**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Easement**

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC)
  - Front setbacks: refer to Rule 11
  - Table 2C for large blocks
  - Side and rear setbacks: refer to Rule 12
  - Table 5 for large blocks

**INDICATIVE BUILDING FOOTPRINTS**

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

- **Lower Floor Level**
- **Upper Floor Level**

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**SCALE**

1:200 @A4
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

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R38 for large 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.