

# Block Planning Controls Plan

**Multi-unit Sites**

Macnamara

Auction Release

# Block Schedule

Section	Block	Area m <sup>2</sup>	Zoning	Number of Dwellings*	Expected settlement	Compliance Bond
9	1	6623	RZ3	26	By June 2025	\$100,000
CF	a	1524	RZ4	9	Jan 2026 - July 2026	\$35,000
CI	b	1334	RZ4	9	Jan 2026 - July 2026	\$35,000
CF	p	1154	RZ4	9	Jan 2026 - July 2026	\$30,000
CF	g	867	RZ3	4	Jan 2026 - July 2026	\$20,000
CF	q	621	RZ3	2	Jan 2026 - July 2026	\$10,000
CF	e	588	RZ3	2	Jan 2026 - July 2026	\$10,000
CF	b	549	RZ3	2	Jan 2026 - July 2026	\$10,000
CF	d	538	RZ3	2	Jan 2026 - July 2026	\$10,000
CF	c	521	RZ3	2	Jan 2026 - July 2026	\$10,000

*\*Subject to approval*

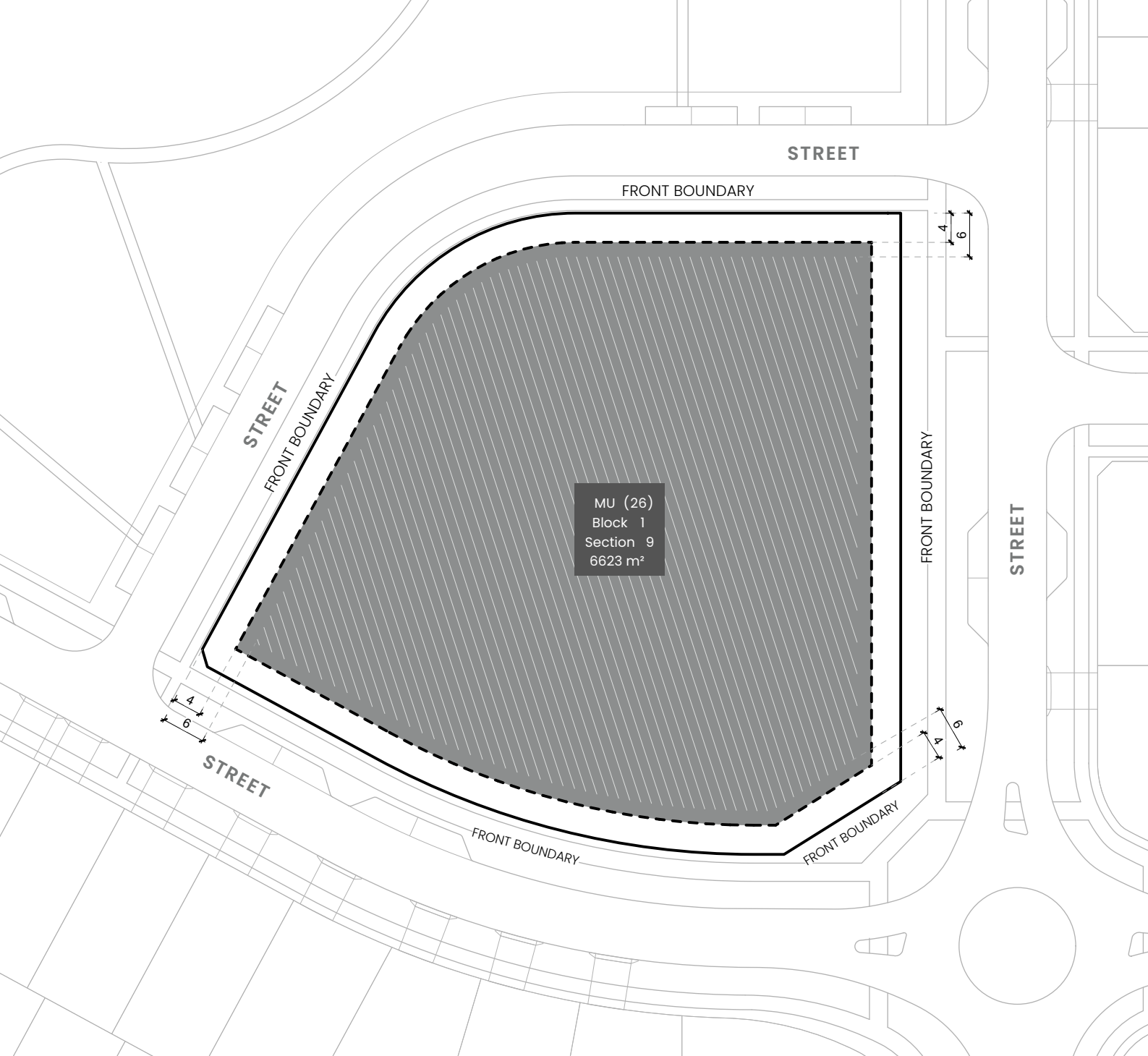


**ACT**  
Government

**Suburban Land**  
Agency

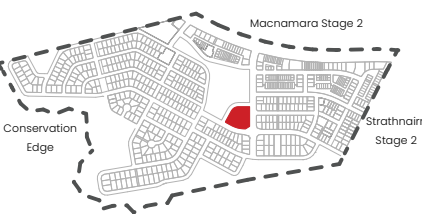


RIVERVIEW  
GROUP



**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions

**MINIMUM BOUNDARY SETBACKS**

--- Refer to Planning (Residential Zones) Technical Specifications  
 --- Refer to Planning (Exempt Development) - SDHDCD

**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

**BLOCK INFORMATION**

STAGE	1B
ZONE	RZ3
SECTION	9
BLOCK	1
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (26)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	21/10/24
B	DC	JM	JM	22/10/24

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 TECHNICAL SPECIFICATIONS UPDATES. 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.

SCALE  
 1:750 @A4



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



**KEY MAP**

SITE LOCATION

**LEGEND**



**Block Boundary**



**Optional - Fencing Type F5:**

Refer to the Planning (Belconnen District) Technical Specifications  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**PRINCIPLE PRIVATE OPEN SPACE**

Refer to Residential Zones Specifications

**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 colour "Jasper".  
Refer to Ginninderry 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 Design Requirements (Macnamara)



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

**BLOCK INFORMATION**

STAGE	1B
ZONE	RZ3
SECTION	9
BLOCK	1
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (26)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	21/10/24
B	DC	JM	JM	22/10/24

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SCALE  
1:750 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**

PRO HART AVE



MU (9)  
Block a  
Section CF  
1524 m<sup>2</sup>

STREET

FRONT BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY

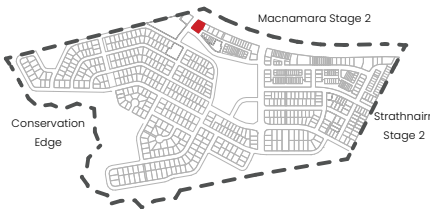
LANE

FRONT BOUNDARY





STREET

**KEY MAP**



■ SITE LOCATION



**LEGEND**



-  **Block Boundary**
- BOUNDARY**  
As defined by Territory Plan Definitions
-  **Ventilation Requirements**  
Refer to EDP Planning Controls Plans
-  **Noise Affected Blocks**  
Refer to EDP Planning Controls Plans
-  **Blocks Exempt from Water Sensitive Urban Design Provisions**  
Refer to EDP Planning Controls Plans

**MINIMUM BOUNDARY SETBACKS**

-  **Alternate setbacks**  
Refer to the EDP Planning Controls Plans  
Minimum boundary setbacks apply to all floors except side setbacks for garages and carports
-  **Articulation Elements**  
Refer to Belconnen District Specifications

**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

**BLOCK INFORMATION**

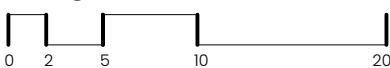
STAGE	1F
ZONE	RZ4
SECTION	CF
BLOCK	a
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:400 @A4




**Ginninderry**

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

PRO HART AVE

FRONT BOUNDARY

SIDE BOUNDARY

STREET

FRONT BOUNDARY

MU (9)  
Block a  
Section CF  
1524 m<sup>2</sup>

LANE

FRONT BOUNDARY

FRONT BOUNDARY

STREET

**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



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

Maximum height 1.8m from NGJ 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 Neetoscreen or Miniscreen and colour "Jasper".  
Refer to Ginninderry Design Requirements (Macnamara)

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



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

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



**Fencing Type F4:**

Refer to the EDP Planning Controls Plans  
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)

**BLOCK INFORMATION**

STAGE	1F
ZONE	RZ4
SECTION	CF
BLOCK	a
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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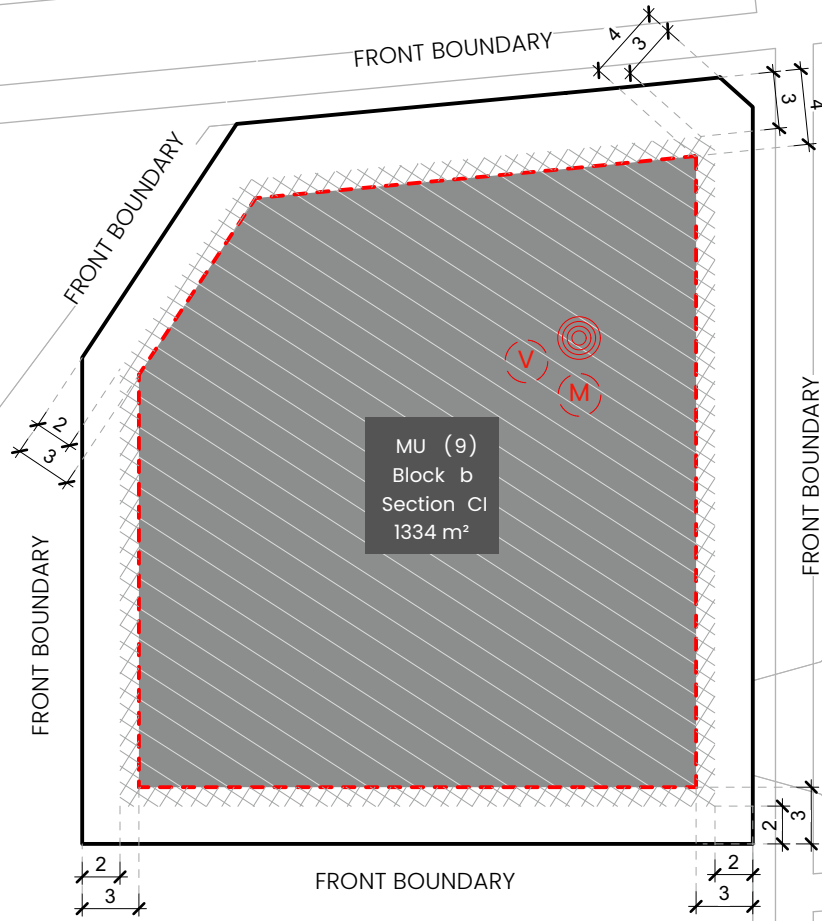
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SCALE  
1:400 @A4



PRO HART AVE

OPEN SPACE



STREET

OPEN SPACE

KEY MAP

SITE LOCATION



LEGEND



Block Boundary

BOUNDARY

Boundary Type

As defined by Territory Plan Definitions



Ventilation Requirements

Refer to EDP Planning Controls Plans



Noise Affected Blocks

Refer to EDP Planning Controls Plans



Blocks Exempt from Water Sensitive Urban Design Provisions

Refer to EDP Planning Controls Plans

MINIMUM BOUNDARY SETBACKS



Alternate setbacks

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



Articulation Elements

Refer to Belconnen District Specifications

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

BLOCK INFORMATION

STAGE	1F
ZONE	RZ4
SECTION	CI
BLOCK	b
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:400 @A4



BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

PRO HART AVE

FRONT BOUNDARY

OPEN SPACE

FRONT BOUNDARY

FRONT BOUNDARY

MU (9)  
Block b  
Section CI  
1334 m<sup>2</sup>

FRONT BOUNDARY

STREET

FRONT BOUNDARY

OPEN SPACE

**KEY MAP**

 SITE LOCATION

**LEGEND**



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

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



**Fencing Type F4:**

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

**PRINCIPLE PRIVATE OPEN SPACE**

Refer to Residential Zones Specifications

**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 colour "Jasper".  
Refer to Ginninderry 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 Design Requirements (Macnamara)

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

**BLOCK INFORMATION**

STAGE	1F
ZONE	RZ4
SECTION	CI
BLOCK	b
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:400 @A4





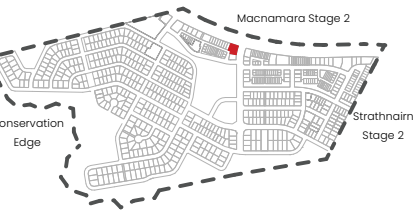
# PRO HART AVE

FRONT BOUNDARY








## KEY MAP



■ SITE LOCATION



## LEGEND

-  **Block Boundary**
- BOUNDARY**  
As defined by Territory Plan Definitions
-  **Alternate setbacks**  
Refer to EDP Planning Controls Plans
-  **Ventilation Requirements**  
Refer to EDP Planning Controls Plans
-  **Noise Affected Blocks**  
Refer to EDP Planning Controls Plans
-  **Blocks Exempt from Water Sensitive Urban Design Provisions**  
Refer to EDP Planning Controls Plans

## MINIMUM BOUNDARY SETBACKS

-  **Alternate setbacks**  
Refer to the EDP Planning Controls Plans  
Minimum boundary setbacks apply to all floors except side setbacks for garages and carports
-  **Articulation Elements**  
Refer to Belconnen District Specifications

## 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

## BLOCK INFORMATION

STAGE	IF
ZONE	RZ4
SECTION	CF
BLOCK	P
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:250 @A4




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

PRO HART AVE

FRONT BOUNDARY

SIDE BOUNDARY

FRONT BOUNDARY

STREET

MU (9)  
Block p  
Section CF  
1154 m<sup>2</sup>

FRONT BOUNDARY

LANE

FRONT BOUNDARY

SIDE BOUNDARY

KEY MAP

■ SITE LOCATION

LEGEND



**Block Boundary**

BOUNDARY

**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 1m behind the front building line



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

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



**Fencing Type F4:**

Refer to the EDP Planning Controls Plans  
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 Residential Zones Specifications

**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 colour "Jasper".  
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

**BLOCK INFORMATION**

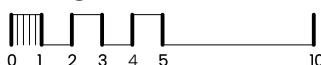
STAGE	IF
ZONE	RZ4
SECTION	CF
BLOCK	p
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (9)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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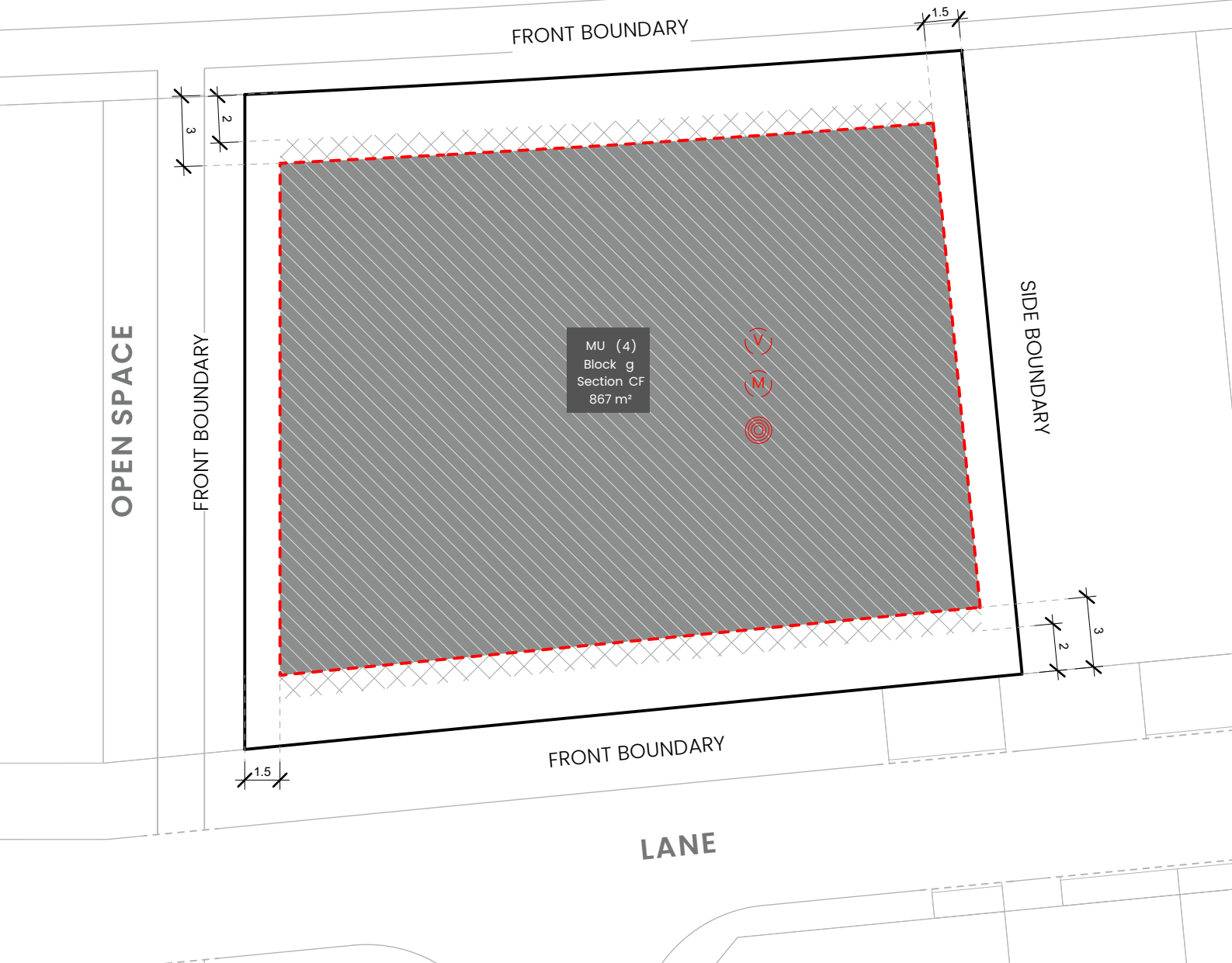
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SCALE  
1:250 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN

# PRO HART AVE



MU (4)  
Block g  
Section CF  
867 m<sup>2</sup>

OPEN SPACE

FRONT BOUNDARY

FRONT BOUNDARY

SIDE BOUNDARY

FRONT BOUNDARY

LANE

## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans

## MINIMUM BOUNDARY SETBACKS



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports

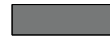


**Articulation Elements**

Refer to Belconnen District Specifications

## 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

## BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	g
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (4)

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:250 @A4



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

# PRO HART AVE

FRONT BOUNDARY

SIDE BOUNDARY

MU (4)  
Block g  
Section CF  
867 m<sup>2</sup>

OPEN SPACE

FRONT BOUNDARY

FRONT BOUNDARY

LANE

## KEY MAP

 SITE LOCATION

## LEGEND



**Block Boundary**

BOUNDARY

**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 1m behind the front building line



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
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 Residential Zones Specifications

## BLOCK INFORMATION

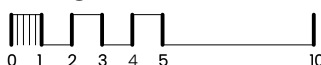
STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	g
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (4)

REV	DRAWN	CHECKED	APPROVED	DATE
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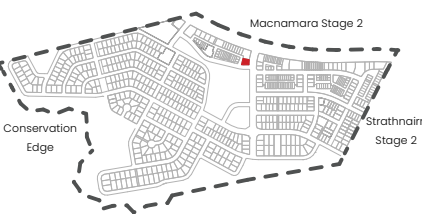
SCALE  
1:250 @A4





**KEY MAP**

■ SITE LOCATION



**LEGEND**



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans

**MINIMUM BOUNDARY SETBACKS**



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Belconnen District Specifications

**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

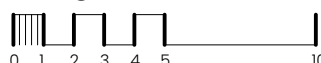
**BLOCK INFORMATION**

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	q
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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 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.

SCALE  
1:250 @A4



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



**KEY MAP**

■ SITE LOCATION



**LEGEND**

- Block Boundary**
- BOUNDARY**  
As defined by Territory Plan Definitions
- Inter-Allotment Fencing: side and rear boundaries**  
Maximum height 1.8m from NGJ Minimum setback 0m (100%) | Min 1m behind the front building line

- Mandatory Fencing Type F2:**  
Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- Fencing Type F4:**  
Refer to the EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil

**PRINCIPLE PRIVATE OPEN SPACE**  
Refer to Residential Zones Specifications

**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 colour "Jasper".  
Refer to Ginninderry 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 Design Requirements (Macnamara)

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

**BLOCK INFORMATION**

STAGE	IF
ZONE	RZ3
SECTION	CF
BLOCK	q
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

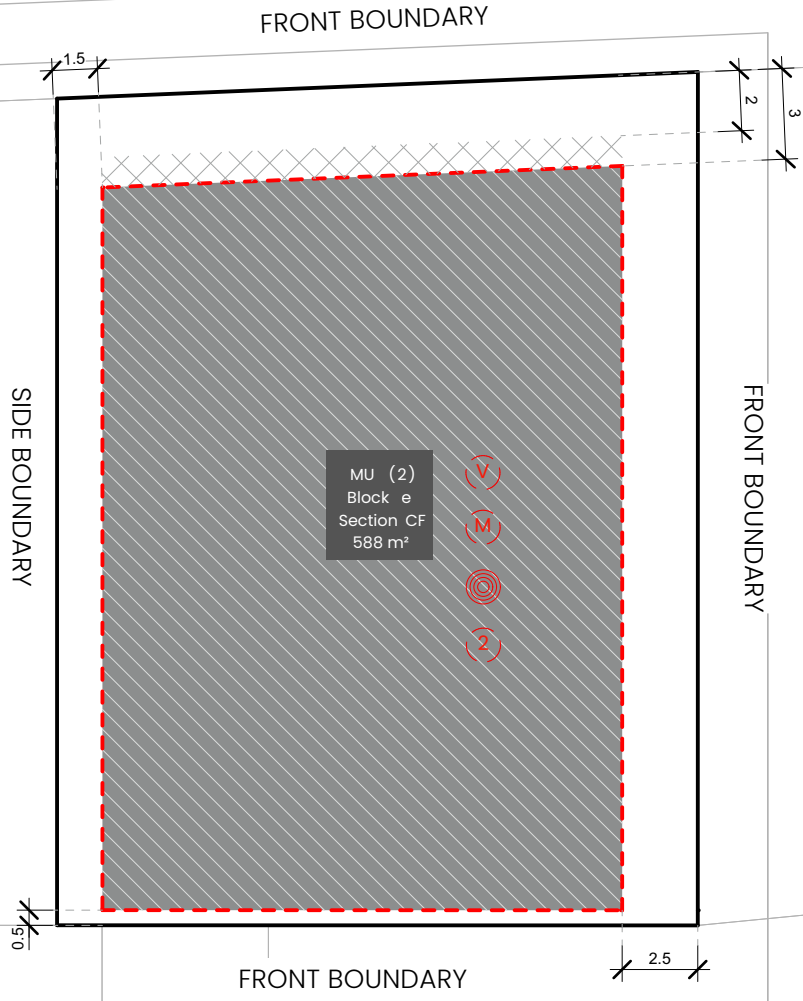
REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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**Ginninderry**  
BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN

# PRO HART AVE



LANE

## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**

**BOUNDARY**



**Boundary Type**

As defined by Territory Plan Definitions

**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans



**Minimum 2 Stories for Blocks Addressing Pro Hart Avenue**

Refer to EDP Planning Controls Plans

## MINIMUM BOUNDARY SETBACKS



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Belconnen District Specifications

## 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

## BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	e
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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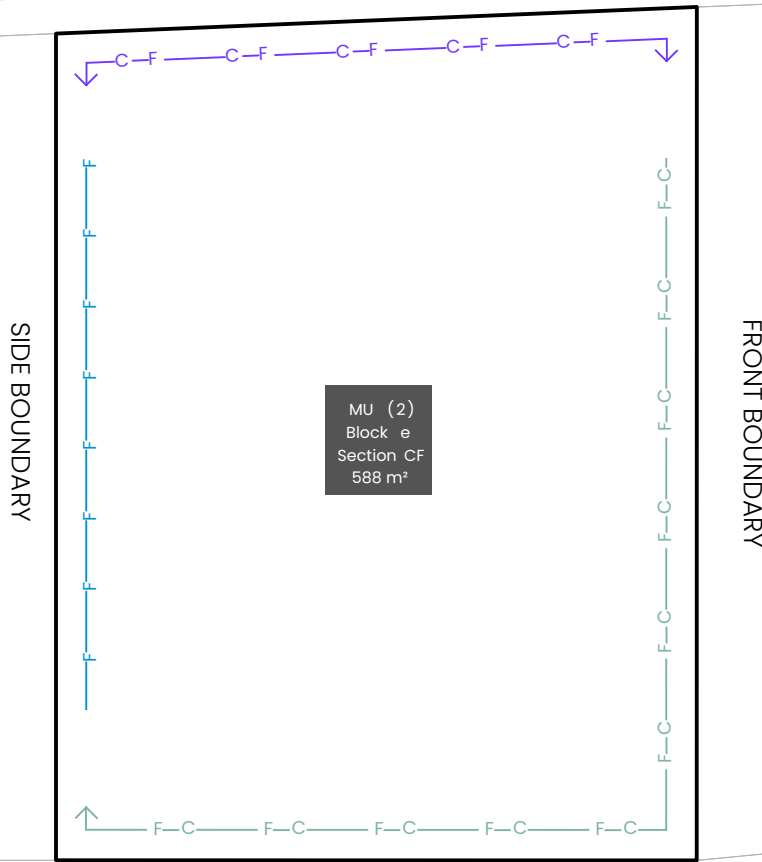
SCALE  
1:250 @A4



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

# PRO HART AVE

FRONT BOUNDARY



FRONT BOUNDARY

LANE

## KEY MAP

SITE LOCATION



## PRINCIPLE PRIVATE OPEN SPACE

Refer to Residential Zones Specifications

## LEGEND



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



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

Maximum height 1.8m from NGJ Minimum setback 0m (100%)  
Min 1m behind the front building line



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
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)

## 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 colour "Jasper".

Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

## BLOCK INFORMATION

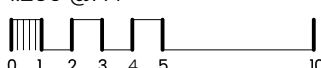
STAGE	IF
ZONE	RZ3
SECTION	CF
BLOCK	e
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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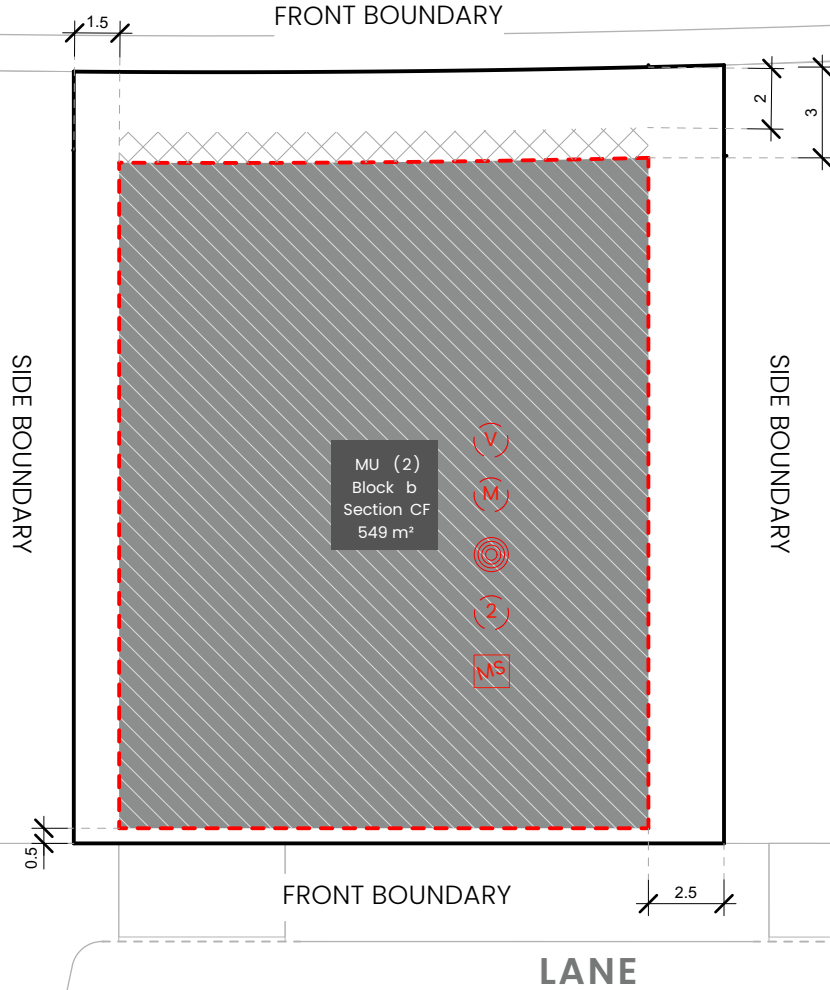
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SCALE  
1:250 @A4



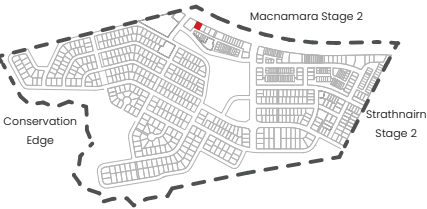


# PRO HART AVE



## KEY MAP

■ SITE LOCATION



## LEGEND



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans



**Blocks 500sqm < 550sqm**

subject to mid size block provisions by EDP Planning Controls Plan



**Minimum 2 Stories for Blocks Addressing Pro Hart Avenue**

Refer to EDP Planning Controls Plans

## MINIMUM BOUNDARY SETBACKS



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Belconnen District Specifications

## 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

## BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	b
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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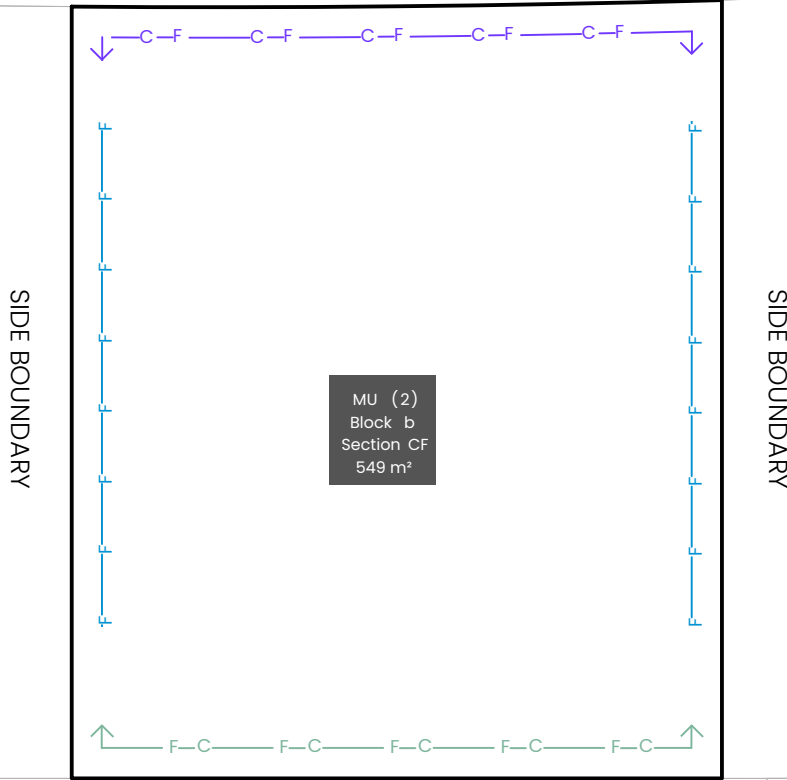
SCALE  
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

# PRO HART AVE

FRONT BOUNDARY

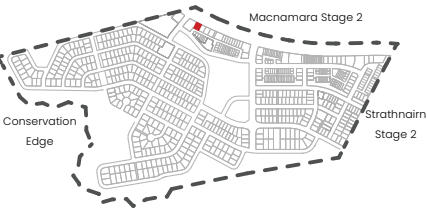


FRONT BOUNDARY

LANE

## KEY MAP

SITE LOCATION



## PRINCIPLE PRIVATE OPEN SPACE

Refer to Residential Zones Specifications

## LEGEND



**Block Boundary**

BOUNDARY

**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 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 Neetoscreen or Miniscreen and colour "Jasper".  
Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence



### Mandatory Fencing Type F1:

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



### Mandatory Fencing Type F2:

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
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)

## BLOCK INFORMATION

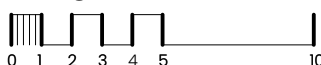
STAGE	IF
ZONE	RZ3
SECTION	CF
BLOCK	b
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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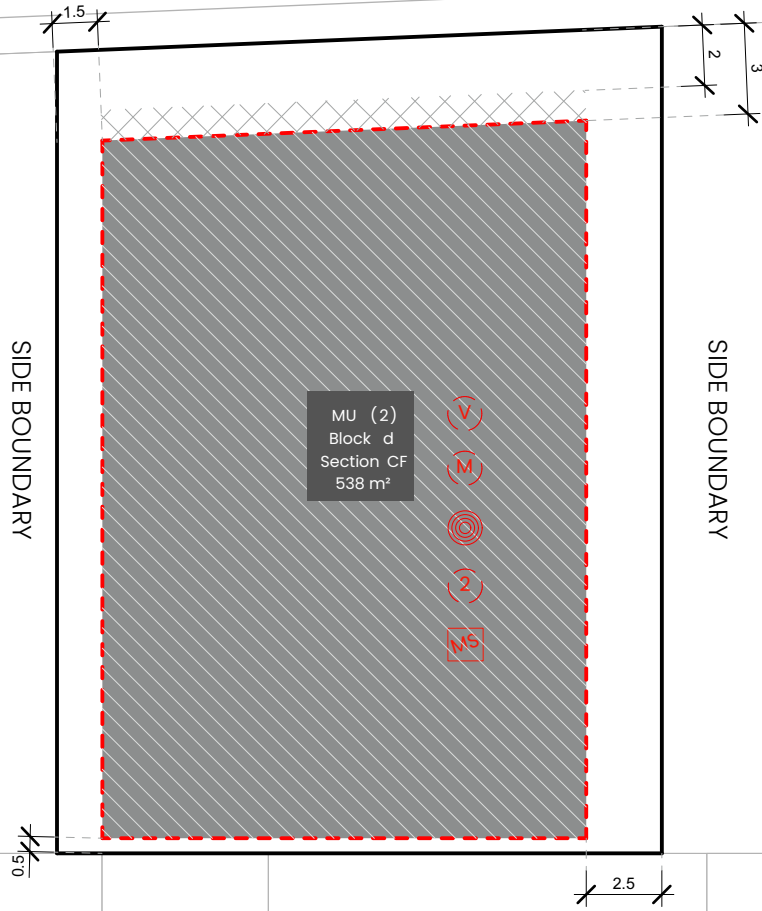
SCALE  
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN

# PRO HART AVE

FRONT BOUNDARY



FRONT BOUNDARY

LANE

## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans



**Blocks 500sqm < 550sqm**

subject to mid size block provisions by EDP Planning Controls Plan



**Minimum 2 Stories for Blocks Addressing Pro Hart Avenue**

Refer to EDP Planning Controls Plans

## MINIMUM BOUNDARY SETBACKS



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Belconnen District Specifications

## 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

## BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	d
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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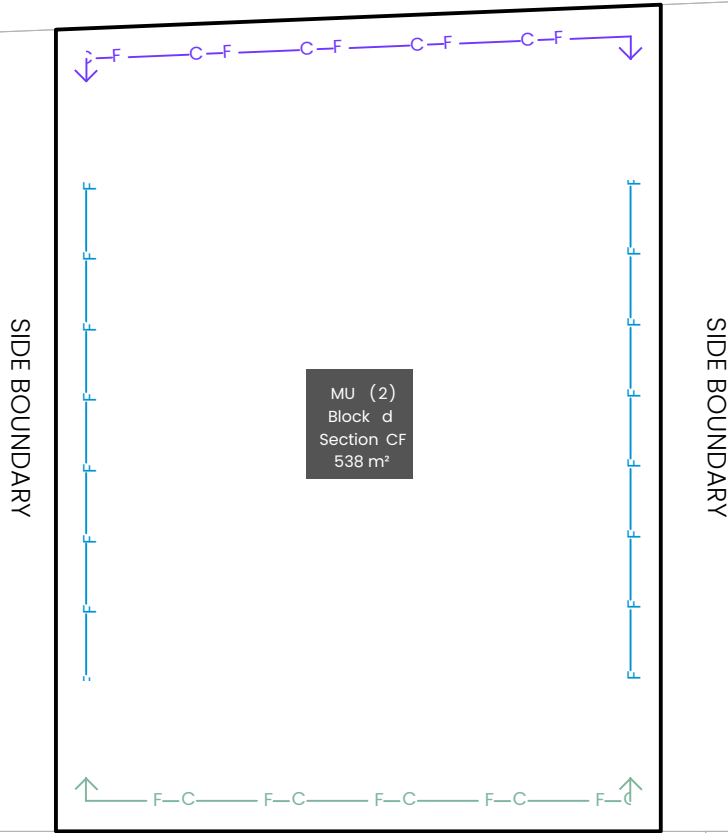
SCALE  
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**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

# PRO HART AVE

FRONT BOUNDARY

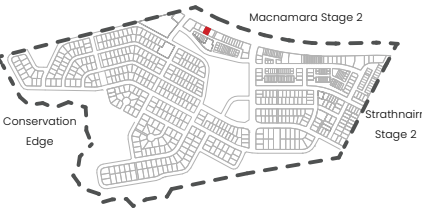


FRONT BOUNDARY

LANE

## KEY MAP

SITE LOCATION



## LEGEND



**Block Boundary**

**BOUNDARY**

**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 1m behind the front building line



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

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

## PRINCIPLE PRIVATE OPEN SPACE

Refer to Residential Zones Specifications

## 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 colour "Jasper".  
Refer to Ginninderry 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 Design Requirements (Macnamara)

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

## BLOCK INFORMATION

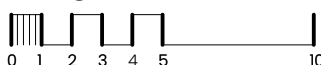
STAGE	IF
ZONE	RZ3
SECTION	CF
BLOCK	d
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

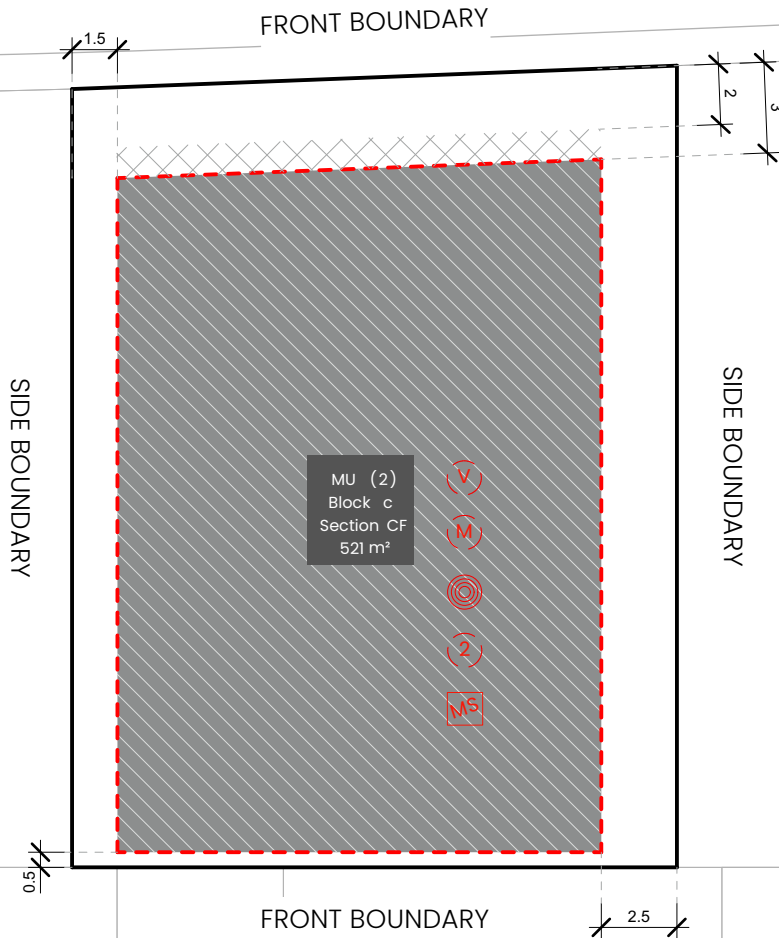
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SCALE  
1:250 @A4



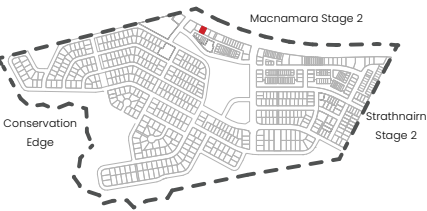
# PRO HART AVE



## LANE

### KEY MAP

■ SITE LOCATION



### LEGEND



**Block Boundary**

**BOUNDARY**

**Boundary Type**

As defined by Territory Plan Definitions



**Ventilation Requirements**

Refer to EDP Planning Controls Plans



**Noise Affected Blocks**

Refer to EDP Planning Controls Plans



**Blocks Exempt from Water Sensitive Urban Design Provisions**

Refer to EDP Planning Controls Plans



**Blocks 500sqm < 550sqm**

subject to mid size block provisions by EDP Planning Controls Plan



**Minimum 2 Stories for Blocks Addressing Pro Hart Avenue**

Refer to EDP Planning Controls Plans

### MINIMUM BOUNDARY SETBACKS



**Alternate setbacks**

Refer to the EDP Planning Controls Plans

Minimum boundary setbacks apply to all floors except side setbacks for garages and carports



**Articulation Elements**

Refer to Belconnen District Specifications

### 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

### BLOCK INFORMATION

STAGE	1F
ZONE	RZ3
SECTION	CF
BLOCK	C
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:250 @A4



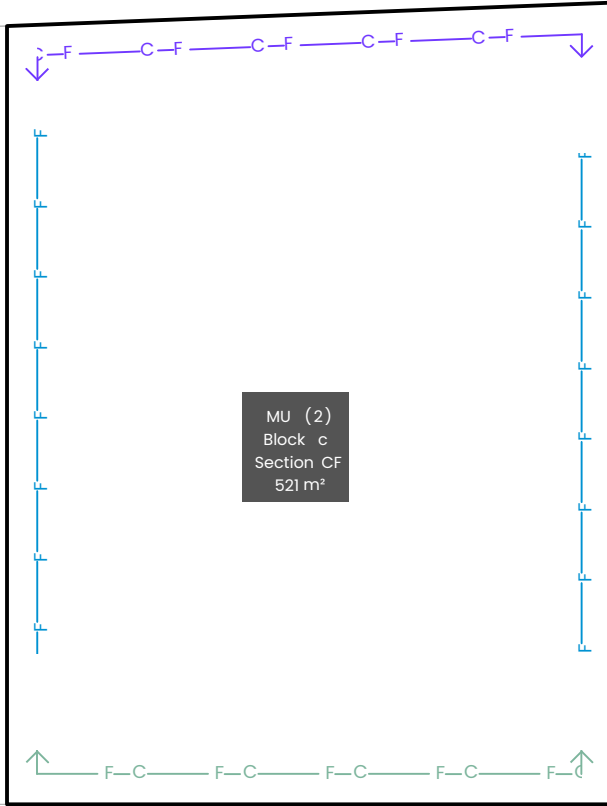
**Ginninderry**  
BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN

# PRO HART AVE

FRONT BOUNDARY

SIDE BOUNDARY

SIDE BOUNDARY

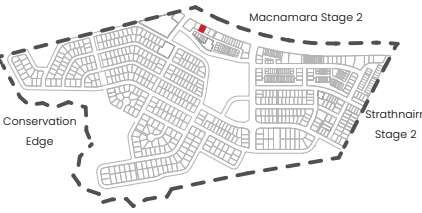


FRONT BOUNDARY

## LANE

### KEY MAP

SITE LOCATION



### PRINCIPLE PRIVATE OPEN SPACE

Refer to Residential Zones Specifications

### LEGEND



**Block Boundary**



**Boundary Type**

As defined by Territory Plan Definitions



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

Maximum height 1.8m from NGU Minimum setback 0m (100%)  
Min 1m behind the front building line



**Mandatory Fencing Type F1:**

Refer to EDP Planning Controls Plans  
Mandatory height: 1.5m  
Minimum Boundary Length: 100%  
Minimum setback from boundary: 800mm



**Mandatory Fencing Type F2:**

Refer to the EDP Planning Controls Plans  
Mandatory height: 1.8m  
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.

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Refer to Ginninderry Design Requirements (Macnamara)

Return Boundary Fencing to Building Line or Side Fence

### BLOCK INFORMATION

STAGE	IF
ZONE	RZ3
SECTION	CF
BLOCK	C
SITE COVERAGE	Refer to Residential Zones Policy
HOUSING TYPE	Multi-unit Dwelling (2) / Large Single Dwelling

REV	DRAWN	CHECKED	APPROVED	DATE
A	DC	JM	JM	16/10/24

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SCALE  
1:250 @A4

