MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule 11, Table 3C

- Strathnairn Precinct Code (SPC)
  - refer to the SPC - Rule 1, Figure 4

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks only This does not take into account easements or building envelopes)

- Lower Floor Level
- Upper Floor Level

BOUNDARY

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC

Articulation Elements (Articulation Zone)

- refer to SDHDC Rule 11, Table 3C

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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INDICATIVE BUILDING FOOTPRINTS (based on min. building setbacks only This does not take into account easements or building envelopes)
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 Central Boulevard, Courtyard Walls and Fencing
- Maximum height: PPOS screen 1.5m
  - otherwise 1.2m
- Minimum setback: 50% @ 0m
  - 50% @ 1.0m
  - refer to SPC Rule 8, Table 1, Figure 2

Side, Rear and Rear Lane Boundaries
- Maximum height 1.8m
  - Minimum setback 0m (100%)
  - Not forward of building line
  - refer to SPC Rule 8, Table , Figure 2

Return Boundary Fencing to Building Line or Side Fence

PRIVATE OPEN SPACE (POS)
- refer to SDHDC R39 for mid size blocks,

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to SDHDC R41 and Table 8

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SCALE 1:200 @ A4

Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN