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

- Articulation Elements (Articulation Zone)
  - refer to SDHDC Rule 11: Table 3C for mid blocks
  - 1.5m or nil setback
    - refer to SDHDC Rule 15, Table 6B

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

**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.

**Optional - Courtyard Wall - Corner Blocks**
- Maximum height 1.5m
- Minimum setback 0m (50%) and 0.8m (50%)
- No fencing within 6m of the corner

**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.

**Legend**
- Block Boundary
- Garage Location
- Private Open Space (POS)
  - Refer to SDHDC R41 and Table 8
- Block Planning Controls

**Information on this Plan is to be Used as a Guide Only for the Design Process. Approved EPSDC 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.**