

**KEY MAP**



**LEGEND**

- SITE LOCATION
- 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
- 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 setbacks) - external wall (screened)
- All Floor Level - Side and Rear Boundary - Screened
- Lower Floor Level - Side and Rear Boundary Unscreened
- Upper Floor Level - Side and Rear Boundary Unscreened

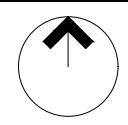
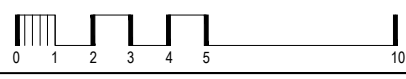
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ 3
SECTION	BH
BLOCK	a
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	15/12/19

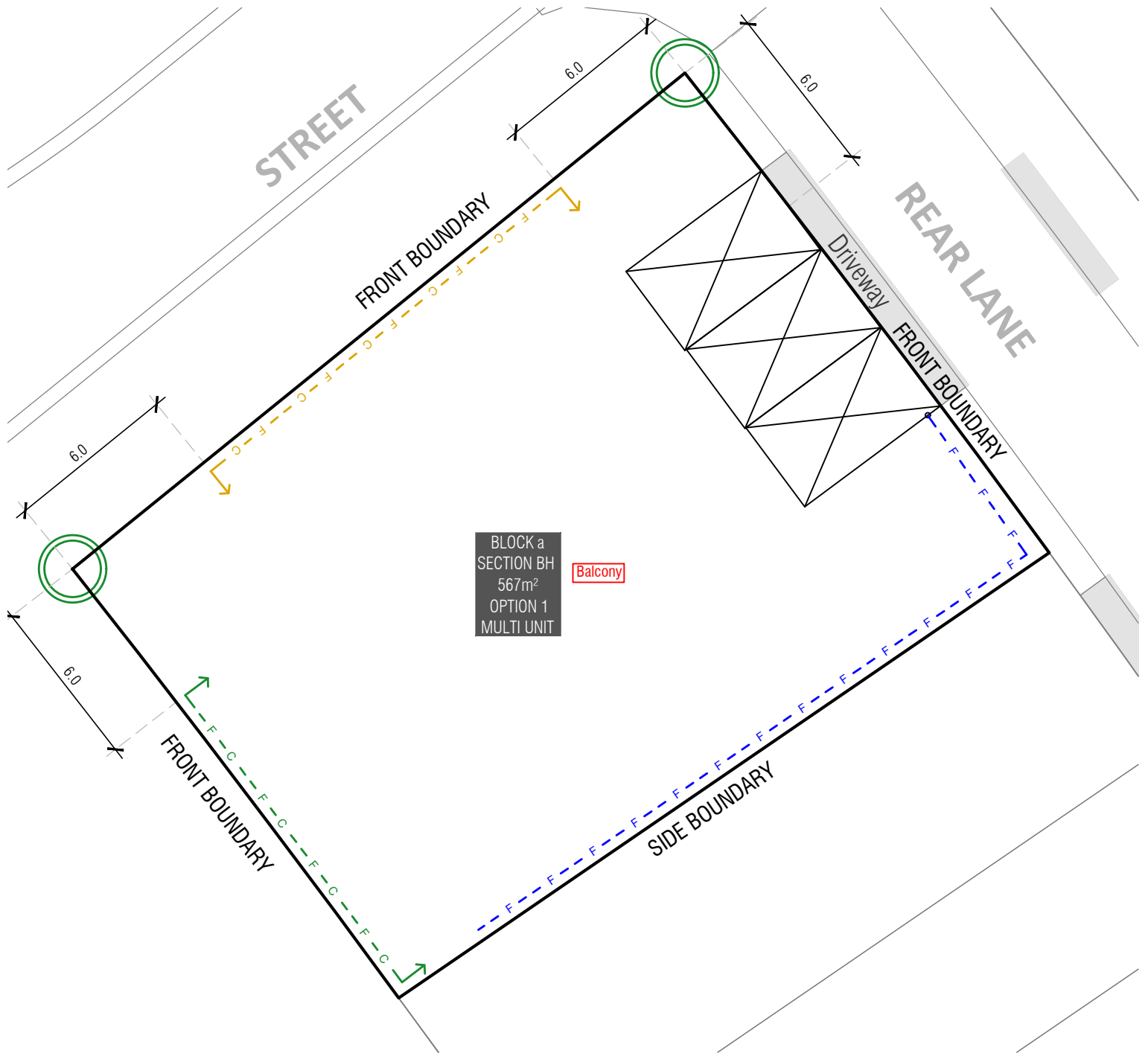
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
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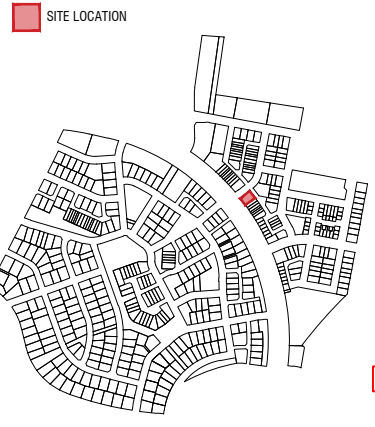


**Ginninderry**

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



**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to MUHDC R61 TABLE 9A
- Balcony PPOS required is minimum 12m<sup>2</sup> on balcony by Planning Controls Plan

**BOUNDARY FENCING**

- - - F - - - **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
- - - F - C - - - **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
- ( ) **Corner Identified for Corner Block Control**  
refer to Fencing Controls Plan
- - - F - C - - - **Optional - Corner Blocks**  
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)  
No fencing within 6m of the corner refer to Fencing Controls Plan
- ↑ **Return Boundary Fencing to Building Line or Side Fence**

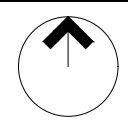
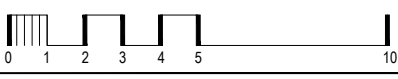
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**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**