KEY MAP

LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

Part of Integrated Development Parcel by Planning Controls Plan

INDICATIVE BUILDING FOOTPRINTS

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

Lower Floor Level

Upper Floor Level

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 for garage
  - refer to SDHDC Rule 15, Table 6B
  - refer to the Planning Controls Plan

- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11: Table 3C

- Upper Floor Level - Side and Rear Boundary Unscreened

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

- Upper floor level (side setbacks) - external wall (screened)

MINIMUM BOUNDARY SETBACKS

1.5m or nil setback for garage

- refer to SDHDC Rule 15, Table 6B

- refer to the Planning Controls Plan

- Articulation Elements (Articulation Zone)

- refer to SDHDC Rule 11: Table 3C

- Upper Floor Level - Side and Rear Boundary Unscreened

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

- Upper floor level (side setbacks) - external wall (screened)

- refer to SDHDC Rule 15, Table 6B

- refer to the Planning Controls Plan

- Articulation Elements (Articulation Zone)

- refer to SDHDC Rule 11: Table 3C

- Upper Floor Level - Side and Rear Boundary Unscreened

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

- Upper floor level (side setbacks) - external wall (screened)
Return Boundary Fencing to Building Line or Side Fence

Optional - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

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.

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

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

Optional - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
refer to Fencing Controls Plan

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.