The document contains a plan for a site with various boundaries, setback requirements, and building footprint regulations. It includes information on the site's location, block details, and planning controls. The plan is subject to specific rules for boundary setbacks, building footprints, and minimum clearances. The key map and legend provide a visual representation of the site's boundaries and planning controls. The plan is part of a larger development project and is subject to approval and review processes.
**KEY MAP**
- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**

**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

- **Corner Identified for Corner Block Control**
  - Refer to Fencing Controls Plan

- **Optional Courtyard Wall for Corner Blocks**
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - No fencing within 6m of the corner
  - Refer to Fencing Controls Plan

- **Optional Courtyard Wall for North Facing Blocks**
  - Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
  - Refer to Fencing Controls Plan

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

**INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY**
For the design process. Approved EPSDD Planning Controls need to be checked against precinct elevations. 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.

**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.

**DRAWN**
- AK

**CHECKED**
- AK

**APPROVED**
- CS

**DATE**
- 04/11/19
- 10/10/20

**SCALE**
- 1:200 @ A4

**BLOCK INFORMATION**
- **STAGE** 2A3
- **ZONE** R22
- **SECTION** 56
- **BLOCK** 3
- **CLASSIFICATION** LARGE SIZE
- **HOUSING TYPE** SINGLE DWELLING

**Ginninderry**

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

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**Québec**

**ISSUE**
- A

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