Indicative building footprints (based on min. building setbacks only. This does not take into account easements, plot ratio 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 2C for large blocks
- Side and rear setbacks: refer to Rule 12:
  - Table 5 for large blocks

- Nil or 900mm garage setback for walls less than 8m in length. refer to SDHDC Rule 14, Table 5

Key map:
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

Legends:
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

Scale: 1:250 @A4

Ginninderry
Building & Siting Controls Plan
Block Boundary
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.

SIDE BOUNDARY 1
SIDE BOUNDARY 2
FRONT BOUNDARY
FRONT BOUNDARY
STREET
STREET

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

Optional - 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
Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

SCALE 1:250 @A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

LEGEND

Block Boundary
Garage Location
PRIVATE OPEN SPACE (POS)
PRINCIPLE PRIVATE OPEN SPACE (PPOS)

SERVICE
Refer to Block Disclosure Plan for location
of service access to this block. Proposed
Fencing and Courtyard Walls to integrate
service ties and meters.