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)

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 11, Table 3C

Articulation Elements (Articulation Zone)

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

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.
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

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

Optional Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to SPC Rule 8, Table 1

Return Boundary Fencing to Building Line or Side Fence

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

1:200 A4