PRO HART AVENUE

2.5

FRONT BOUNDARY

3.0

2.0

SIDE BOUNDARY 2

SIDE BOUNDARY 1

MU (2) BLOCK y
SECTION BA
513m²

M

2

MS

3.0

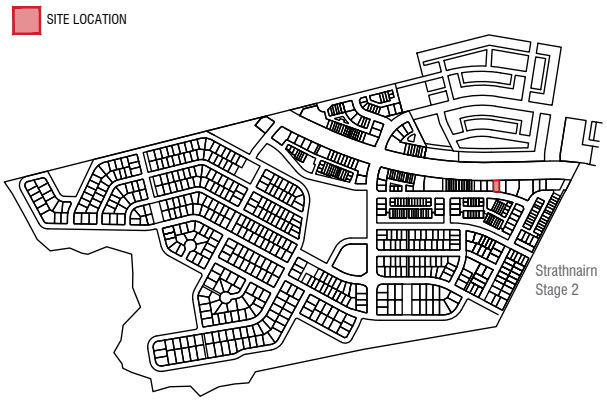
4.0

1.5

FRONT BOUNDARY

KEY MAP

SITE LOCATION



LEGEND

Block Boundary

BOUNDARY — Boundary as Defined by Territory Plan

Potentially Noise Affected Blocks. *Refer to the Belconnen District Specification*

M — Blocks Exempt from on-block. Water Sensitive Urban Design Provisions. *Refer to the Belconnen District Specification*

2 — Minimum 2 Stories for Blocks Addressing Pro Hart Avenue. *Refer to the Belconnen District Specification*

MS — Blocks 500sqm < 550sqm subject to mid size block 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

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

Lower Floor Level

Upper Floor Levels

BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	y
SITE COVERAGE	*Refer to Residential Zones Policy and Belconnen District Specification*
HOUSING TYPE	MULTI UNIT SITE (2)

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

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.

SCALE
1:200 @A3

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

PRO HART AVENUE

FRONT BOUNDARY

MU (2) BLOCK y
SECTION BA
513m²

SIDE BOUNDARY 2

SIDE BOUNDARY 1

FRONT BOUNDARY

KEY MAP

SITE LOCATION

Conservation Edge

LEGEND

Block Boundary

BOUNDARY — Boundary as Defined by Territory Plan

PRINCIPLE PRIVATE OPEN SPACE
Refer to Belconnen District Specification and Residential Zones Specification

BOUNDARY FENCING

F

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)*

Return Boundary Fencing to Building Line or Side Fence

F C

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

F C

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)

BLOCK INFORMATION

STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCK	y
SITE COVERAGE	*Refer to Residential Zones Policy and Belconnen District Specification*
HOUSING TYPE	MULTI UNIT SITE (2)

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

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SCALE
1:200 @A3

0 1 2 3 4 5 10

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN