MINIMUM BOUNDARY SETBACKS

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**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*

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**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 GININDERRY DESIGN REQUIREMENTS TO CONFIRM
ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
**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

- **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 - Blocks Adjacent to Open Space**
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - refer to Fencing Controls Plan

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**PRIVATE OPEN SPACE (POS)**

- refer to SDHDC: R38 for large blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

- refer to SDHDC R41 and Table 8

**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.