**MINIMUM BOUNDARY SETBACKS**

**Upper Floor Level - Side and Rear Boundary** - Screened

1.5m or nil setback for garage

- Refer to SDHDC Rule 15, Table 6B

**Upper Floor Level - Side and Rear Boundary** - Unscreened

- Refer to the Planning Controls Plan

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

**SITE INFORMATION**

- **Stage**: 2B1
- **Zone**: RZ3
- **Section**: 43
- **Block**: 19
- **Classification**: MID SIZE
- **Housing Type**: SINGLE DWELLING

**SCALE**: 1:250 @A4

**REVIEWED**

- A DE AK CS 20/11/19
- B AK AK CS 06/12/20
- C AK AK CS 15/12/20

**APPROVED**

- A DZ AK CS 22/11/19
- B AK AK 06/12/20
- C AK AK 15/12/20

**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 precipice code 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.
Section 43
BLOCK 19
392m²
SCALE 1:250 @A4

LEGEND
- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

Services
Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

BOUNDARY FENCING
Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

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 a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

Service Access Gate
Maximum height 1.8m | Minimum setback 0m (100%)
Service Access Gate as per ICON requirements

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

KEY MAP
- SITE LOCATION

BLOCK INFORMATION
STAGE 2B1
ZONE R22
SECTION 43
BLOCK 19
CLASSIFICATION MID SIZE
HOUSING TYPE SINGLE DWELLING

REV DRAWN CHECKED APPROVED DATE
A DZ AK CS 22/11/19
B AK AK CS 09/12/20
C AK AK CS 15/12/20

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 PRECINCT 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.

DRAWN CHECKED REV DATE
AK AK AK A 22/11/19
AK AK AK A 09/12/20
AK AK AK A 15/12/20

APPROVED