



### KEY MAP

SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY  
Boundary Defined by MUHDC or SDHDC
- Mandatory Surveillance Block**  
- Where delivered as a Studio Unit above a garage by Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **only** This does not take into account easements or building envelopes)
  - Lower Floor Level
  - Upper Floor Level

Articulation Elements (Articulation Zone) refer to Planning Controls Plan

### MINIMUM BOUNDARY SETBACKS

- 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  
Upper floor level (side / rear setbacks) - external wall (screened)
- Upper Floor Level - Side and Rear Boundary Unscreened

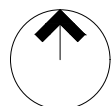
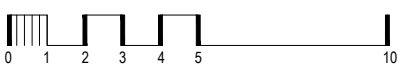
### BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	AV
BLOCK	h
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	JE	11/11/2019

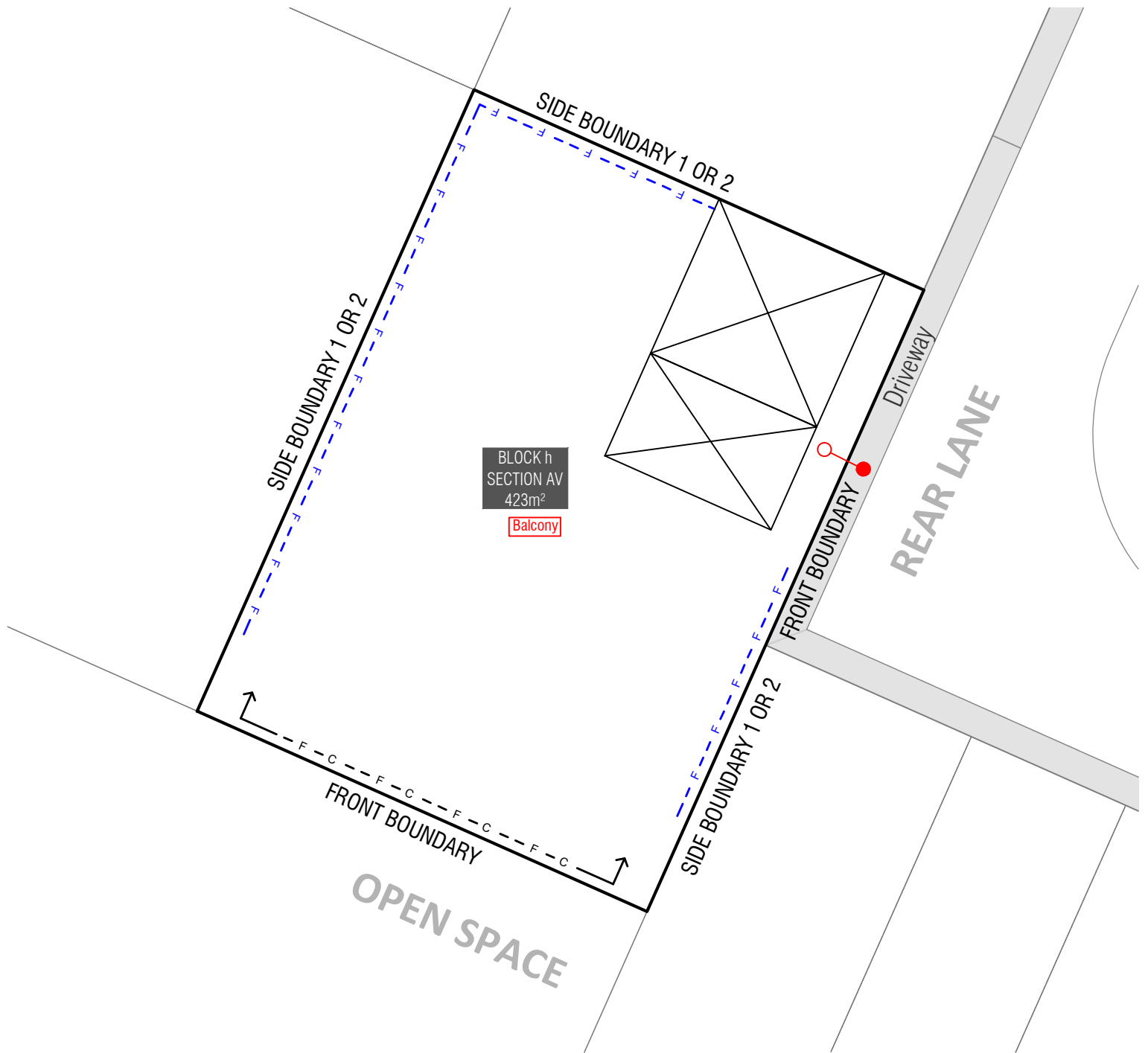
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SCALE  
1:200 @A4



**Ginninderry**




**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN**




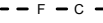


### KEY MAP



### LEGEND

-  Block Boundary
-  Garage Location
- SINGLE DWELLING PRIVATE OPEN SPACE (POS)**  
refer to SDHDC: R39 for mid blocks  
**PPOS**  
refer to SDHDC R41 and Table 8
- MULTI UNIT PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39
- PPOS**  
refer to MUHDC R61, Table 9A
-  PPOS required is minimum 12m<sup>2</sup> on balcony by 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
-  **Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m refer to Fencing Controls Plan
-  Gate, street address and letterbox to be off lane (as indicated) refer to Planning Controls Plan
-  **Return Boundary Fencing to Building Line or Side Fence**

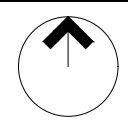
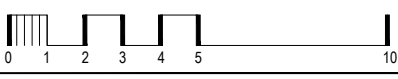
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SCALE  
1:200 @A4



**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**