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

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

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**Nil or 900mm garage setback for walls less than 8m in length**
- refer to SDHDC Rule 14, Table 5

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**INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)

- **Minimum boundary setbacks**
  - **Upper Floor Level**
  - **Lower Floor Level**

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**BOUNDARY**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Easement**

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**SITE LOCATION**

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**KEY MAP**

---

**LEGEND**

---

**BLOCK INFORMATION**

---

**SCALE**

---

**DRAWN**

---

**CHECKED**

---

**APPROVED**

---

**DATE**

---

**REV** A

---

**ZONE**

---

**SECTION**

---

**BLOCK**

---

**CLASSIFICATION** LARGE SIZE

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**HOUSING TYPE** SINGLE DWELLING
**KEY MAP**

- **SITE LOCATION**

**LEGAL INFORMATION**

- **STAGE**: 2A1
- **ZONE**: RZ1
- **SECTION**: 41
- **BLOCK**: 7
- **CLASSIFICATION**: LARGE SIZE
- **HOUSING TYPE**: SINGLE DWELLING

**REV** | **DRAWN** | **CHECKED** | **APPROVED** | **DATE**
--- | --- | --- | --- | ---
A | DZ | CS | AK | 22/11/19
B | AK | AK | CS | 27/10/20
C | AK | AK | CS | 15/01/20

**SCALE**: 1:250 @A4

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**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

- **Optional - North Facing Blocks**
  - Maximum height 1.5m
  - Minimum setback 0m (50%) and 0.8m (50%)
  - Refer to Fencing Controls Plan

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

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**PRIVATE OPEN SPACE (POS)**

- Refer to SDHDC: R38 for large size 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.

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**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.

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**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

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**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

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**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.

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**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

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**RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE**

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**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.