**MINIMUM BOUNDARY SETBACKS**

Single Dwelling Housing Development Code (SDHDC)
- Front setbacks: refer to Rule 11: Table 2C for large blocks
- Side and rear setbacks: refer to Rule 12: Table 5 for large blocks

Nil or 900mm garage setback for walls less than 8m in length
- refer to SDHDC Rule 14, Table 5

**EASEMENT**
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

**BOUNDARY**
- Boundary Defined by SDHDC
- Nil or 900mm garage setback for walls less than 8m in length
- refer to SDHDC Rule 14, Table 5

**INDICATIVE BUILDING FOOTPRINTS**
- (based on min. building setbacks. This does not take into account plot ratio or building envelopes)

- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

**SITE LOCATION**
- FRONT BOUNDARY
- REAR BOUNDARY
- SIDE BOUNDARY 1
- SIDE BOUNDARY 2
- STREET
- GARAGE

**KEY MAP**
- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

**INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS 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.**

**INDICATIVE BUILDING FOOTPRINTS**
- (based on min. building setbacks. This does not take into account plot ratio or building envelopes)
LEGEND

Block Boundary

Garage Location

PRIVATE OPEN SPACE (POS)

refer to SDHDC: R41 and Table 8

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

Side, Rear and Rear Lane Boundaries

Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line

Construction and Finish

Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.

If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour “Basalt”. refer to Ginninderry Design Requirements

Optional - Courtyard Wall - North Facing Blocks

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)

refer to Fencing Controls Plan

Services

Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service ties and meters.

Return Boundary Fencing to Building Line or Side Fence