MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11: Table 3C
  - Side and rear setbacks: refer to Rule 12: Table 6B
- 1.5m or nil setback to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11:
  - Table 3C for mid-blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only. This does not take into account easements or building envelopes)

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan

KEY MAP

- SITE LOCATION

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Nominated Boundary by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Part of Integrated Development Parcel by Planning Controls Plan

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE 1:250 @ A4

Ginninderry
BUILDING & SITING CONTROLS PLAN
KEY MAP
- SITE LOCATION

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

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

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.

Return Boundary Fencing to Building Line or Side Fence

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

Optional - Blocks Adjacent to Open Space
- Maximum height 1.8m | Minimum setback 0m (100%)
  - refer to Fencing Controls Plan

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