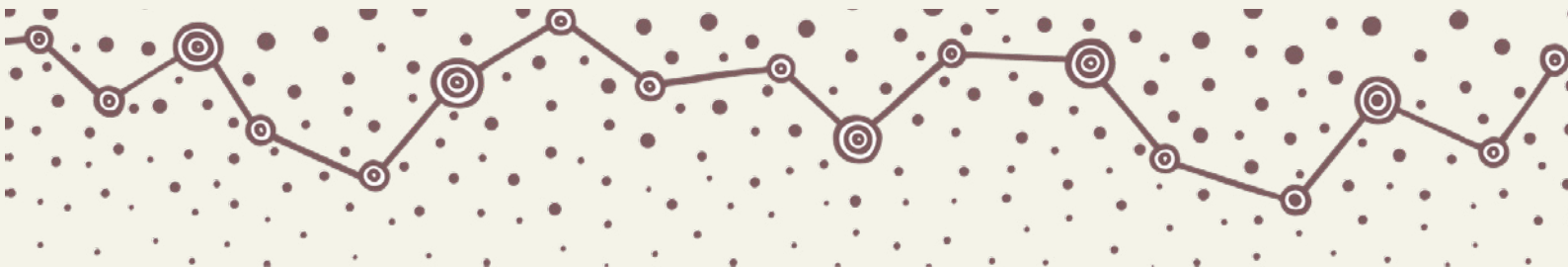


Block Planning Controls Plan

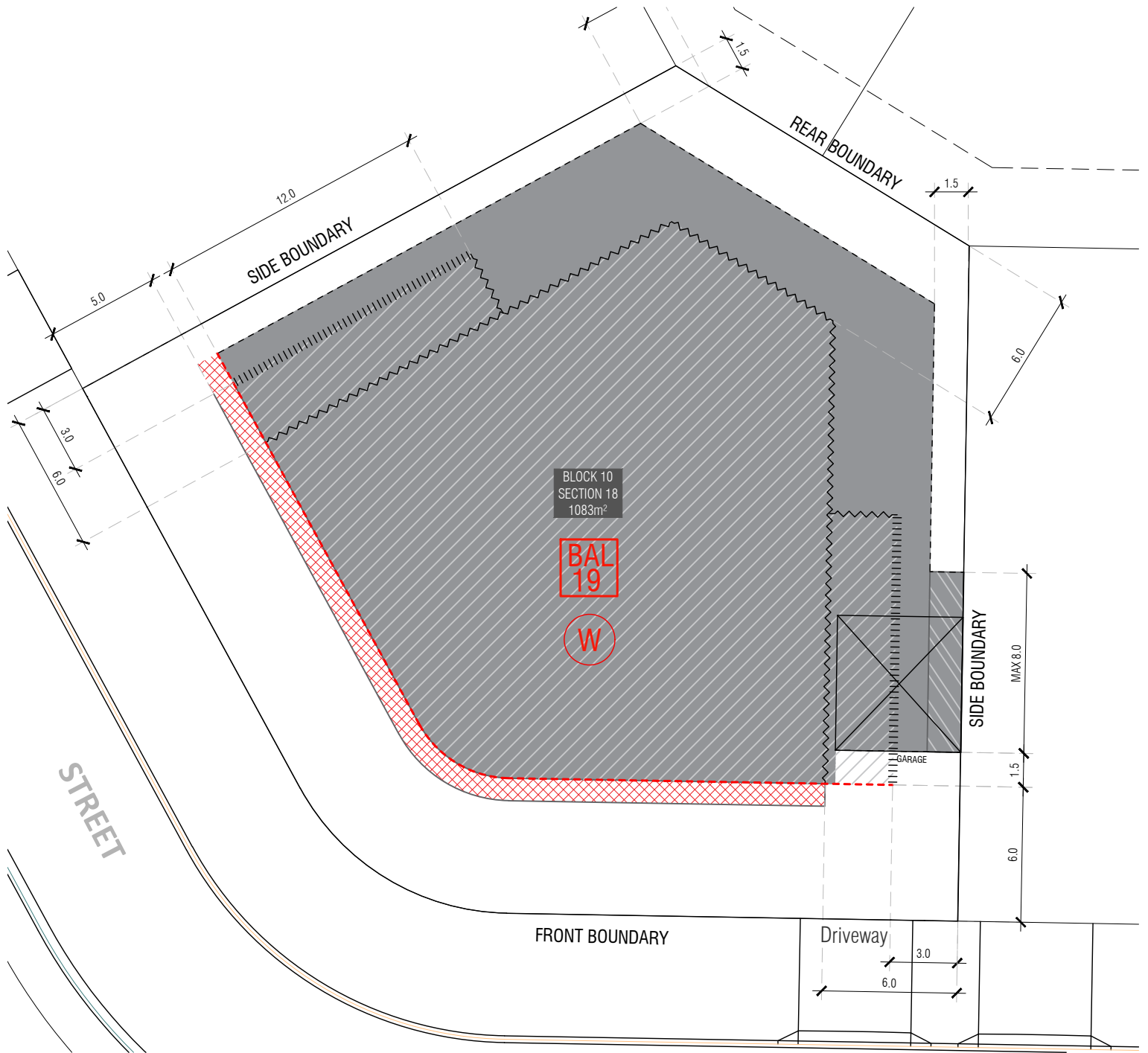
Macnamara

Stage 1D

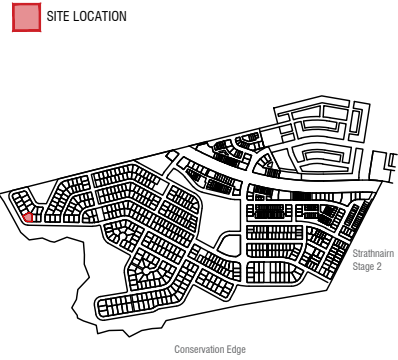
Artwork by Leah Brideson



Section	Block	Area m²	Zoning	Expected settlement
18	10	1083	RZ3	By February 2025
16	16	630	RZ3	By February 2025
16	15	630	RZ3	By February 2025
17	26	629	RZ3	By February 2025
16	1	627	RZ3	By February 2025
18	12	600	RZ3	By February 2025
18	13	540	RZ3	By February 2025
18	14	510	RZ3	By February 2025



KEY MAP



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
- BAL 19 Building Standard
refer to Belconnen Distict Declaration

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 Belconnen Distict Declaration
- All floor levels - external wall or unscreened element (Excluding Garages/Carports)
- Nil or 900mm garage setback for walls maximum 8m in length refer to SDHDC Control 10, Table 4
- Articulation Elements (Articulation Zone) refer to Belconnen Distict 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
 - Upper Floor Level - Side and Rear Boundary - Screened
 - Upper Floor Level - Side and Rear Boundary - Unscreened

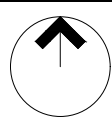
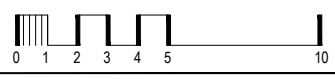
BLOCK INFORMATION

STAGE	10
ZONE	RZ3
SECTION	18
BLOCK	10
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV C DRAWN SG CHECKED DZ APPROVED CS DATE 08/01/24

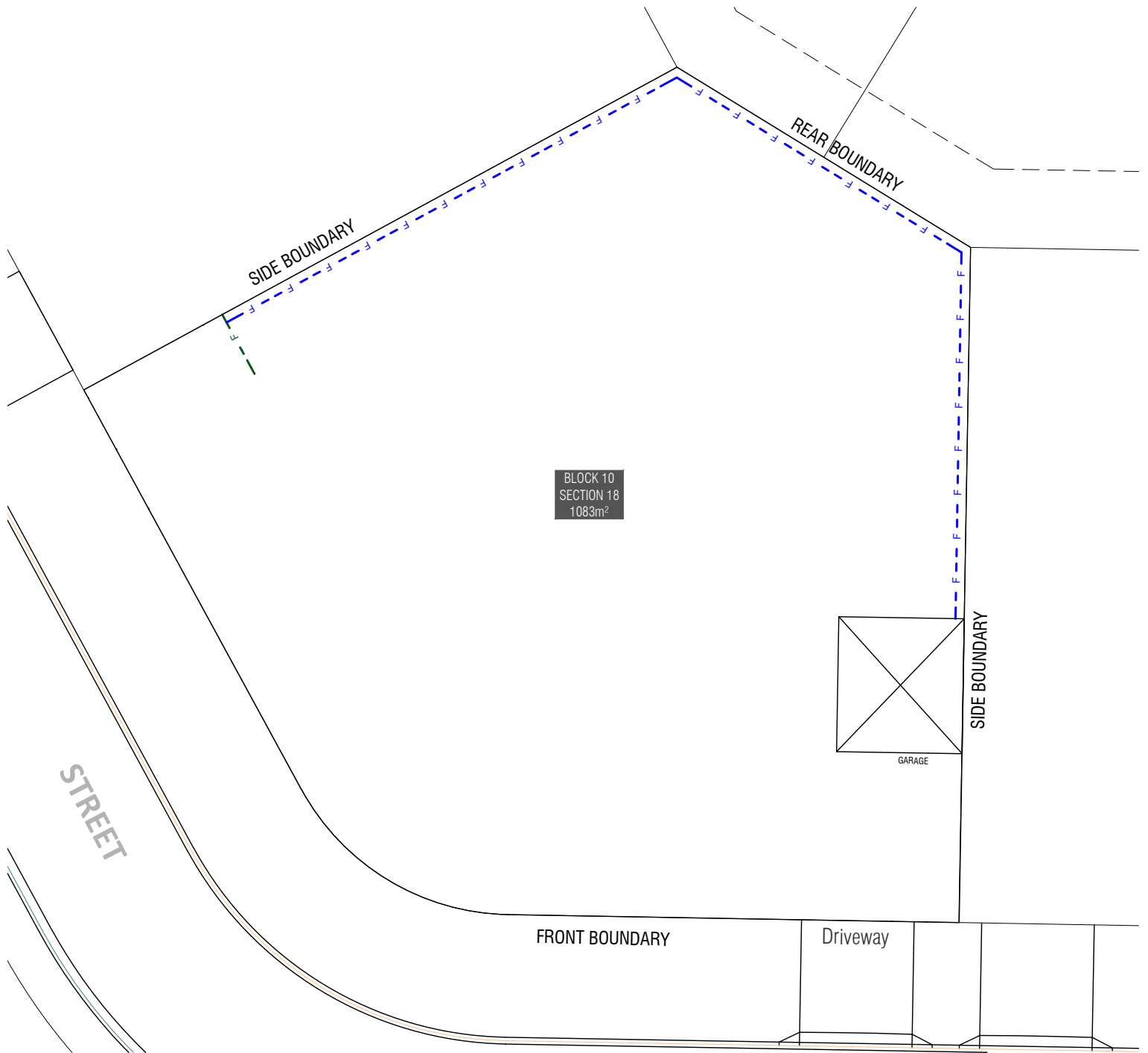
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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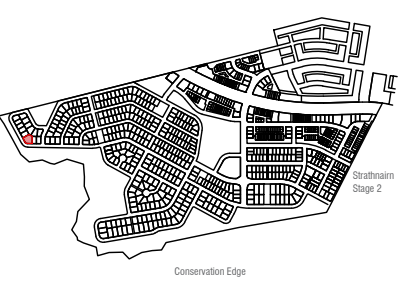
Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






KEY MAP



■ SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  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)

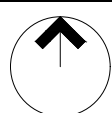
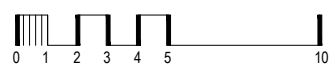
BLOCK INFORMATION

STAGE	10
ZONE	RZ3
SECTION	18
BLOCK	10
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

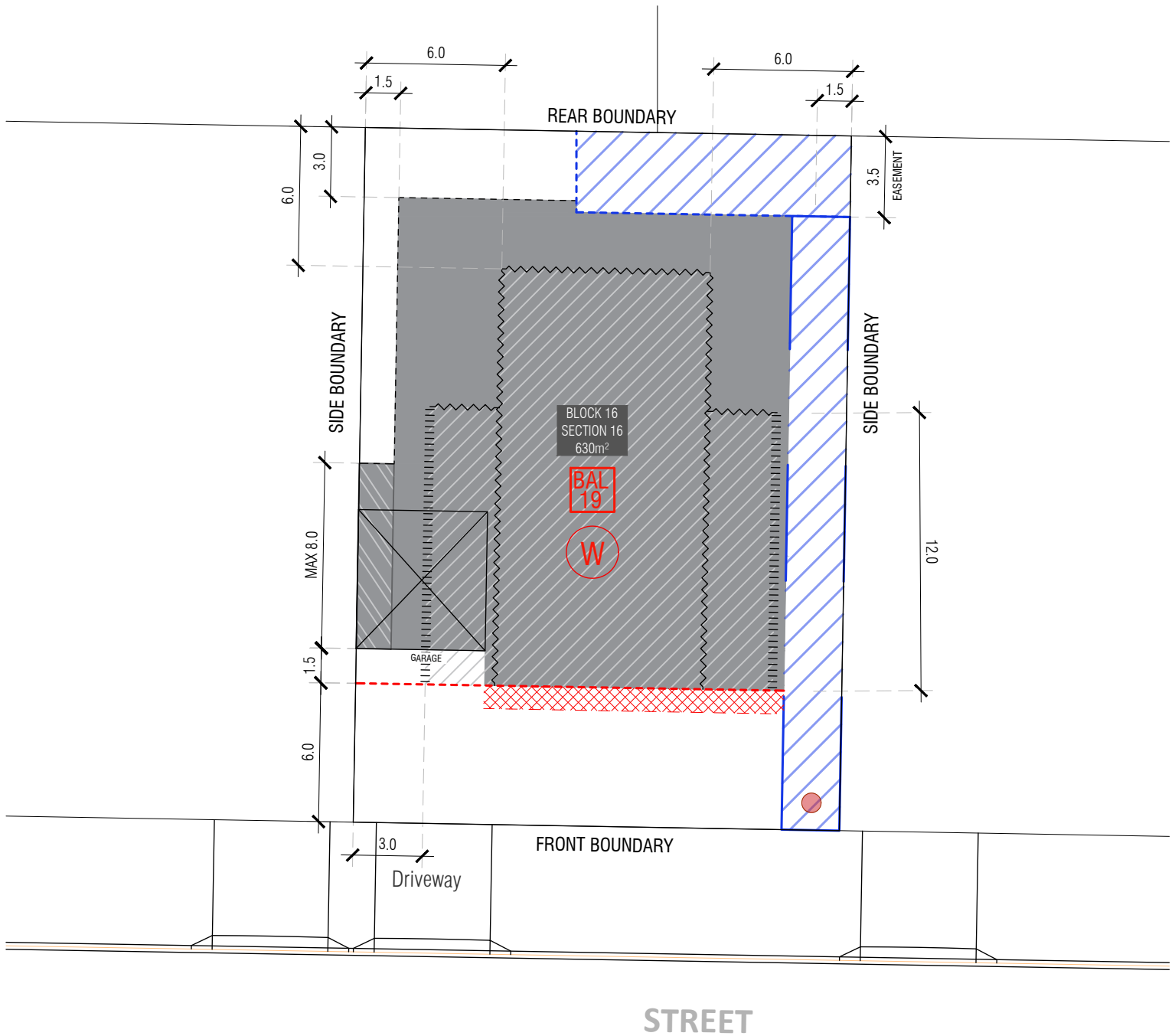
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C	SG	DZ	CS	08/01/24

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SCALE
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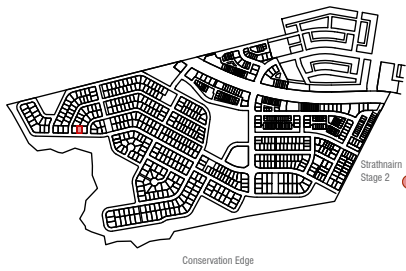



BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

SITE LOCATION



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
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MINIMUM BOUNDARY SETBACKS

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- 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

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

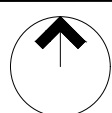
BLOCK INFORMATION

STAGE	10
ZONE	RZ3
SECTION	16
BLOCK	16
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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

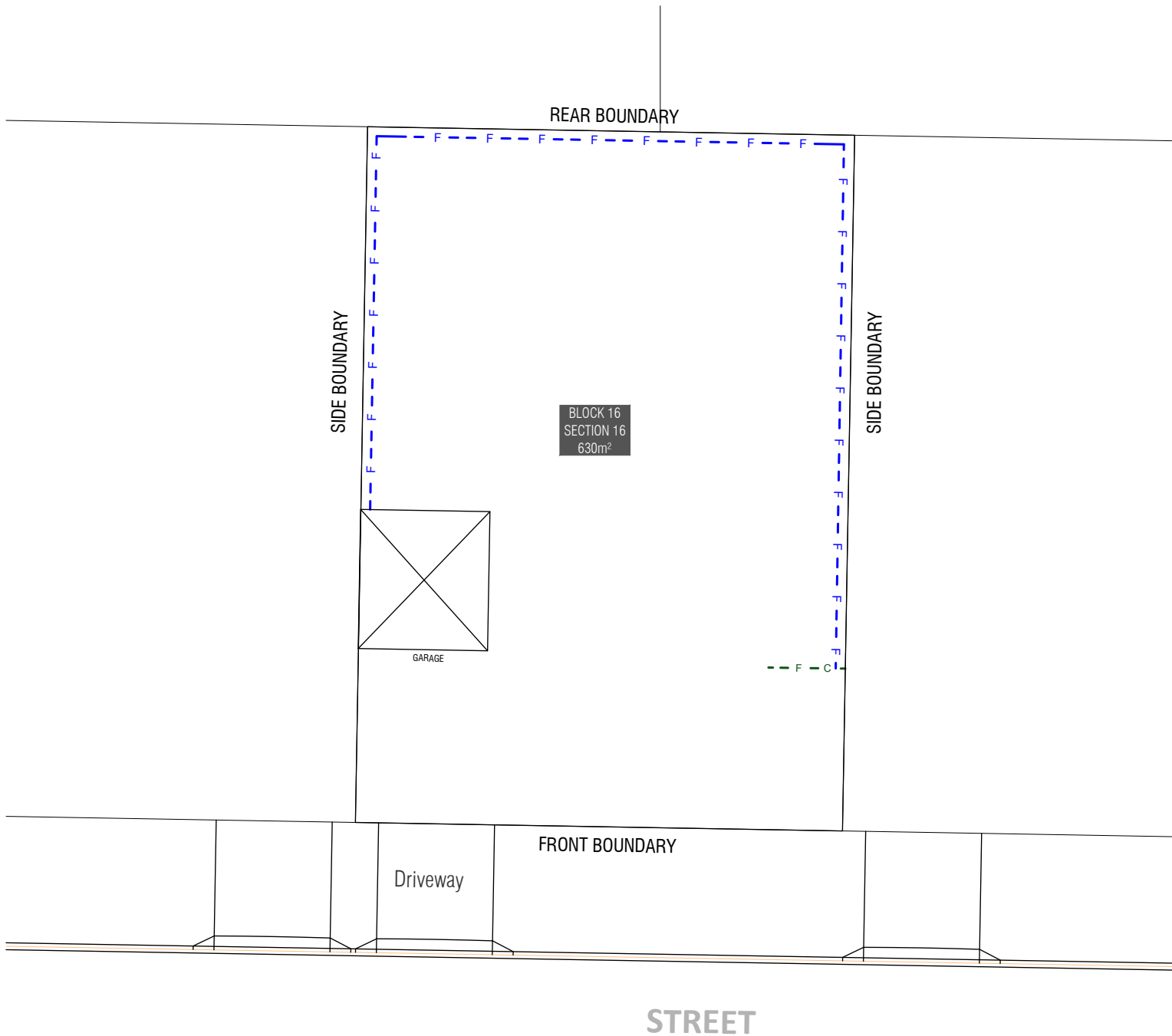
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SCALE
1:250 @A4



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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION

Strathmairn Stage 2
Conservation Edge

LEGEND

Block Boundary

Garage Location

BOUNDARY

Boundary Defined by SDHDC

BOUNDARY FENCING

- - - F - - - **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)

- - - F - - - **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)

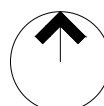
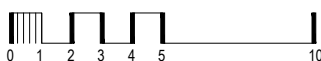
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	16
BLOCK	16
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

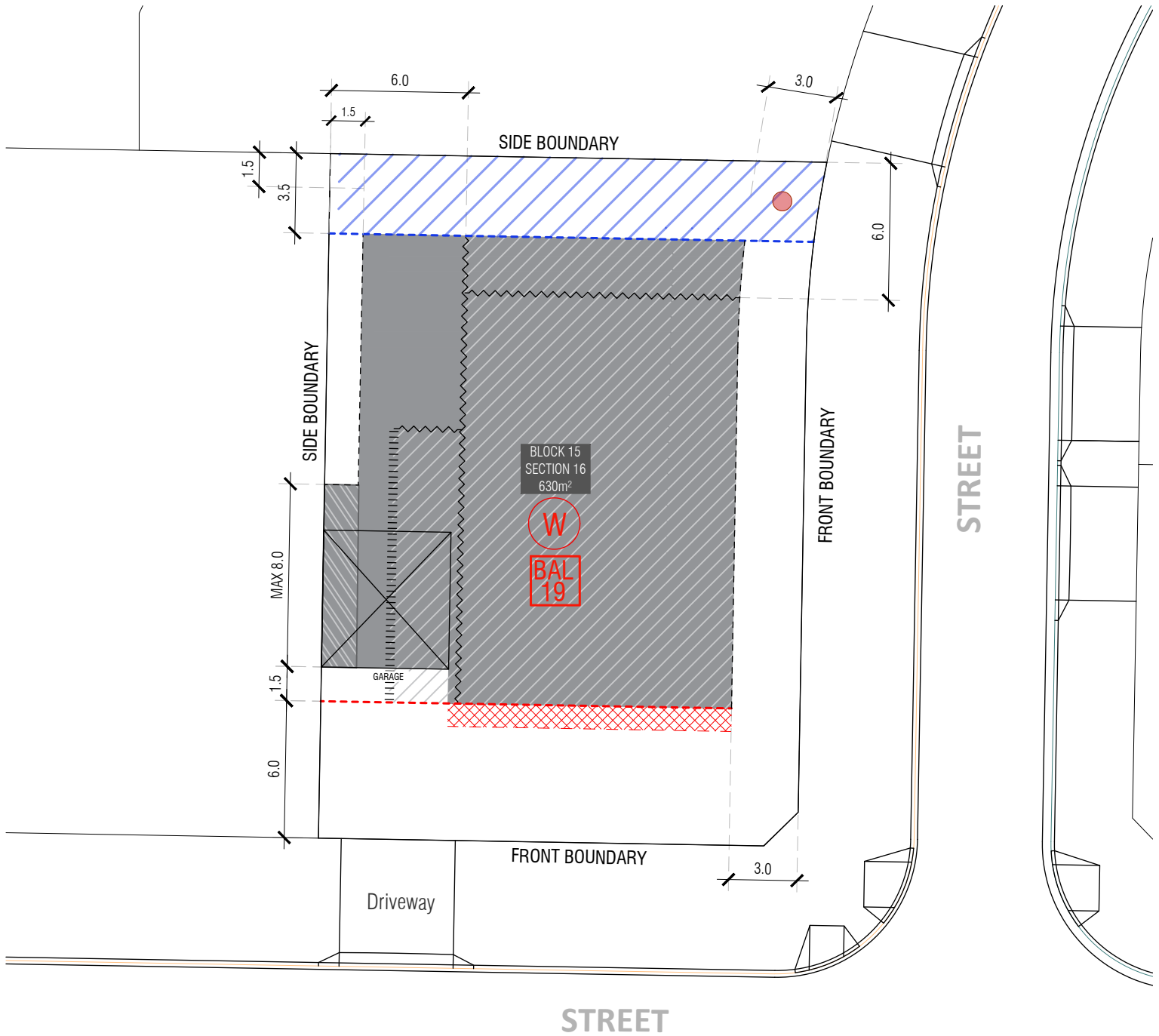
REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	12/12/23

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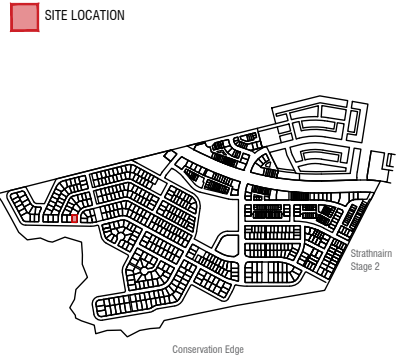
SCALE
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**



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 19 Building Standard refer to Belconnen District Declaration

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

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

BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	16
BLOCK	15
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

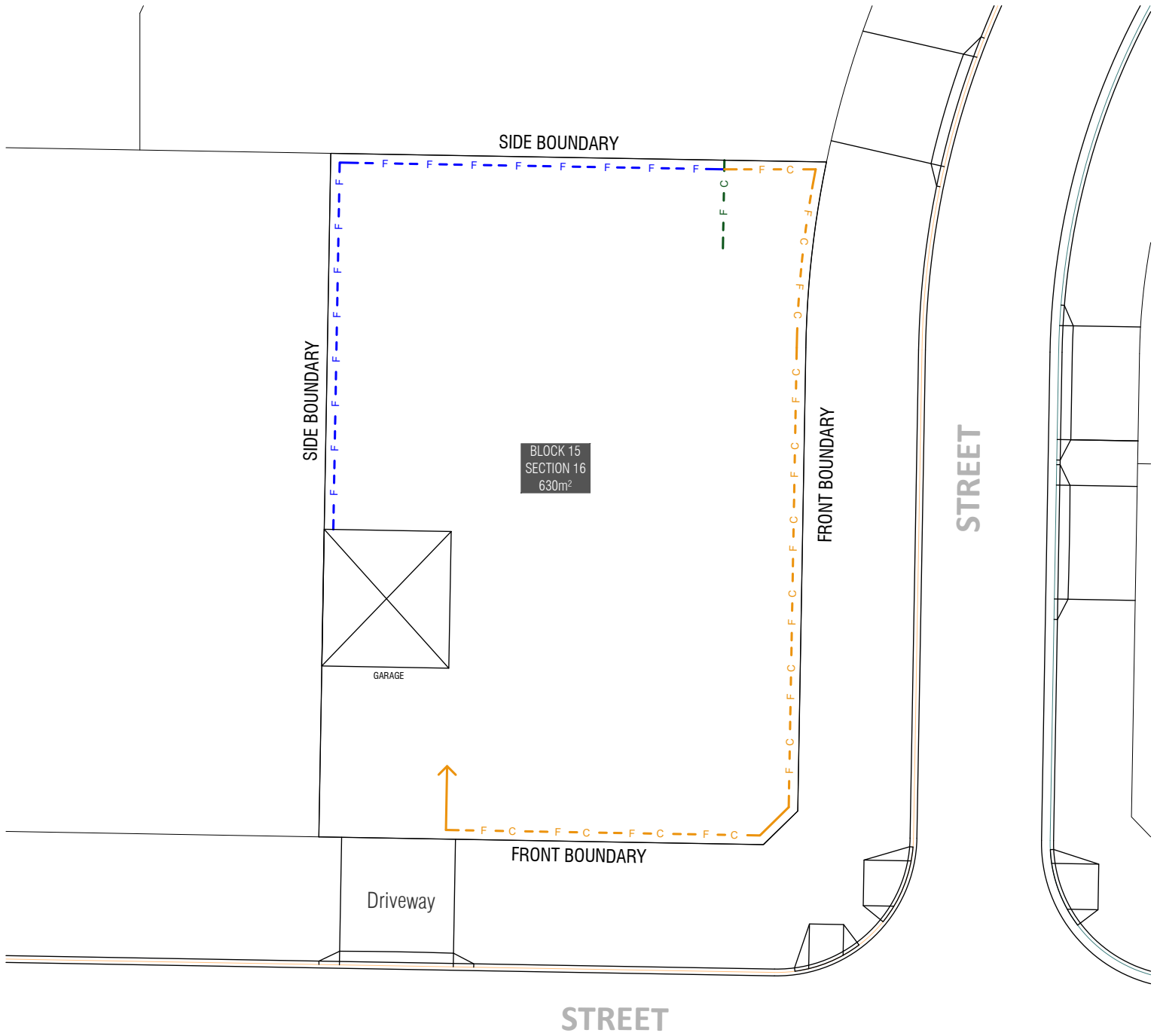
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C	SG	DZ	CS	12/12/23

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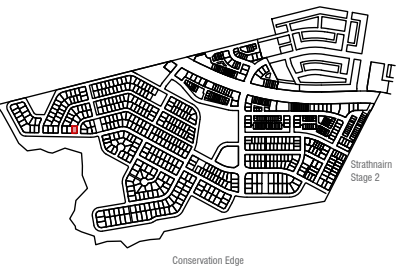


Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






KEY MAP




■ SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  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

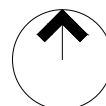
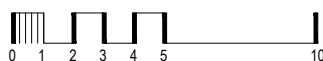
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	16
BLOCK	15
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

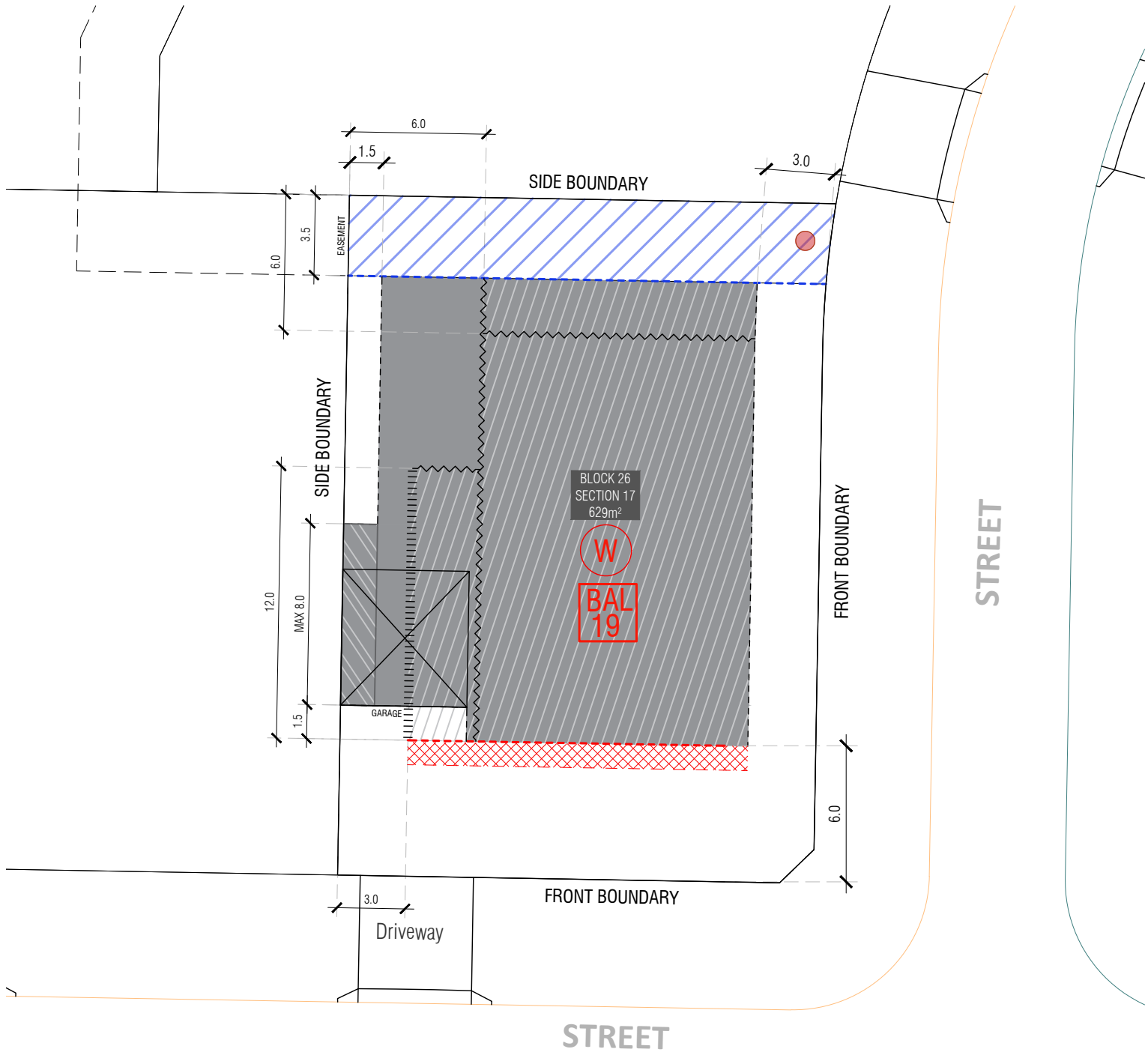
REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	12/12/23

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SCALE
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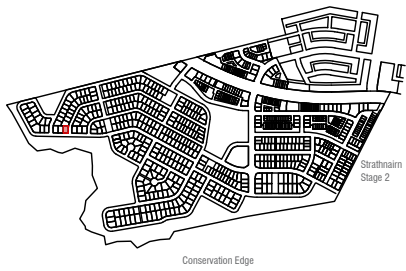


**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**



KEY MAP

SITE LOCATION



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 19 Building Standard refer to Belconnen District Declaration

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 Planning 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

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

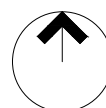
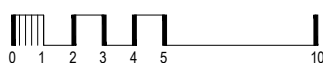
BLOCK INFORMATION

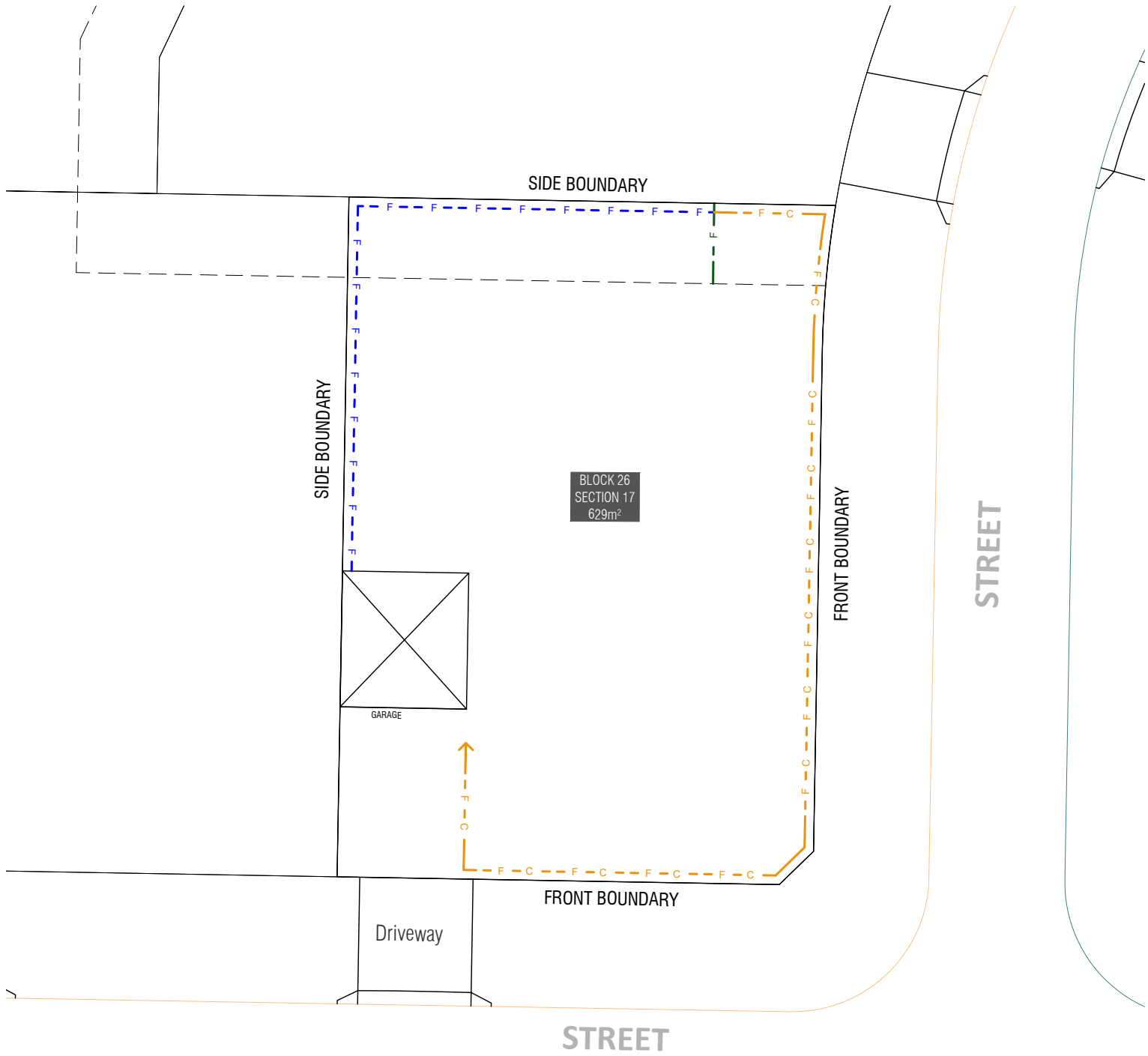
STAGE	10
ZONE	RZ3
SECTION	17
BLOCK	26
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	12/12/22

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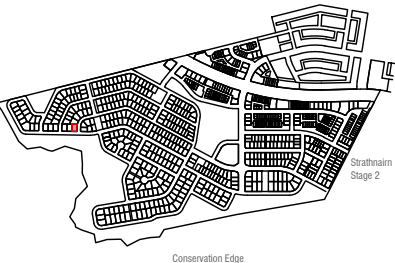
SCALE
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KEY MAP

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)
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Mandatory height: 1.5m
Minimum Boundary Length: 50%
Minimum setback from boundary: Nil

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Return Boundary Fencing to Building Line or Side Fence

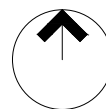
BLOCK INFORMATION

STAGE	10
ZONE	RZ3
SECTION	17
BLOCK	26
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

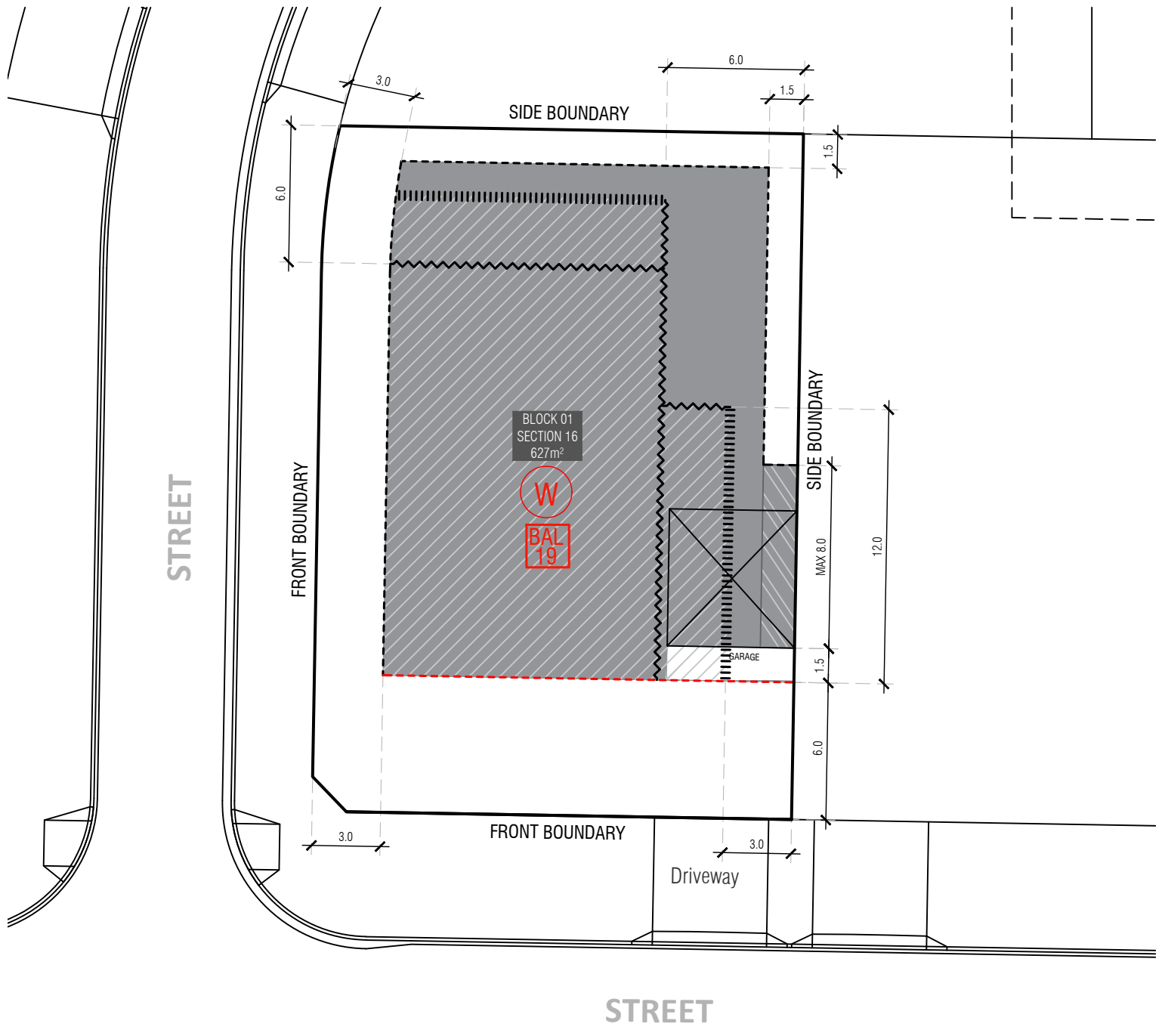
REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	12/12/22

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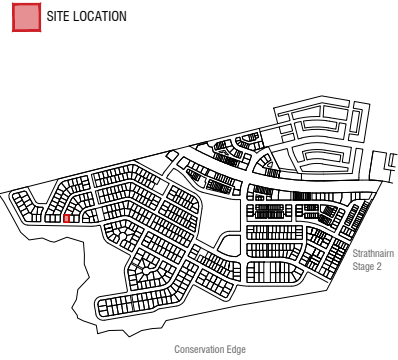
SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



LEGEND

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

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
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refer to Belconnen District Declaration

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INDICATIVE BUILDING FOOTPRINTS

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

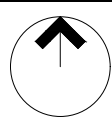
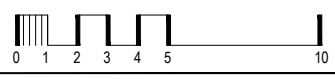
BLOCK INFORMATION

STAGE	10
ZONE	RZ3
SECTION	16
BLOCK	01
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
D DZ DZ CS 14/12/23

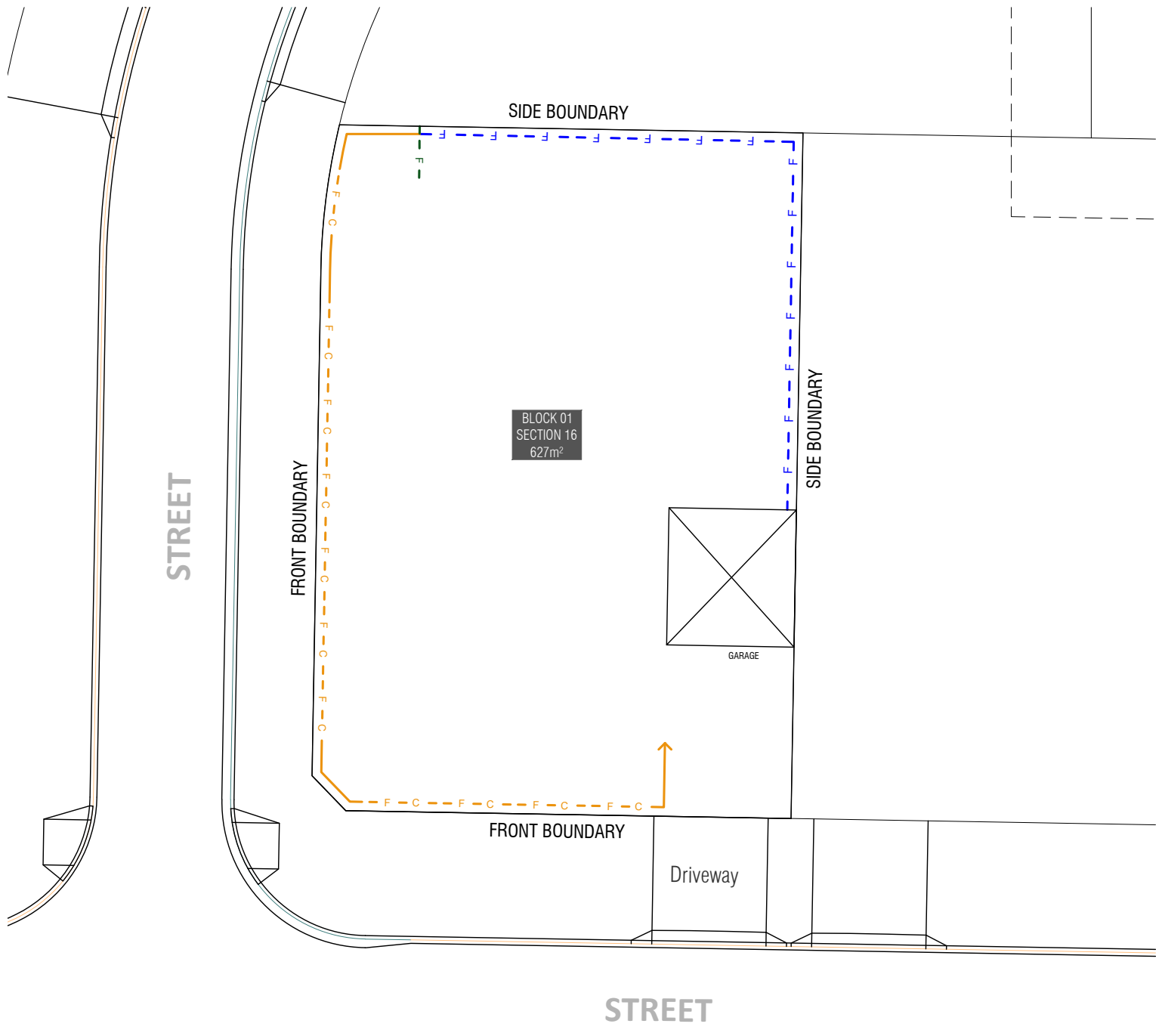
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SCALE
1:250 @A4

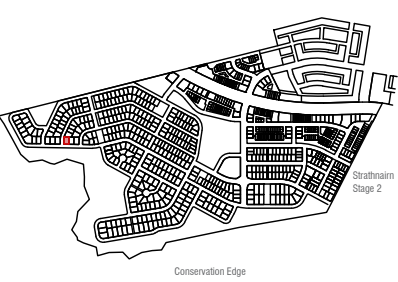
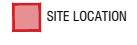


Ginninderry




BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






KEY MAP



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 & SDHDCs

 Return Boundary Fencing to Building Line or Side Fence

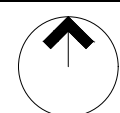
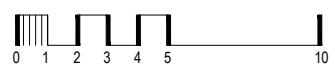
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	16
BLOCK	01
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

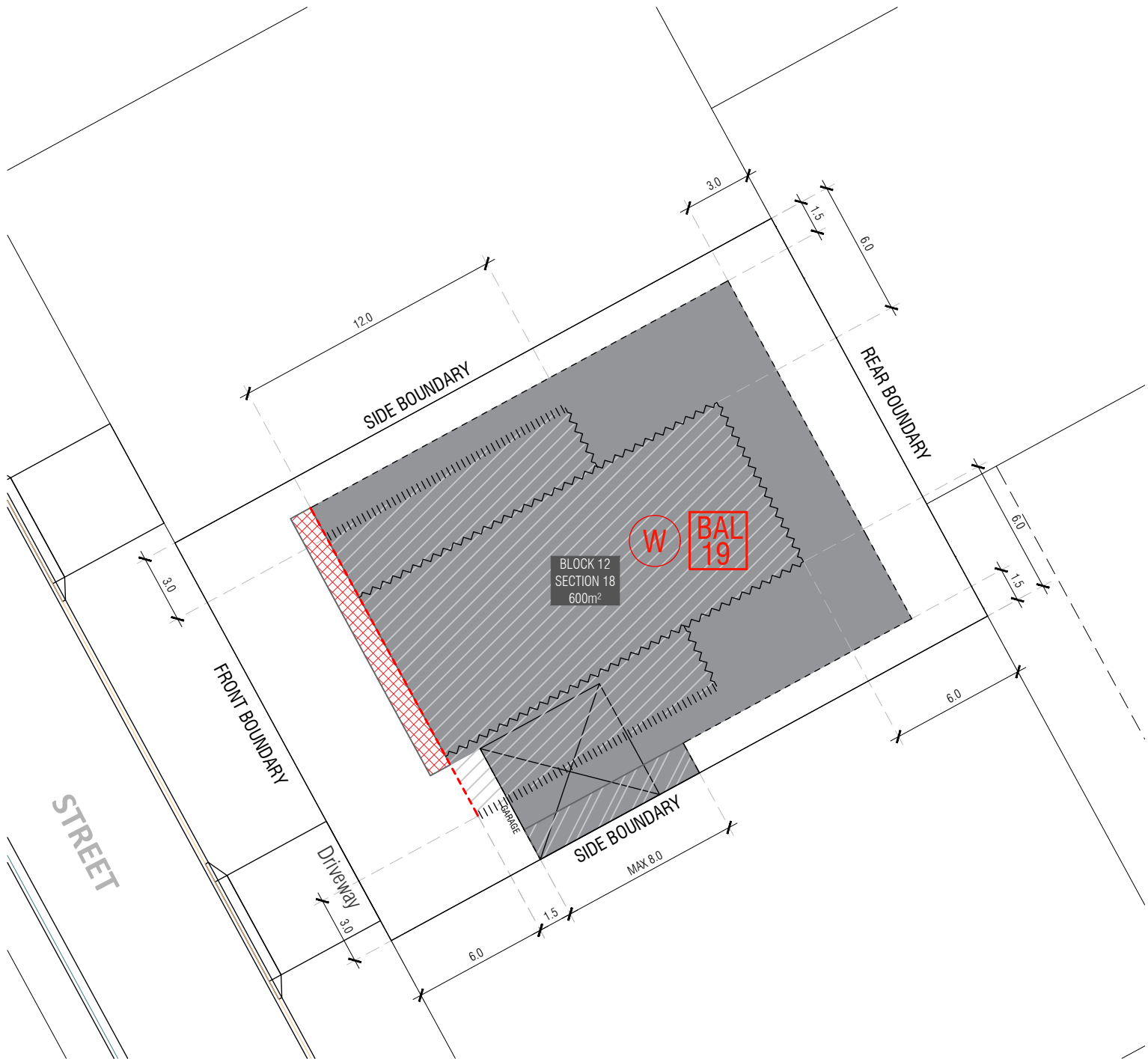
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C	DZ	DZ	CS	14/12/23

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.

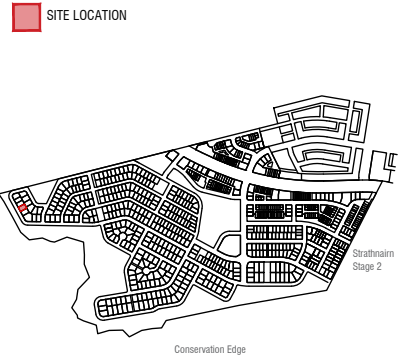
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**



KEY MAP



LEGEND

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

BLOCK SIZE (M²)	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 Distict Declaration

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 Distict Declaration
All floor levels - external wall or unscreened element
(Excluding Garages/Carports)
- Articulation Elements (Articulation Zone)
refer to Belconnen Distict Declaration
- Nil or 900mm garage setback for walls maximum 8m in length
refer to SDHDC Control 10, Table 4

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

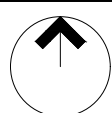
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	12
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	08/01/24

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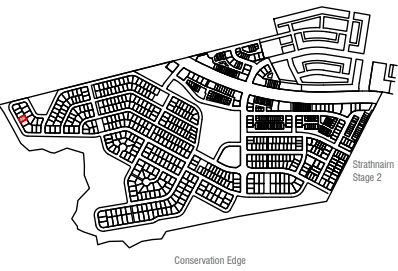


Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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)

BLOCK INFORMATION

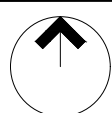
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ZONE	RZ3
SECTION	18
BLOCK	12
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	SG	DZ	CS	08/01/24

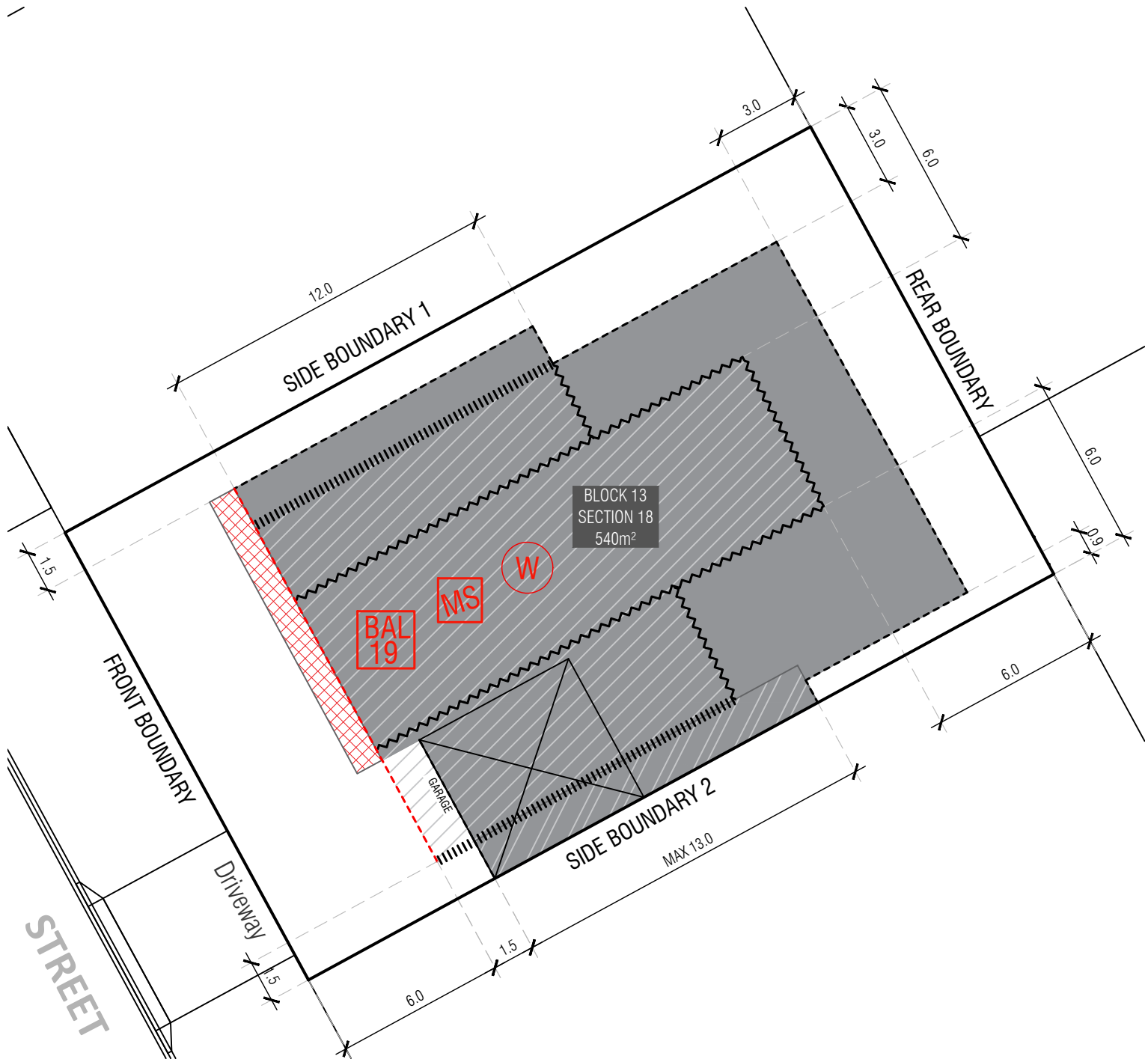
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SCALE

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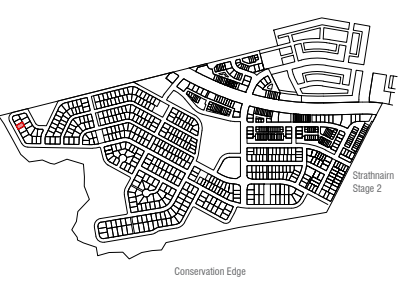


Ginninderry
 BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
 Boundary Defined by SDHDC
- BAL 19** Building Standard
refer to Belconnen District Declaration
- W**
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
- MS**
Blocks 500sqm < 550sqm subject to mid size block provisions by Belconnen District Declaration

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)
- Articulation Elements (Articulation Zone)
refer to Belconnen District Declaration
- 1.5m or nil setback for garage for mid size blocks
refer to SDHDC Control 10, Table 6

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

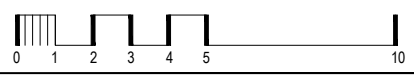
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	13
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	08/01/24

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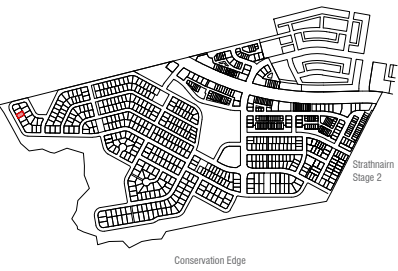
Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






BLOCK 13
SECTION 18
540m²

KEY MAP



■ SITE LOCATION



LEGEND

-  Block Boundary
-  Garage Location
-  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)
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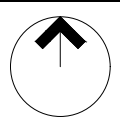
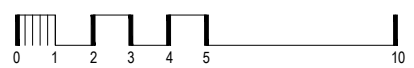
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	13
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

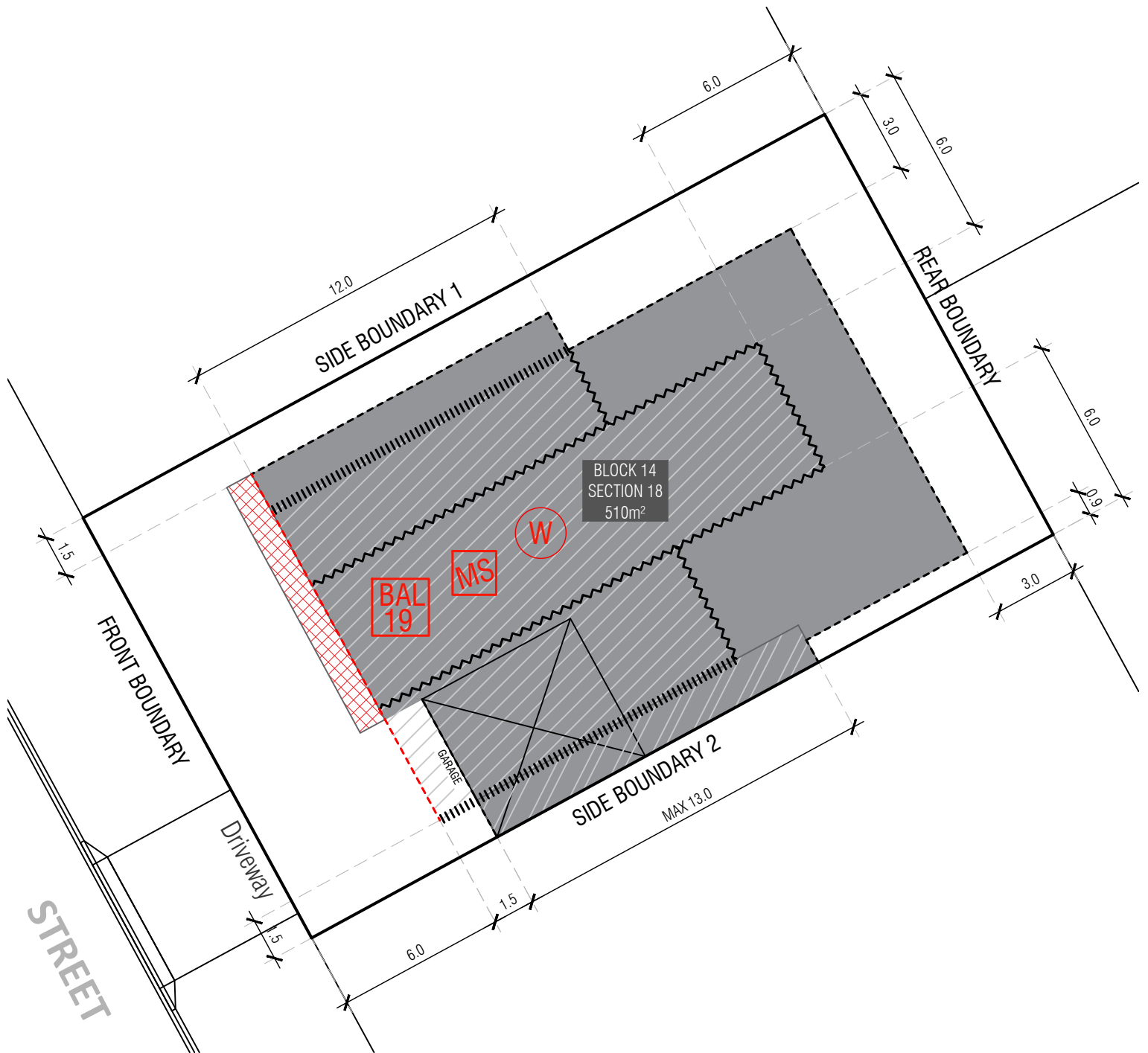
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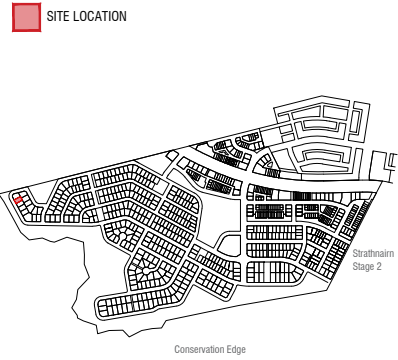
SCALE
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by SDHDC
- BAL 19** BAL 19 Building Standard refer to Belconnen District Declaration
- W** Water tank requirements

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (L)
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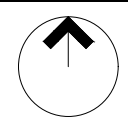
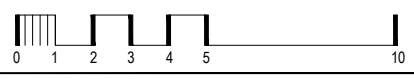
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	14
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	CS	08/01/24

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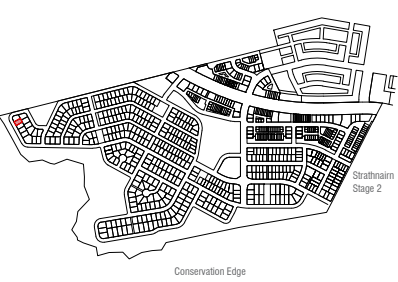


Ginninderry
 BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

BOUNDARY FENCING

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

Return Boundary Fencing to Building Line or Side Fence

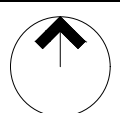
BLOCK INFORMATION

STAGE	1D
ZONE	RZ3
SECTION	18
BLOCK	14
CLASSIFICATION	MID-SIZE/LARGE BLOCK
HOUSING TYPE	SINGLE DWELLING

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SCALE
1:200 @A4



Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN