MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
- front setbacks: refer to Rule 11: 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

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

- **Upper Floor Level**
- **Lower Floor Level**

**BLOCK INFORMATION**
- **Stage:** 1B
- **Zone:** RZ3
- **Section:** 20
- **Block:** 30
- **Classification:** MID SIZE
- **Housing Type:** SINGLE DWELLING

**DRAWN:** AK
**CHECKED:** CS
**APPROVED:** AK
**DATE:** 14/01/20

**SCALE:** 1:200 @ A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**
BUILDING & SITING CONTROLS PLAN
**KEY MAP**

**SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**

**BOUNDARY FENCING**

**PRIVATE OPEN SPACE (POS)**

- Refer to SDHDC: R39 for mid size blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

- Refer to SDHDC R41 and Table 8

**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

**Mandatory Village/Green Link, Courtyard Walls and Fencing**

- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 100% @ 0m
- Refer to SPC Rule 8, Table 1, Figure 2

**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

**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.**