Single Dwelling Housing Development Code (SDHDC)
front setbacks: refer to Rule11:
Table 3C for mid blocks
side and rear setbacks: refer to Rule12:
Table 6B for mid blocks

Strathnairn Stage 2 EDP
refer to the Planning Controls Plan

Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

1.5m or nil setback to a max length of 13m
refer to SDHDC Rule 15, Table 6B

Upper Floor Level - Side and Rear Boundary - Screened

Indicative Building Footprints
(based on min. building setbacks. This does not take
into account building envelopes)

Lower Floor Level

Upper Floor Level

Upper Floor Level - Side and Rear Boundary - 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

PRIVATE OPEN SPACE (POS)
refer to SDHDC: R39 for mid 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.

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