

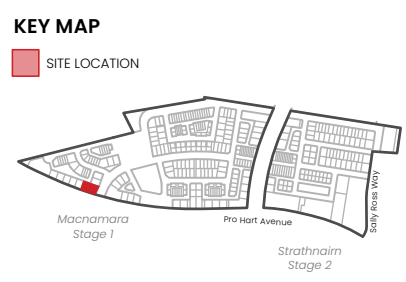
Block Planning Controls Plan

Individual multi-unit sites
Macnamara





PRO HART AVENUE



LEGEND

- Block Boundary**
- Boundary Type**
As defined by Territory Plan Definitions
- Noise Affected Blocks**
Refer to EDP Planning Controls Plans

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**

BLOCK INFORMATION

STAGE	2
ZONE	RZ5
SECTION	AA
BLOCK	h
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (9)

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

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

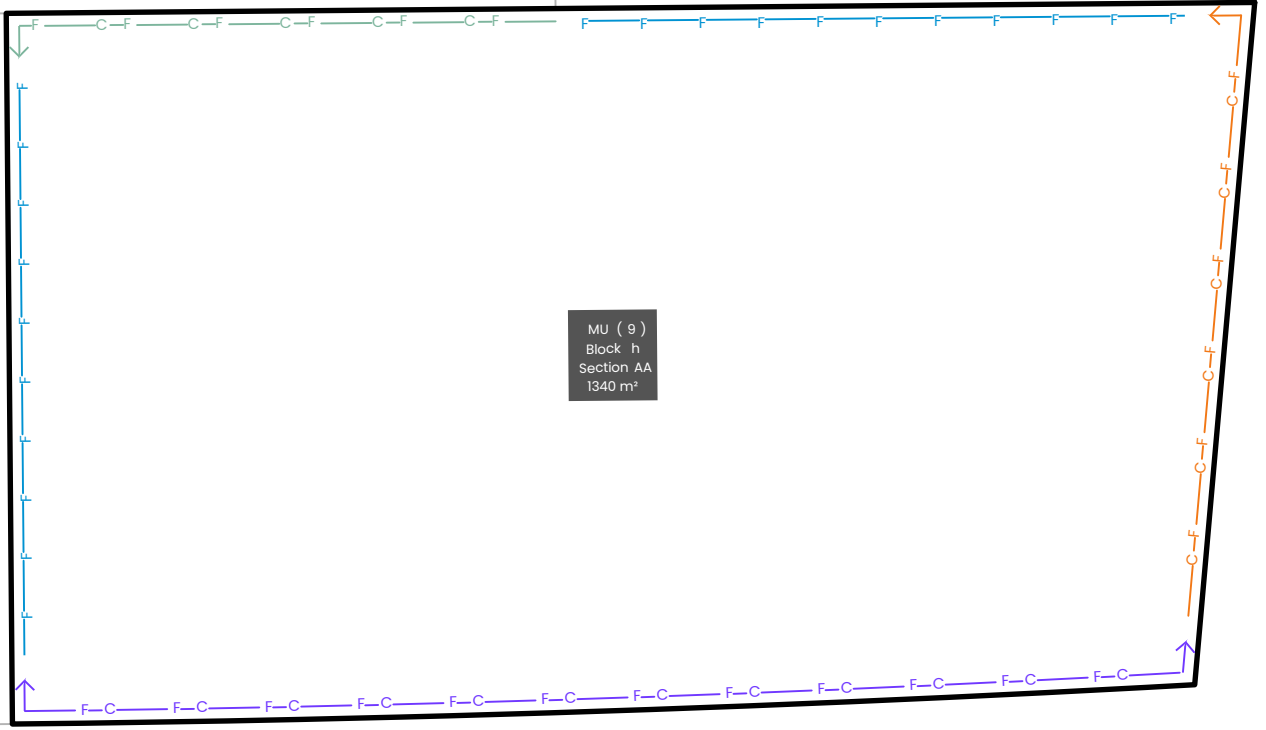
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT TECHNICAL SPECIFICATIONS UPDATES. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

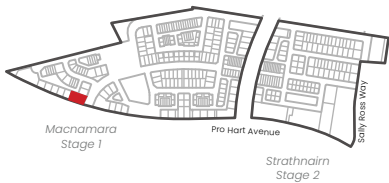
LANE



PRO HART AVENUE

KEY MAP

SITE LOCATION



LEGEND



Block 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 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 Neetascreen 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 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



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	RZ5
SECTION	AA
BLOCK	h
SITE COVERAGE	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (9)

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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






KEY MAP

■ SITE LOCATION






LEGEND

-  **Block Boundary**
-  **Boundary Type**
As defined by Territory Plan Definitions
-  **Noise Affected Blocks**
Refer to EDP Planning Controls Plans

INDICATIVE BUILDING AREA

Note: Based on min. building setbacks. This does not take into account site coverage or building envelopes.

-  **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**

BLOCK INFORMATION

STAGE	2
ZONE	RZ4
SECTION	AP
BLOCK	e
CLASSIFICATION	Refer to Residential Zones Policy and Belconnen District Specifications
HOUSING TYPE	Multi Unit Site (2)

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
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Ginninderry 

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

■ SITE LOCATION



LEGEND



Block 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 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 Neetascreen 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 F1:

Refer to Planning (Exempt Development) SDHDC – Belconnen District Declaration
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

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SCALE
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Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN