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

1.5m or nil setback to a max length of 13m refer to SDHDC Rule 15, Table 6B

Articulation Elements (Articulation Zone) refer to Planning Controls Plan

Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
- Upper floor level (front setbacks) - external wall or unscreened element

Upper floor level (side setbacks) - external wall (screened)

INFOGRAPHIC:

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.

Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**KEY MAP**

- **SITE LOCATION**

**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

**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

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - refer to Fencing Controls Plan

- **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

**Return Boundary Fencing to Building Line or Side Fence**