**SIDE BOUNDARY 1**

**SIDE BOUNDARY 2**

**FRONT BOUNDARY**

**REAR BOUNDARY**

**STREET**

**DRAWN**

**CHECKED**

**REV**

**APPROVED**

**DATE**

**SCALE**

**MINIMUM BOUNDARY SETBACKS**

- Upper floor level - Side and Rear Boundary - Screened
- Upper floor level (side setbacks) - external wall (screened)
- Nil or 900mm garage setback for walls less than 8m in length
- refer to SDHDC Rule 14, Table 5

**INDICATIVE BUILDING FOOTPRINTS**

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

**KEY MAP**

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements
- Part of Integrated Development Parcel by Planning Controls Plan

**STRATNARN STAGE 2 EDP**

refer to the Planning Controls Plan

Lower floor level - external wall or unscreened element (Excluding Garages/Carports)

Upper floor level (rear setback) - external wall or unscreened element

**NORTHWEST ZONE IN**

Single Dwelling Housing Development Code (SDHDC)

front setbacks: refer to Rule 11: Table 2C

side and rear setbacks: refer to Rule 12: Table 5

**GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.**
**Key Map**

- **Site Location**

**Legend**

- **Block Boundary**
- **Garage Location**
- **Private Open Space (POS)**
  - Refer to SDHDC: R38 for large blocks

**Private Open Space (POS)**

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

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**Block Information**

- **Stage**: STAGE 2
- **Zone**: ZONE RZ 1
- **Section**: SECTION 52
- **Block**: BLOCK 05
- **Classification**: LARGE BLOCK
- **Housing Type**: SINGLE DWELLING

**Drawn**: JS
**Checked**: AK
**Approved**: CS
**Date**: 18/09/20

**Scale**: 1:250 @ A4

**Ginninderry**

**Block Planning Controls**

**Fencing Controls Plan**

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**Notice**

- 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.

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**Plan Details**

- **Block Information**
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  - **Section**: 52
  - **Zone**: RZ 1
  - **Stage**: STAGE 2
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  - **Housing Type**: SINGLE DWELLING

**Design Requirements**

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**Planning Controls Plan**

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