BOUNDARY

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 Roof Level - Side and Rear Boundary - Screened
Upper Roof 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

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

INDICATION OF 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.
FENCING CONTROLS PLAN

**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**

- **Mandatory Gate to Open Space**
  - Refer to SPC Rule 7, Figure 9

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Screen height 1.5m | otherwise 1.2m
  - Minimum setback: 50% @ 0m | 50% @ 0.6m
  - Refer to SPC Rule 8, Table 1, Figure 2

**SITE INFORMATION**

- **SITE LOCATION**
- **KEY MAP**
- **LEGEND**
  - 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

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