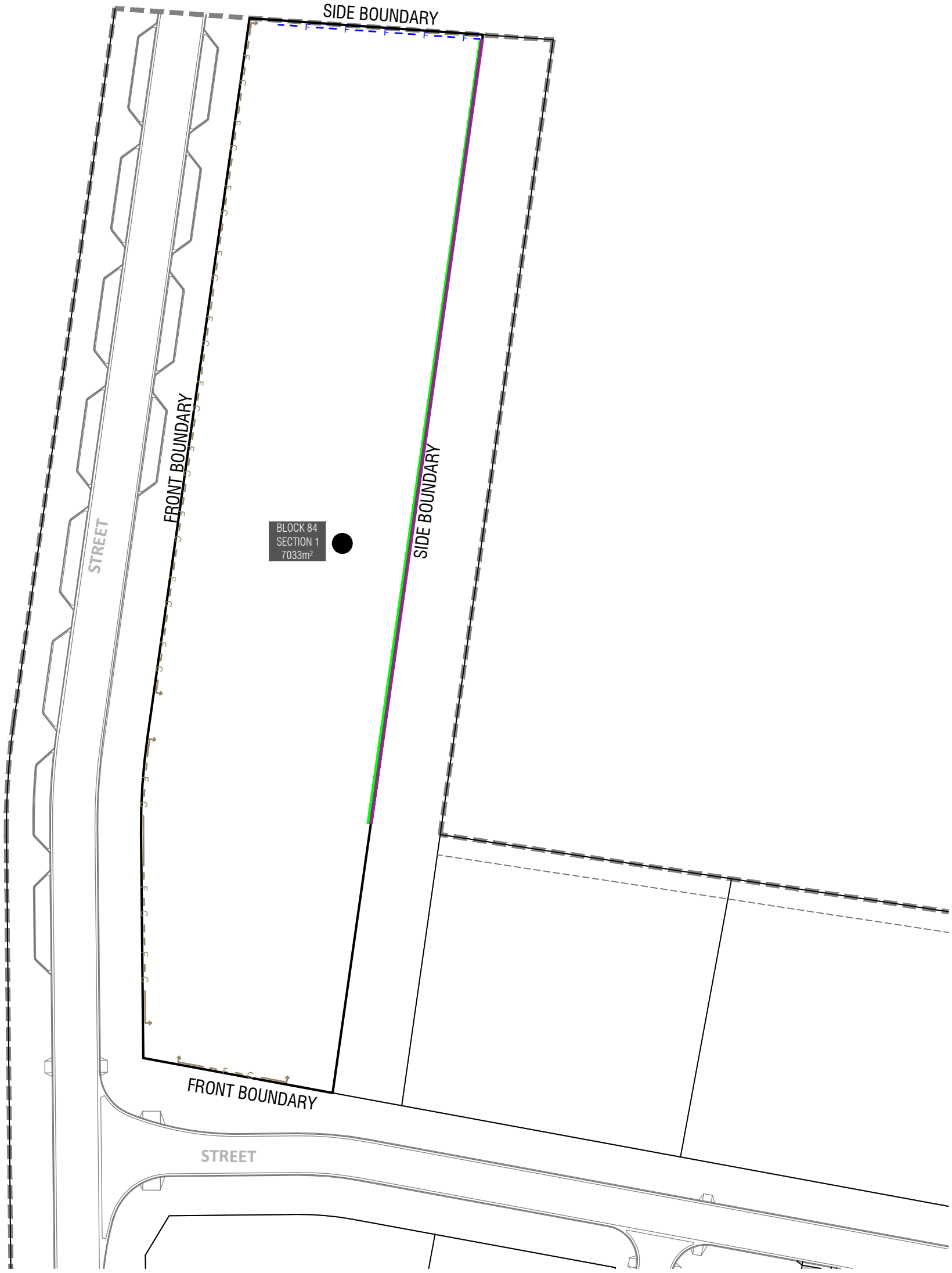
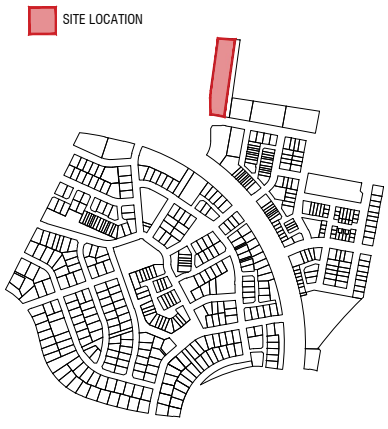


KEY MAP

SITE LOCATION



LEGEND

Block Boundary

SITE COVERAGE
refer to Residential Zone Policy

PRINCIPLE PRIVATE OPEN SPACE
refer to Belconnen District Specifications and Residential Zones Specifications

Principal Private Open Space and Daytime Living Area for the identified block to be oriented toward the western alignment by *Planning Controls Plan*

BOUNDARY FENCING

F

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*

Landscape screening treatment of a 4.5m mesh fence accompanying rear located 1.8m solid timber fence - by Ginninderry in accordance with Belconnen District Specification

A 3.0m minimum planting zone for evergreen climbing must be established along the length of the landscape screening fence - by Purchaser in accordance with Belconnen District Specifications

F C

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
refer to Fencing Controls Plan

Construction and Finish
Front Courtyard walls and fencing forward of the building line (where permitted) 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

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

STAGE	2B3
ZONE	RZ 5
SECTION	84
BLOCK	1
PLOT RATIO	N/A
HOUSING TYPE	MULTI UNIT SITE (70)

REV	DRAWN	CHECKED	APPROVED	DATE
C	DZ	DZ	DZ	02/02/24

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
1:750 @A3

0 5 10 20 30 50

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN