MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11:
    - Table 3C for mid blocks
  - side and rear setbacks: refer to Rule 12:
    - Table 6B for mid blocks
  - refer to SDHDC Rule 15, Table 6B
- 1.5m or nil setback
- Lower floor level - external wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone)
  - refer to Planning Controls Plan

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 GINNINGDERY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE: 1:200 @ A4
**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 - Front Boundary Courtyard Wall**
  - Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length
  - Refer to SDHDC Element 3

- **Gate, street address and letterbox to be off lane (as indicated)**
  - Refer to Planning Controls Plan

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