MINIMUM BOUNDARY SETBACKS

Single Dwelling Housing Development Code (SDHDC)
- Front setbacks: refer to Rule 11: Table 2C
- Side and rear setbacks: refer to Rule 12: Table 5
- Nil or 900mm garage setback for walls less than 8m in length
  refer to SDHDC Rule 14, Table 5

Upper Floor Level - Side and Rear Boundary Unscreened

Strathnairn Stage 2 EDP
- refer to the Planning Controls Plan

Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
- Upper floor level (rear setback) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
**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

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**PRIVATE OPEN SPACE (POS)**
- Refer to SDHDC: R38 for large blocks
- Alternative POS delivery permitted*
  - POS is permitted at upper floor achieving a minimum area of 12m² by Planning Controls Plan

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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.