REAR LANE
FRONT BOUNDARY
SIDE BOUNDARY 2
FRONT BOUNDARY
FRONT BOUNDARY
REAR LANE

BLOCK 1
SECTION 4
342m²

BLOCK INFORMATION

STAGE
ZONE
SECTON
BLOCK
CLASSIFICATION
HOUSING TYPE

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, 15, Table 6B

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

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 12, Rule 15, Table 6B

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

LOWER LEVEL
UPPER LEVEL

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 12, Rule 15, Table 6B

Upper Roof Level - Side and Rear Boundary - Screened

Upper Roof Level - Side and Rear Boundary - Unscreened

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.
### 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

- **Corner Identified for Corner Block Control**
  - Refer to SPC Table 1, Figure 1

- **Optional - Courtyard Wall - Corner Blocks**
  - Maximum height 1.5m
  - Minimum setback 0m (50%) and 0.6m (50%)
  - No fencing within 6m of the corner
  - Refer to SPC Rule 8, Table 1, Figure 1

### Return Boundary Fencing to Building Line or Side Fence

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**Block Information**

- **Stage**: 1A
- **Zone**: RZ3
- **Section**: 4
- **Block**: 1
- **Classification**: Mid Size Single Dwelling

**Ginninderry**

**Block Planning Controls Fencing Controls Plan**

**Scale**: 1:200 @A4

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**Note**: Information on this plan is to be used as a guide only for the design process. To be read in conjunction with the Territory Plan along with block disclosure plans and the Ginninderry design requirements to confirm all current controls pertaining to your block.