**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Mandatory Surveillance Block by Planning Controls Plan**

**INDICATIVE BUILDING FOOTPRINTS**

- **Lower Floor Level**
- **Upper Floor Level**
- **Garage / Carport / Studio Unit Only**

**NOTE:** If assessing against the SDHDC then the second dwelling cannot be unit titled.

**MINIMUM BOUNDS SETBACKS**

- **Single Dwelling Housing Development Code (SDHDC)**
  - Front setbacks: refer to Rule11:Table 2C
  - Side and rear setbacks: refer to Rule 12:Table 5
- **Upper Floor Level - Side and Rear Boundary - Screened**
- **Upper Floor Level - Side and Rear Boundary Unscreened**
- **0.5m Lower floor level setback**
- **Strathnairn Stage 2 EDP**
  - Both floor levels (front setbacks) - external wall or unscreened element
  - Lower floor level (side setbacks) - external wall
  - Upper floor level (side setbacks) - external wall (screened)

**NOTE:** If assessing against the SDHDC then the second dwelling cannot be unit titled.
LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R38 for large blocks

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

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.

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

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

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

Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Optional Front Fencing, Courtyard Walls, Open Space and Laneways
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence