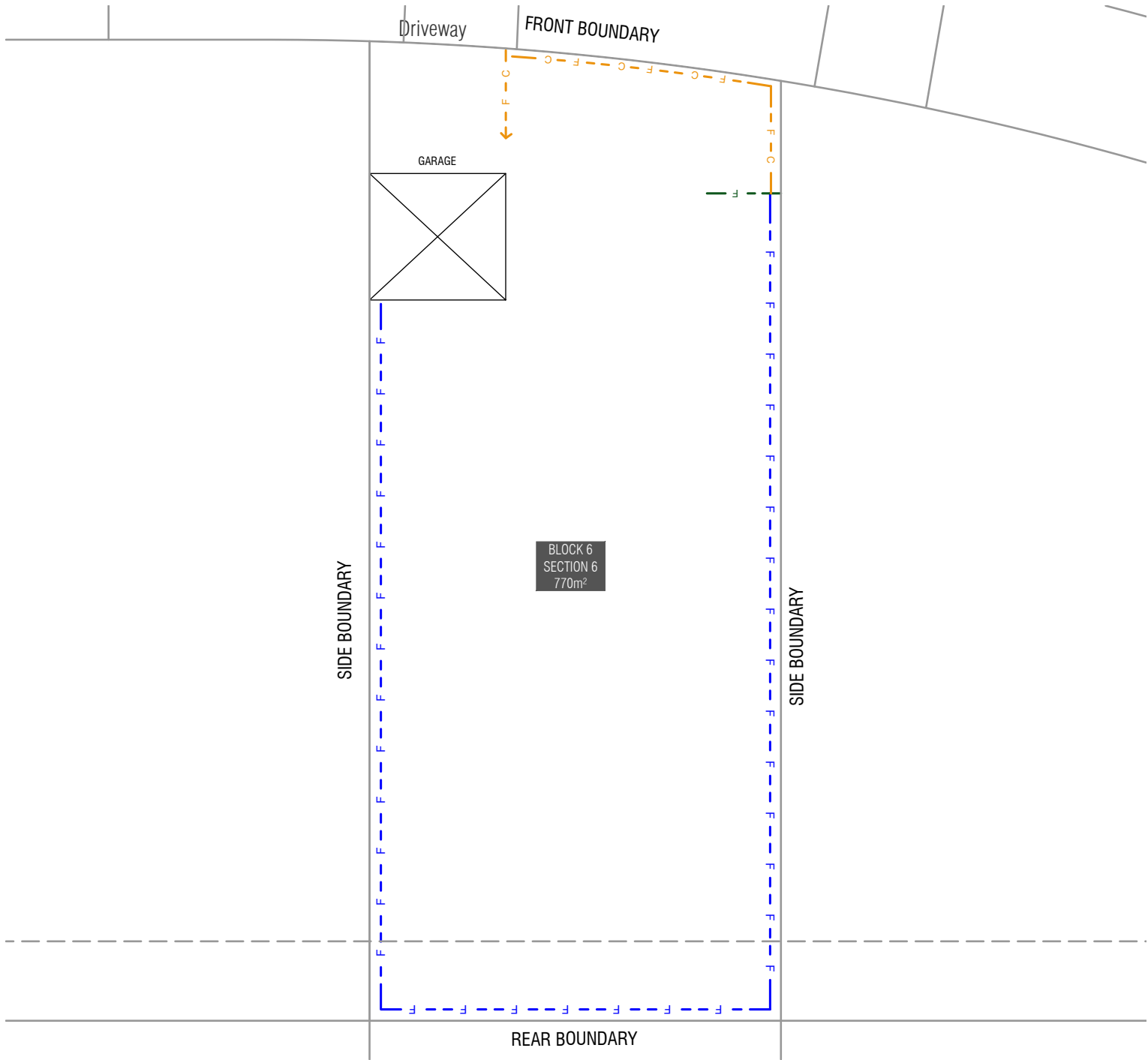
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT DECLARATION/SPECIFICATION. PLANS TO BE READ IN CONJUNCTION WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:250 @A4



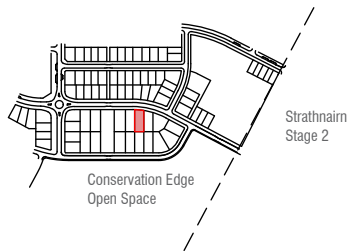
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
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)
- Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
- F5, Courtyard Wall** Refer to EDP Fencing Controls Plan
Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration and SDHDCs.

Return Boundary Fencing to Building Line or Side Fence

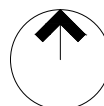
BLOCK INFORMATION

STAGE	1A
ZONE	RZ1
SECTION	6
BLOCK	6
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

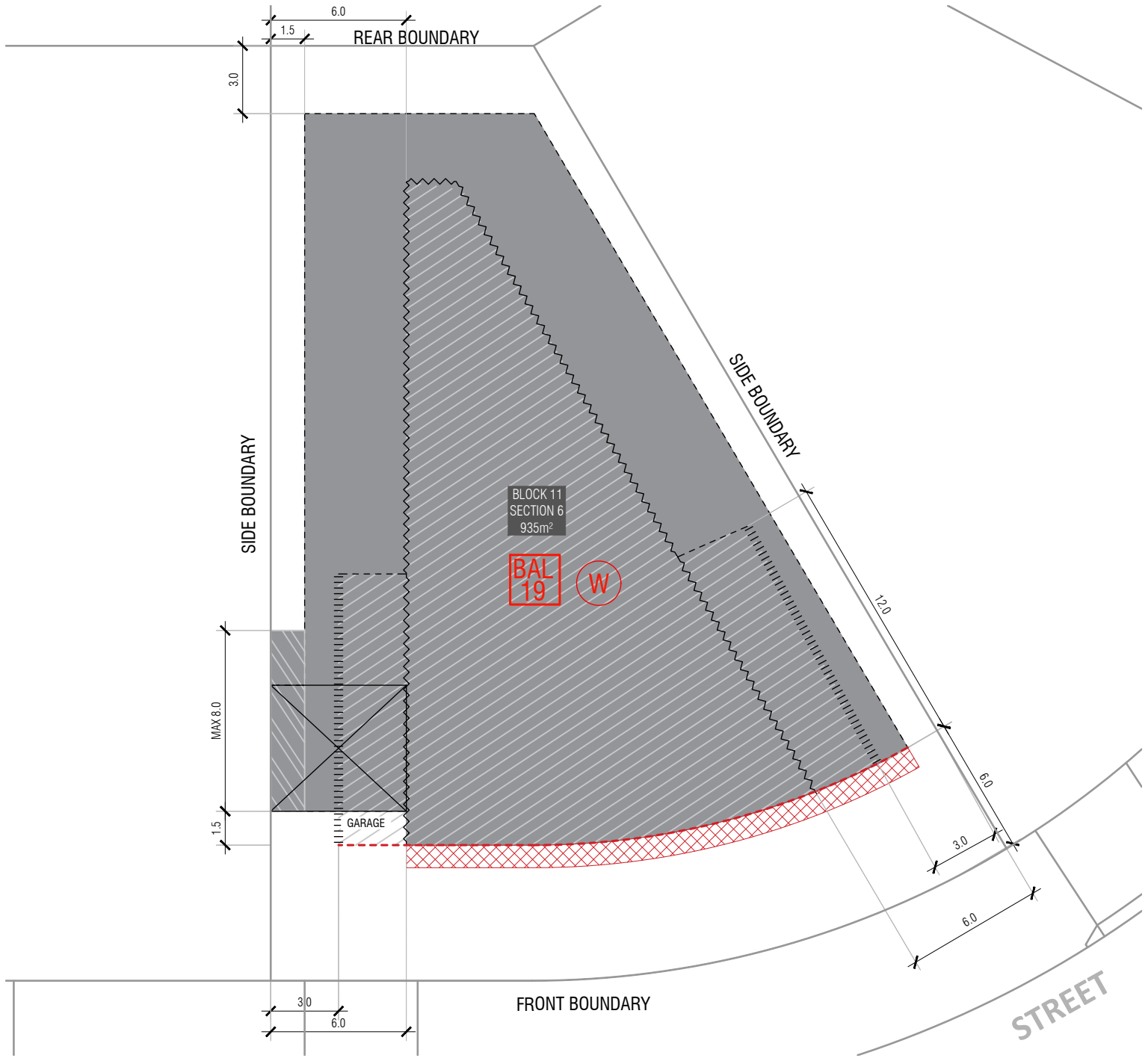
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C	SG	CS	CS	21/12/23

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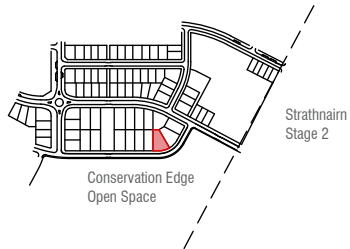


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block Boundary



Garage Location

BOUNDARY

Boundary Defined by SDHDC



Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000



BAL 19 Building Standard
refer to Belconnen District Declaration

INDICATIVE BUILDING FOOTPRINTS

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

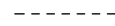


Lower Floor Level



Upper Floor Level

MINIMUM BOUNDARY SETBACKS



Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9:
Table 3 for large blocks
side and rear setbacks: refer to Control 10:
Table 4 for large blocks



Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)



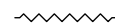
Articulation Elements (Articulation Zone)
refer to Belconnen District Declaration



Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Control 10, Table 4



Upper Floor Level - Side and Rear Boundary - Screened



Upper Floor Level - Side and Rear Boundary - Unscreened

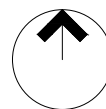
BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

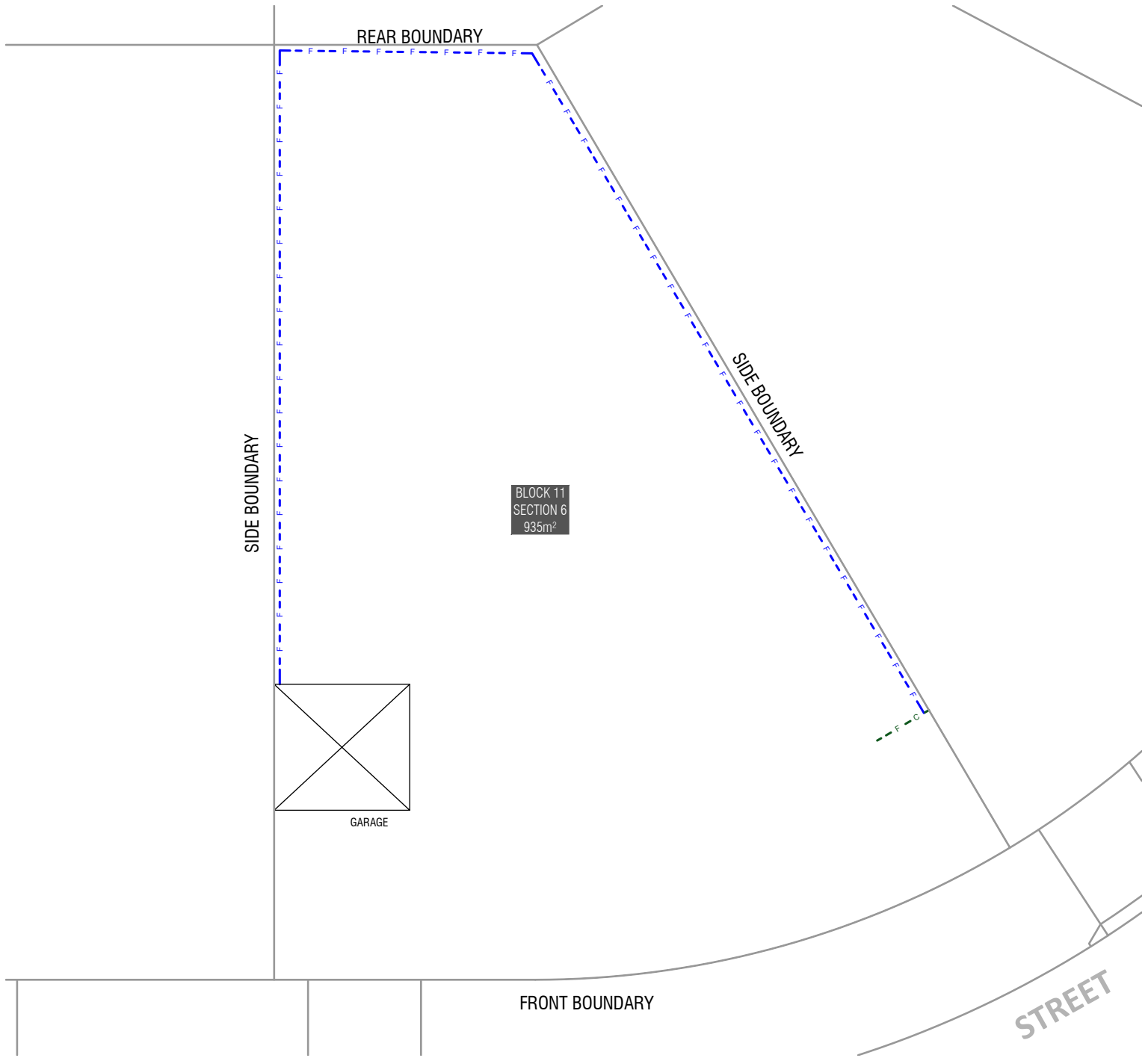
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SCALE
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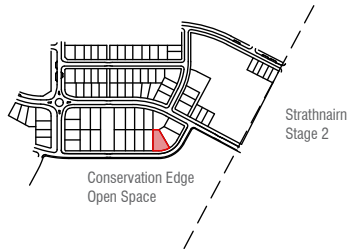
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
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)
- Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

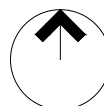
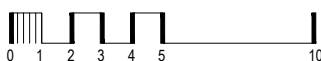
BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	11
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

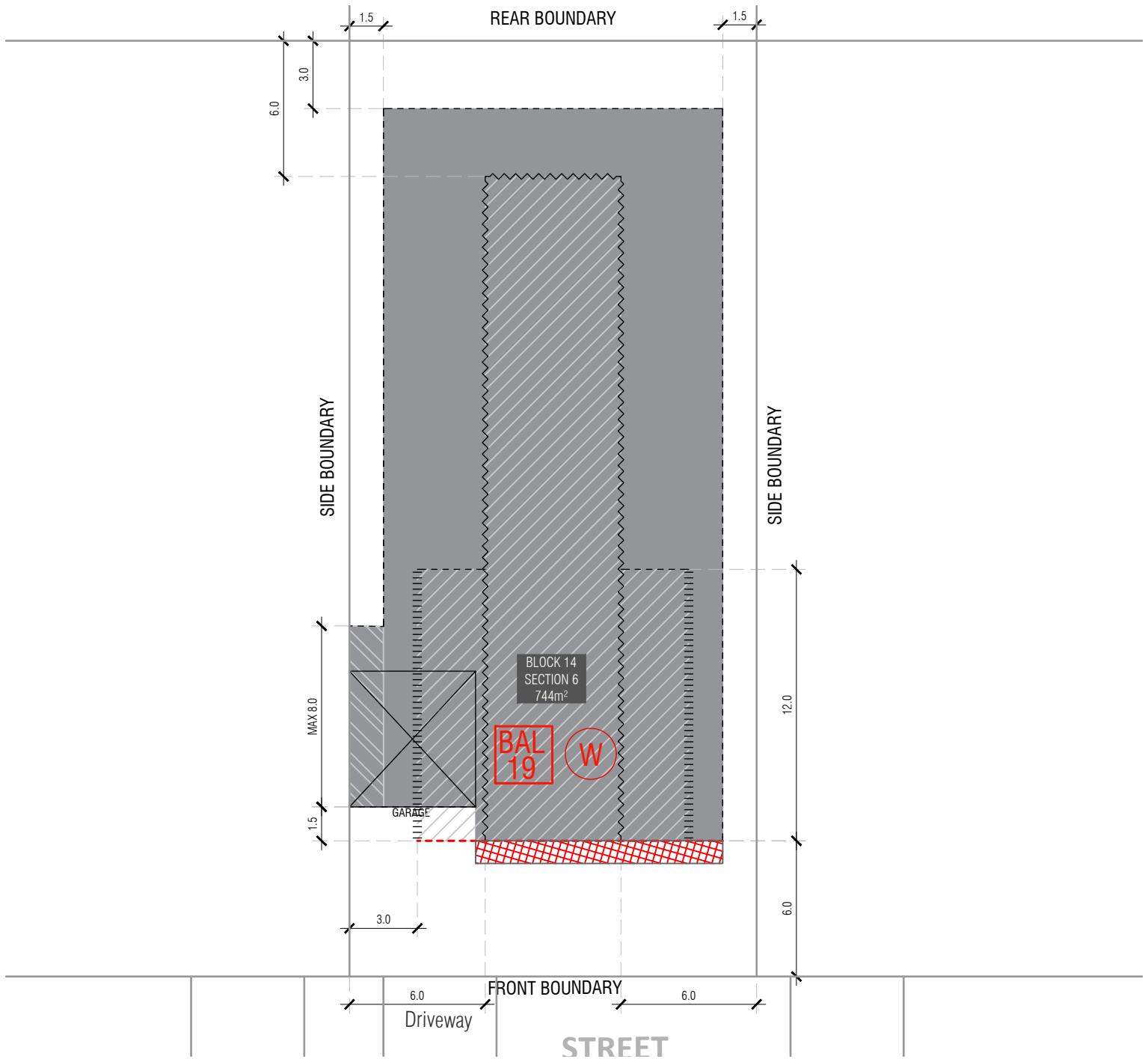
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SCALE
1:250 @A4



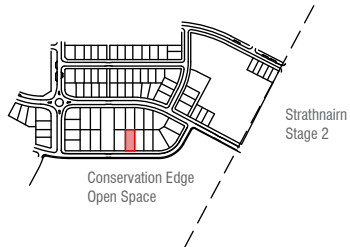
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHC
- Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000
- BAL 19 Building Standard
refer to Belconnen District Declaration
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account site coverage or building envelopes)
- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9: Table 3 for large blocks
side and rear setbacks: refer to Control 10: Table 4 for large blocks
- Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)
refer to Belconnen District Declaration
- Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Control 10, Table 4
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary - Unscreened

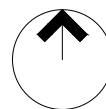
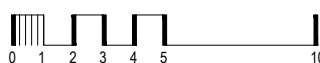
BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	14
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

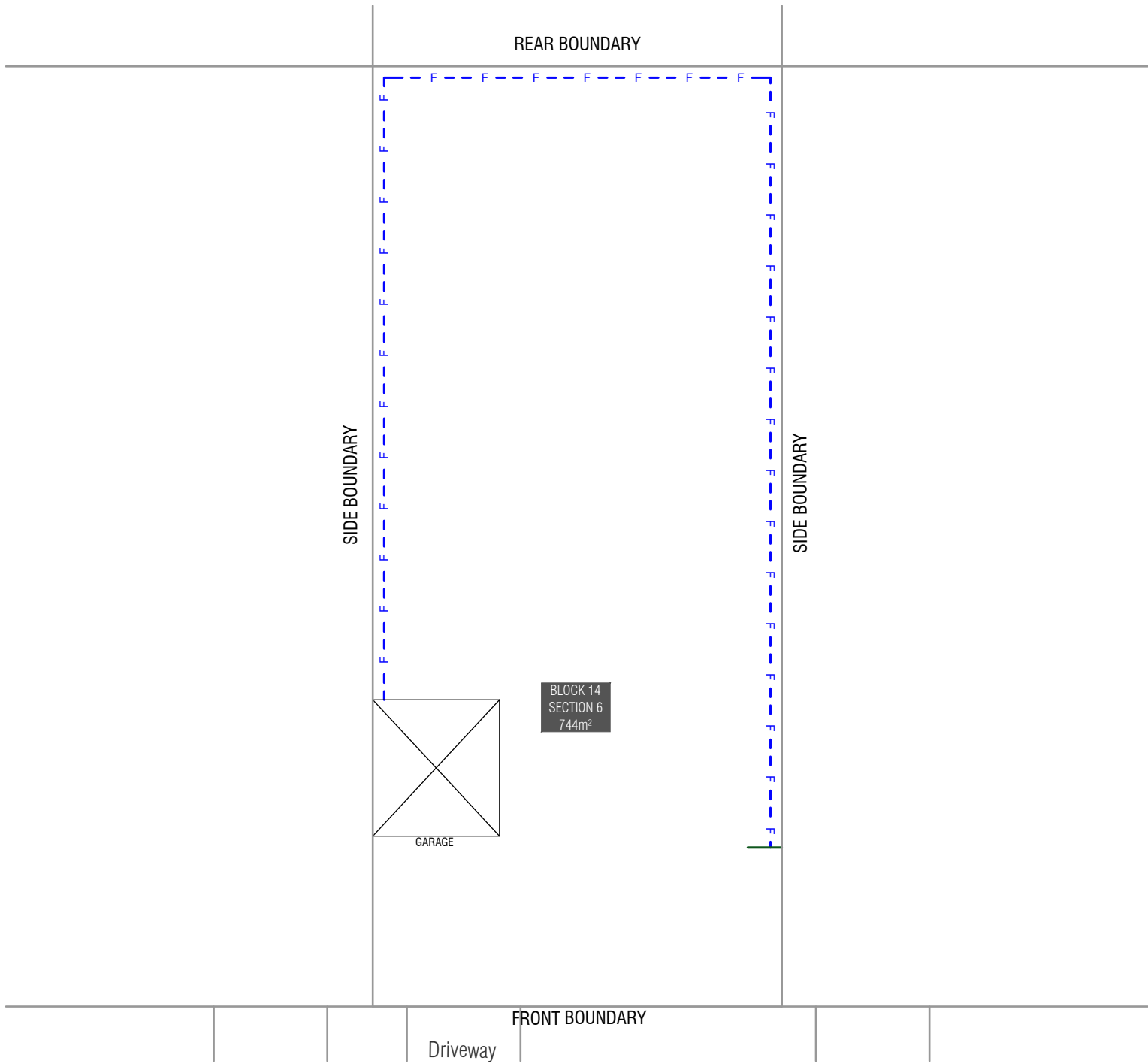
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SCALE
1:250 @A4



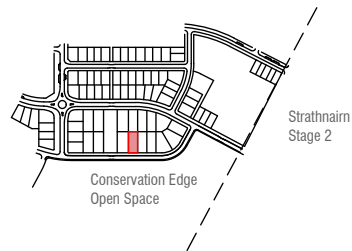
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
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)
- Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)

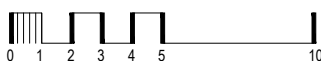
BLOCK INFORMATION

STAGE	1A
ZONE	RZ 1
SECTION	6
BLOCK	14
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	CS	CS	21/12/23

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SCALE
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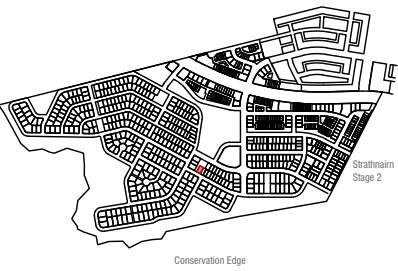


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



Conservation Edge

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Water tank requirements**

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
251 ≤ 350	2,000
351 ≤ 599	4,000
600 ≤ 800	8,000
> 801	10,000

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Controls (SDHDC)
front setbacks: refer to Control 9;
Table 3 for mid blocks
side and rear setbacks: refer to Control 10;
Table 6 for mid blocks
- Macnamara Stage 1 EDP
refer to the Belconnen District Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- 1.5m or nil setback for garage for mid size blocks
refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone)
refer to SDHDC Control 9;
Table 3 for mid blocks

INDICATIVE BUILDING FOOTPRINTS

- (based on min. building setbacks. This does not take into account site coverage or building envelopes)
- Lower Floor Level
 - Upper Floor Level - Side and Rear Boundary - Screened
 - Upper Floor Level - Side and Rear Boundary - Unscreened

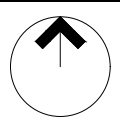
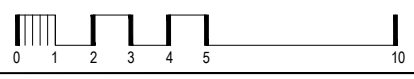
BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	10
BLOCK	23
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	03/01/24

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SCALE
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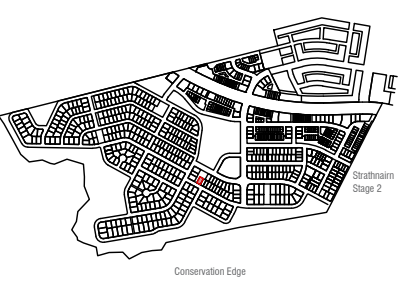


Ginninderry
 BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
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)
- Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**
Construction and Finish
To be open form (min 10mm gaps) either treated hardwood, powder coated aluminum. Refer to Ginninderry Housing Design Requirements (Macnamara)
- Mandatory F2, Courtyard Wall** Refer to EDP Fencing Controls Plan
Mandatory height: 1.8m
Minimum Boundary Length: 100% (full length of boundary)
Minimum setback from boundary: Nil

No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Declaration & SDHDCs

Return Boundary Fencing to Building Line or Side Fence

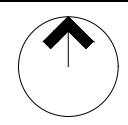
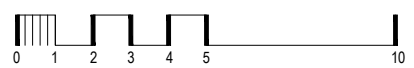
BLOCK INFORMATION

STAGE	1B
ZONE	RZ1
SECTION	10
BLOCK	23
CLASSIFICATION	MID-SIZE
HOUSING TYPE	SINGLE DWELLING

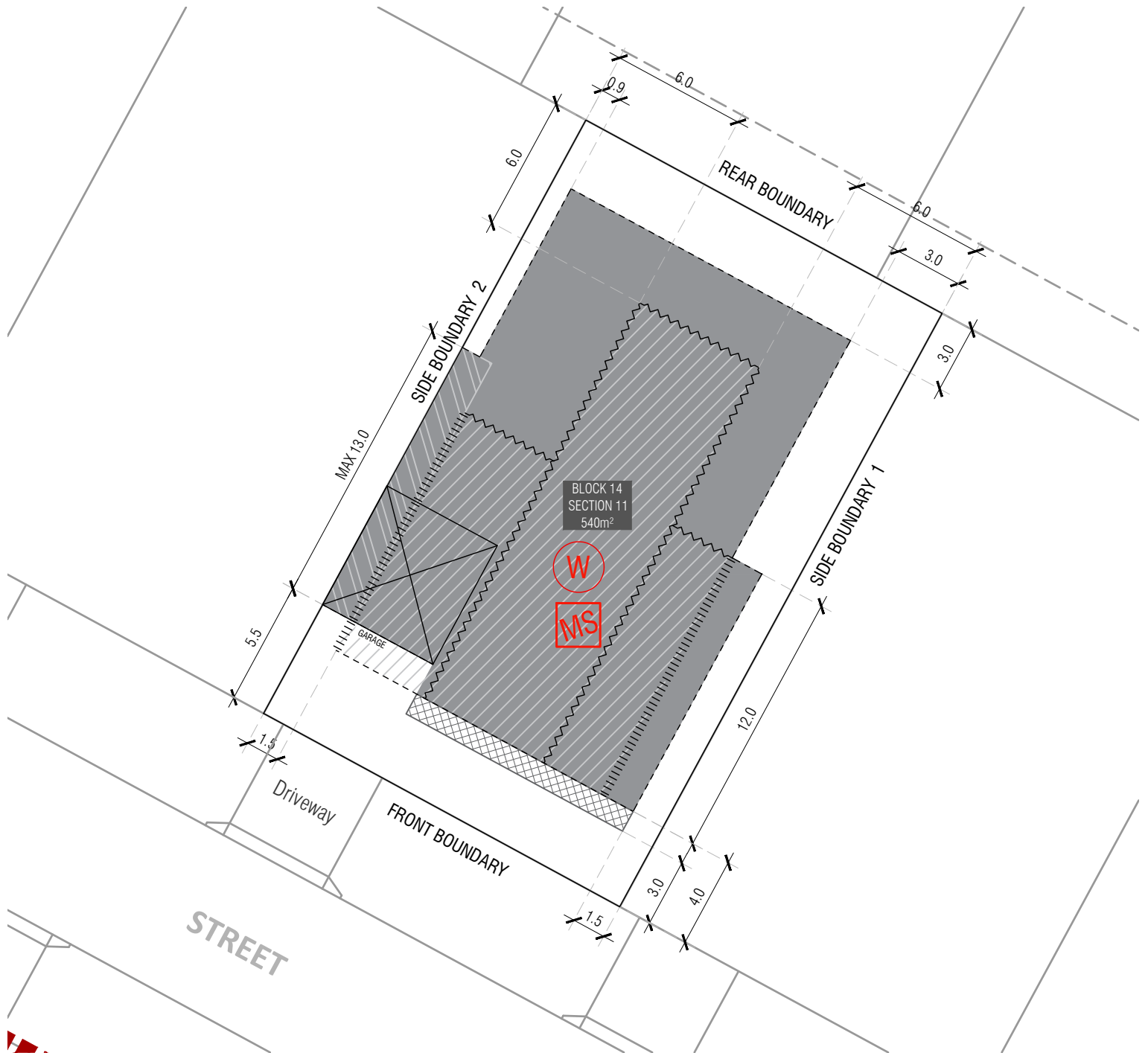
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C	DZ	DZ	CS	03/01/24

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SCALE
1:200 @A4

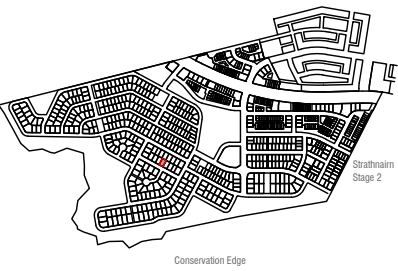


Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
 - Garage Location
 - BOUNDARY
 - Water tank requirements
 - Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration
- | BLOCK SIZE (M ²) | MANDATORY MINIMUM TANK SIZE (L) |
|------------------------------|---------------------------------|
| 251 ≤ 350 | 2,000 |
| 351 ≤ 599 | 4,000 |
| 600 ≤ 800 | 8,000 |
| > 801 | 10,000 |

MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Control (SDHDC) front setbacks: refer to Control 9; Table 3 for mid blocks side and rear setbacks: refer to Control 10; Table 6 for mid blocks
- 1.5m or nil setback for garage for mid size blocks refer to SDHDC Control 10, Table 6
- Articulation Elements (Articulation Zone) refer to SDHDC Control 9; Table 3 for mid blocks

INDICATIVE BUILDING FOOTPRINTS

- (based on min. building setbacks. This does not take into account site coverage or building envelopes)
- Lower Floor Level
 - Upper Floor Level
 - Upper Floor Level - Side and Rear Boundary - Screened
 - Upper Floor Level - Side and Rear Boundary - Unscreened

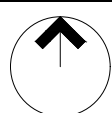
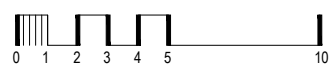
BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	11
BLOCK	14
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

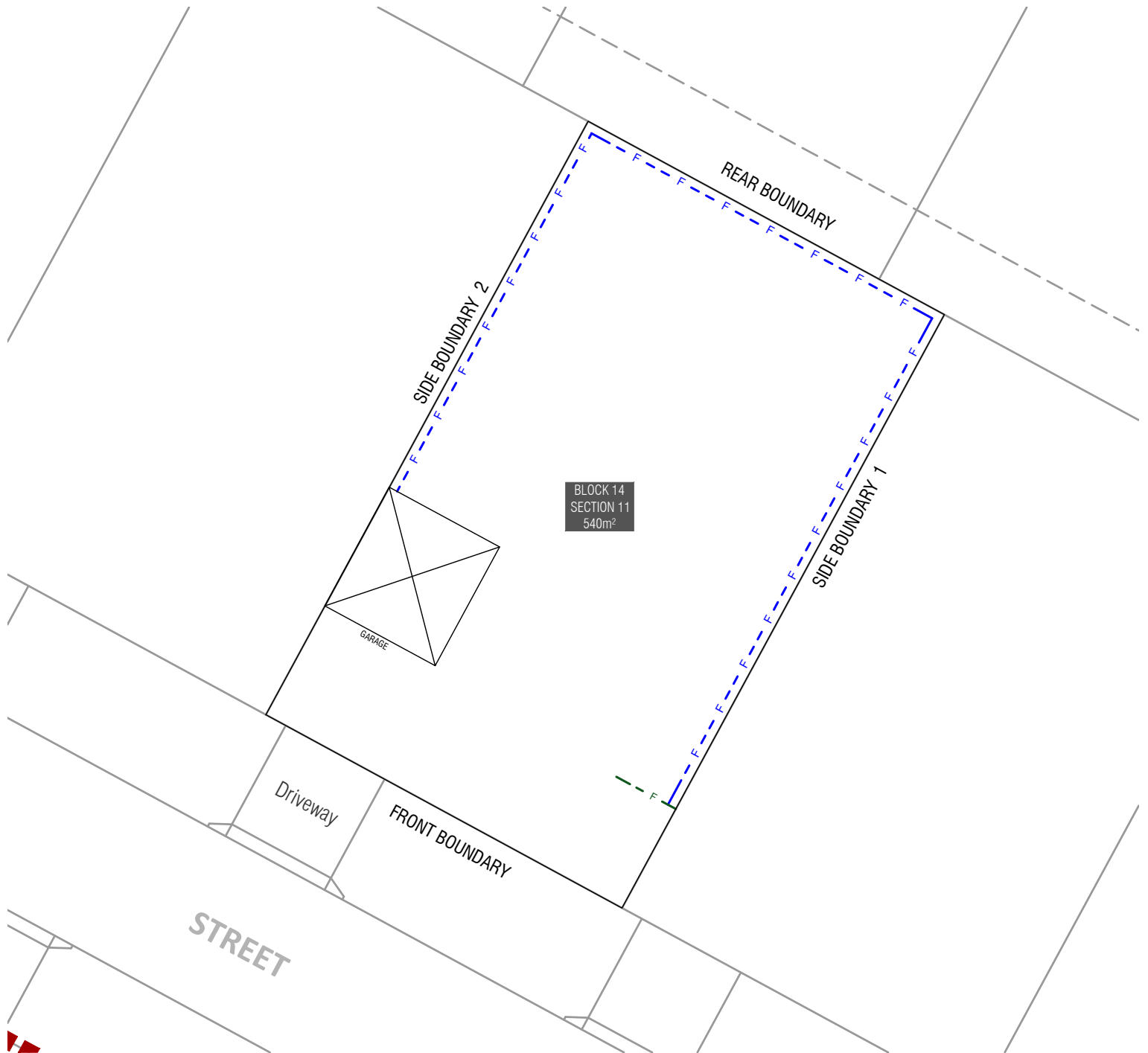
REV C DZ DZ CS DATE 05/01/24

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SCALE 1:250 @A4

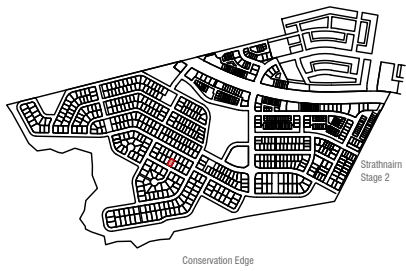


Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC

BOUNDARY FENCING

- Side, Rear Fencing**
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)
- Street facing side gate/fence**
Maximum height 1.8m | **Min 1m behind the front building line**

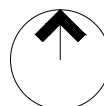
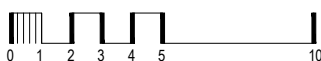
BLOCK INFORMATION

STAGE	1B
ZONE	RZ3
SECTION	11
BLOCK	14
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
B	DZ	DZ	CS	05/01/24

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SCALE
1:250 @A4



Ginninderry

**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**