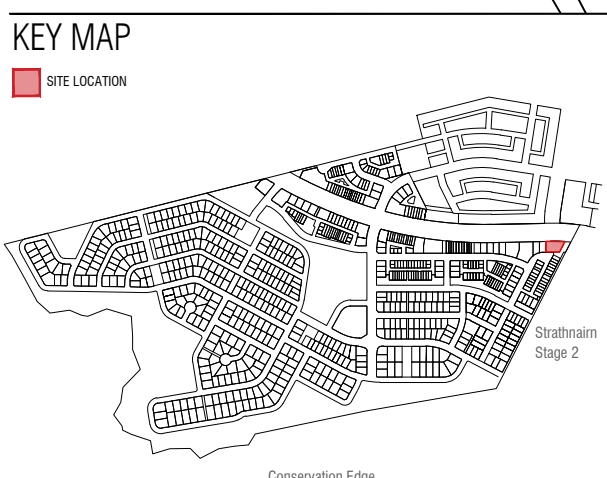
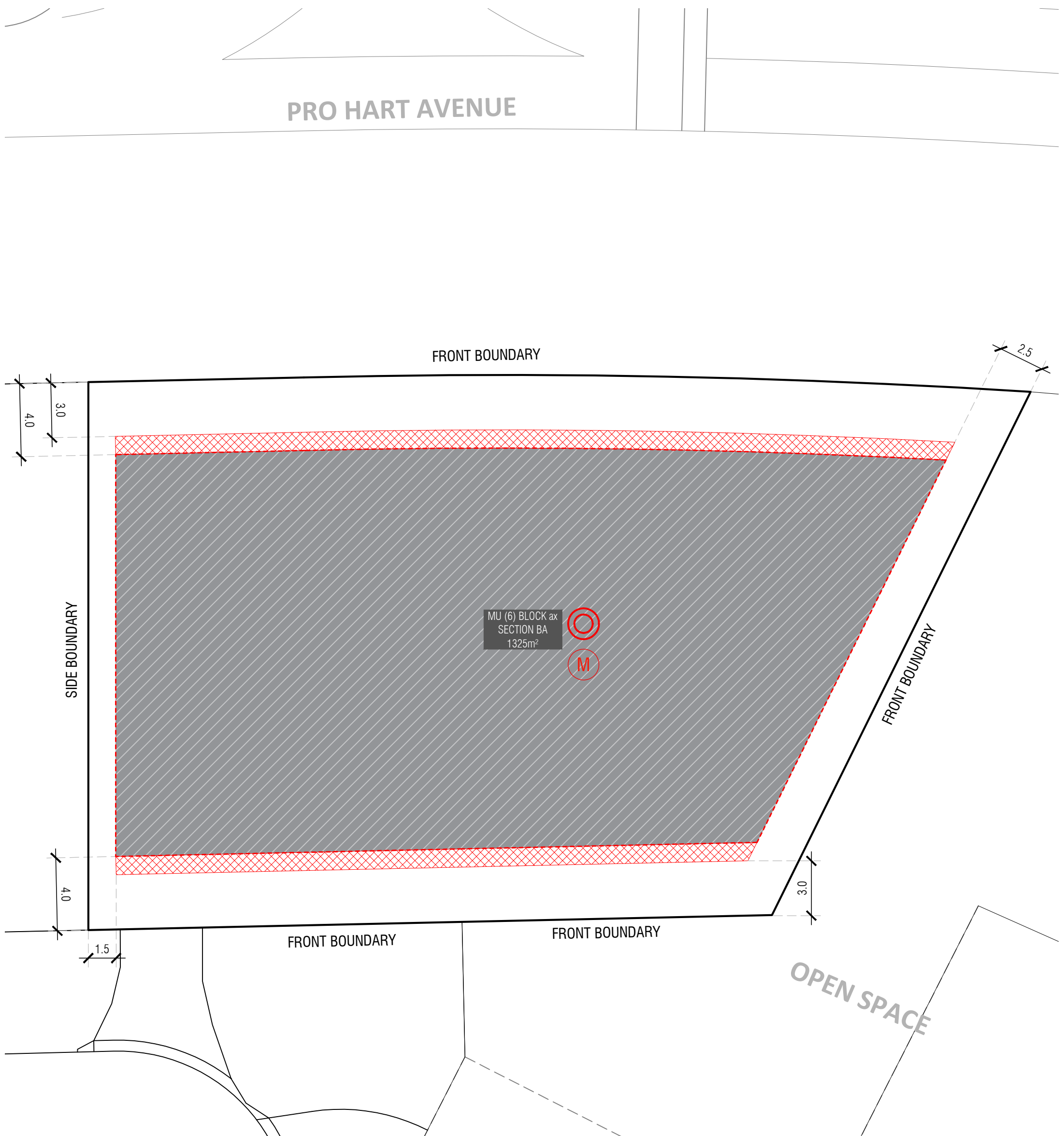


PRO HART AVENUE



LEGEND

	Block Boundary
	Boundary as Defined by Territory Plan
	Potentially Noise Affected Blocks. Refer to the Belconnen District Specification
	Blocks Exempt from on-block. Water Sensitive Urban Design Provisions. Refer to the Belconnen District Specification

MINIMUM BOUNDARY SETBACKS

	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
	Articulation Elements (Articulation Zone) refer to Belconnen District Specification
	Lower Floor Level
	Upper Floor Levels

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)

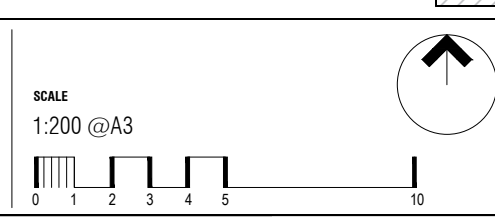
BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	ax
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (6)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE

FRONT BOUNDARY

SIDE BOUNDARY

MU (6) BLOCK ax
SECTION BA
1325m²

FRONT BOUNDARY

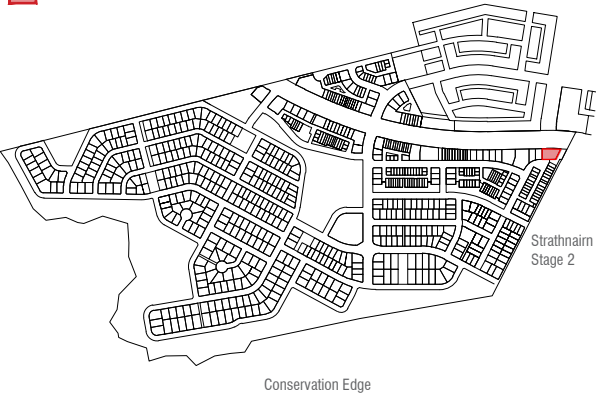
FRONT BOUNDARY

FRONT BOUNDARY

OPEN SPACE

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Boundary as Defined by Territory Plan

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
- Mandatory F1, Courtyard Wall** Refer to Belconnen District Specifications
Mandatory height: 1.5m
Minimum Boundary Length: 100% (full length of boundary)
Minimum setback from boundary: 800m
- 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:
 - 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)

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	BA
BLOCK	ax
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specification
HOUSING TYPE	MULTI UNIT SITE (6)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	29/04/24
B	DZ	DZ	JM	01/05/24

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SCALE
1:200 @A3

