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
- Part of Integrated Development Parcel by SPC
  - refer to Figure 14

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

KEY MAP
- Site Location

LEGEND
- Block Boundary
- Garage Location

BOUNDARY
- Boundary Defined by SDHDC
  - refer to SDHDC Rule 15, Table 6B
- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11, Table 3C

MINIMUM BOUNDARY SETBACKS

- 1.5m or nil setback to a max length of 13m
  - refer to SDHDC Rule 15, Table 6B
- Upper Floor Setback
  - refer to SPC - Figure 9
  - Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11, Table 3C
This diagram shows the layout of Block 7 in Section 30, with dimensions of 312m². The block information includes the stage (1C), zone (RZ3), section (30), block (7), classification (mid size), and housing type (single dwelling).

Key Map:
- **Site Location**

Legend:
- Block Boundary
- Garage 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

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

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

The drawing is intended 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.