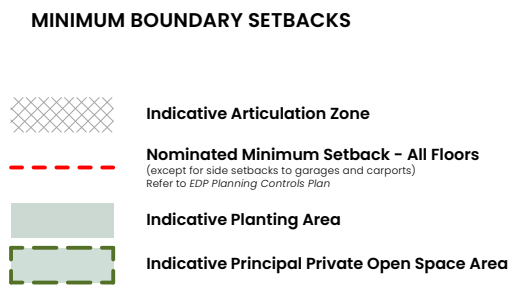
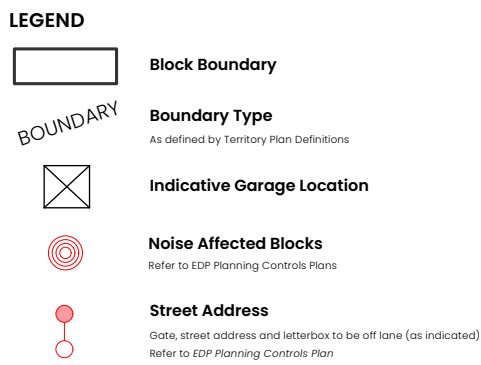
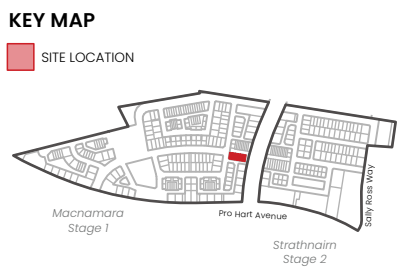


# Block Planning Controls Plan

Terrace packages  
Macnamara





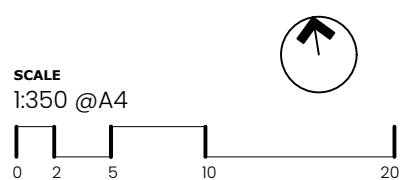
**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	a,b,c,d,e,h
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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 TECHNICAL SPECIFICATIONS URBAN 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  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**

SITE LOCATION



**LEGEND**



**Block Boundary**



**Garage Location**



**Boundary Type**

As defined by Territory Plan Definitions



**Inter-Allotment Fencing: side and rear boundaries**

Maximum height 1.8m from NGL. | Minimum setback 0m (100%)  
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

**Return Boundary Fencing to Building Line or Side Fence**



**Mandatory Fencing Type F3:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil



**Mandatory Fencing Type F2:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil



**Street facing side gate/fence:**

Minimum 1.0m behind the front building line  
Maximum height: 1.8m  
**Construction and Finish:**  
To be open form (min. 10mm gaps), either treated hardwood, powdercoated aluminium. Refer to Ginninderry Housing 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 Housing Design Requirements.

**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	a,b,c,d,e,h
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26

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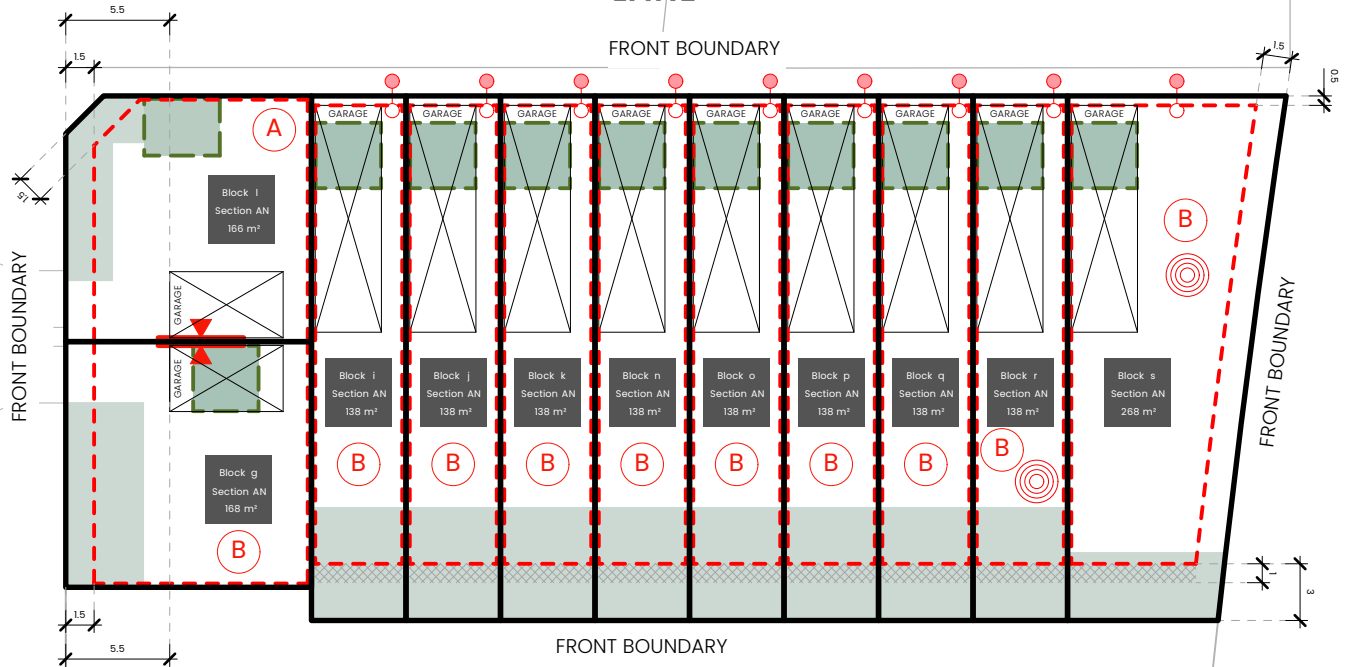
SCALE  
1:350 @A4



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

STREET

LANE



OPEN SPACE

ROAD 140

**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions



**Indicative Garage Location**



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Street Address**

Gate, street address and letterbox to be off lane (as indicated)

Refer to EDP Planning Controls Plan



**PPOS minimum dimensions 3mx4m**



**PPOS Requirements**

- Minimum area 12m<sup>2</sup> with a minimum dimension 1.8m
- Mandatory requirement to be delivered at upper floor level

**MINIMUM BOUNDARY SETBACKS**



**Indicative Articulation Zone**



**Nominated Minimum Setback - All Floors**

(except for side setbacks to garages and carports)

Refer to EDP Planning Controls Plan



**Indicative Planting Area**



**Indicative Principal Private Open Space Area**

**BLOCK INFORMATION**

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	i, g, j, k, n, o, p, q, r, s
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26
B	AM	JM	JM	09/06/26

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SCALE  
1:400 @A4



**Ginninderry**

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

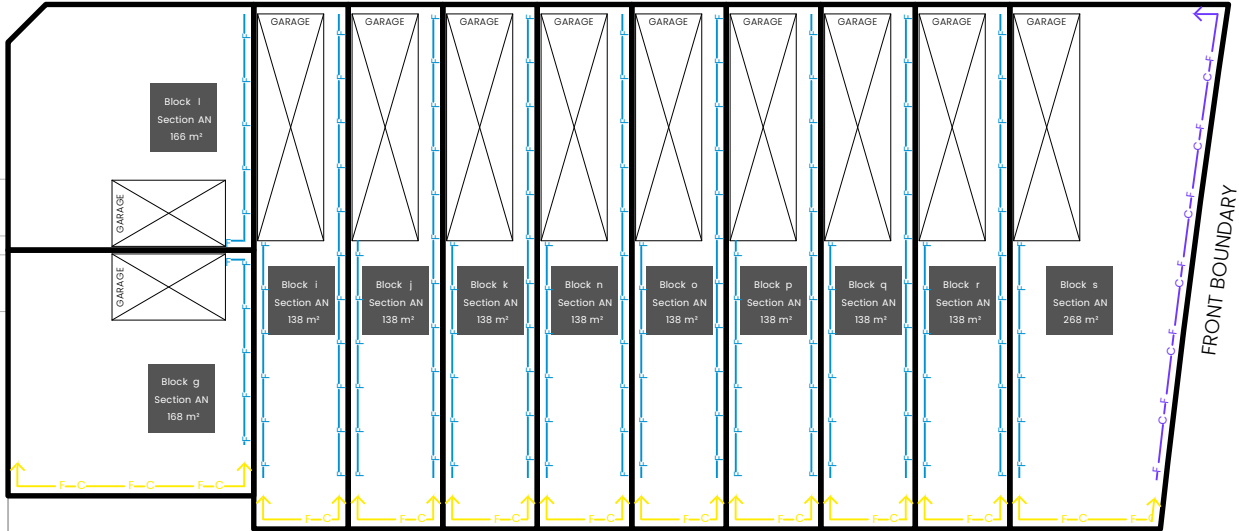
STREET

LANE

FRONT BOUNDARY

FRONT BOUNDARY

FRONT BOUNDARY



FRONT BOUNDARY

OPEN SPACE

ROAD 140

KEY MAP

SITE LOCATION



LEGEND



Block Boundary



Garage Location



Boundary Type

As defined by Territory Plan Definitions



Inter-Allotment Fencing: side and rear boundaries

Maximum height 1.8m from NGL. | Minimum setback 0m (100%)  
Min 1.0m 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 Neetoscreen or Miniscreen and in the approved colour as per Ginninderry Housing Design Requirements. Refer to Ginninderry Housing Design Requirements.

Return Boundary Fencing to Building Line or Side Fence



Mandatory Fencing Type F3:

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil



Mandatory Fencing Type F1:

Refer to Planning (Exempt Development) SDHDC - Belconnen District Declaration  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm

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 Housing Design Requirements.

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	AN
BLOCK	l,g,i,j,k,n,o,p,q,r,s
CLASSIFICATION	Compact
HOUSING TYPE	Single Dwellings

REV	DRAWN	CHECKED	APPROVED	DATE
A	AM	JM	JM	03/06/26
B	AM	JM	JM	09/06/26

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SCALE  
1:400 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN