The document contains a detailed map and diagram of a site with various boundary and setback regulations. It includes a legend explaining symbols and colors used on the map, such as block boundaries, garage locations, and minimum boundary setbacks. The document also provides information on block classification, zoning, and housing type, and includes a scale and date for the map. The diagram is color-coded to differentiate between different types of boundaries and setbacks. The text also includes key information on building footprint rules and planning controls for the site. Overall, the document serves as a guide for planning and designing a building on the site, adhering to the required regulations and controls.
Ginninderry Design Requirements

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
refer to Fencing Controls Plan

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

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