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

- Lower Floor Level
- Upper Floor Level

Minimum Boundary Setbacks
- Single Dwelling Housing Development Code (SDHDC)
  - front setbacks: refer to Rule11: Table 2C for large blocks
  - side and rear setbacks: refer to Rule12: Table 5 for large blocks
- Strathnairn Stage 2 EDP
  - refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone)
  - refer to Planning Controls Plan
- Nil or 900mm garage setback for walls less than 8m in length
  - refer to SDHDC Rule 14, Table 5
- Upper Roof Level - Side and Rear Boundary - Screened
- Upper Roof Level - Side and Rear Boundary Unscrened
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.

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 - 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