KEY MAP

SITE LOCATION

LEGEND

Block Boundary

Garage Location

Boundary Defined by SDHDC

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 Rule 11, Table 3C

Side and rear setbacks: refer to Rule 12, Table 6B

Upper Floor Level - Side and Rear Boundary - Screened

Upper Floor Level - Side and Rear Boundary Unscreened

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

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
Return Boundary Fencing to Building Line or Side Fence

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

Mandatory Village/Green Link, Courtyard Walls and Fencing
- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 100% @ 0m
- refer to Fencing Controls Plan

Optional Corner Identified for Corner Block Control
- refer to SPC Table 1, Figure 1

Mandatory Village/Green Link, Courtyard Walls and Fencing
- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 100% @ 0.6m
- refer to SPC Rule 8, Table 1, Figure 2

PRIVATE OPEN SPACE (POS)
- refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to SDHDC R41 and Table 8

Return Boundary Fencing to Building Line or Side Fence

SITE LOCATION

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)
- refer to SDHDC: R39 for mid size blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to SDHDC R41 and Table 8