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

Minimum Boundary Setbacks

Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule 12:
Table 6B for mid blocks

Articulation Elements (Articulation Zone)
refer to SDHDC Rule 11:
Table 3C for mid blocks

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

Key Map
- Site Location

Legend
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Lower Floor Level
- Upper Floor Level

Minimum Boundary Setbacks

Single Dwelling Housing Development Code (SDHDC)
- front setbacks: refer to Rule11:
  Table 3C for mid blocks
- side and rear setbacks: refer to Rule 12:
  Table 6B for mid blocks
- Articulation Elements (Articulation Zone)
  refer to SDHDC Rule 11:
  Table 3C for mid blocks
- 1.5m or nil setback to a max length of 13m
  refer to SDHDC Rule 15, Table 6B

Block Boundary
在家

Ginninderry
Block Planning Controls
Building & Siting Controls Plan
SITE LOCATION

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

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.