

KEY MAP

■ SITE LOCATION



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
Boundary Defined by MUHDC
- 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, plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

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)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan
- Multi Unit Housing Development Code (MUHDC) front setbacks: refer to Rule 29 Table A5
- Side and Rear Boundary - Screened
- Side and Rear Boundary Unscreened : refer to Rule 30 Table A7

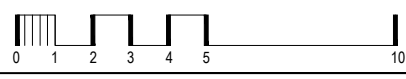
BLOCK INFORMATION

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

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	30/12/19

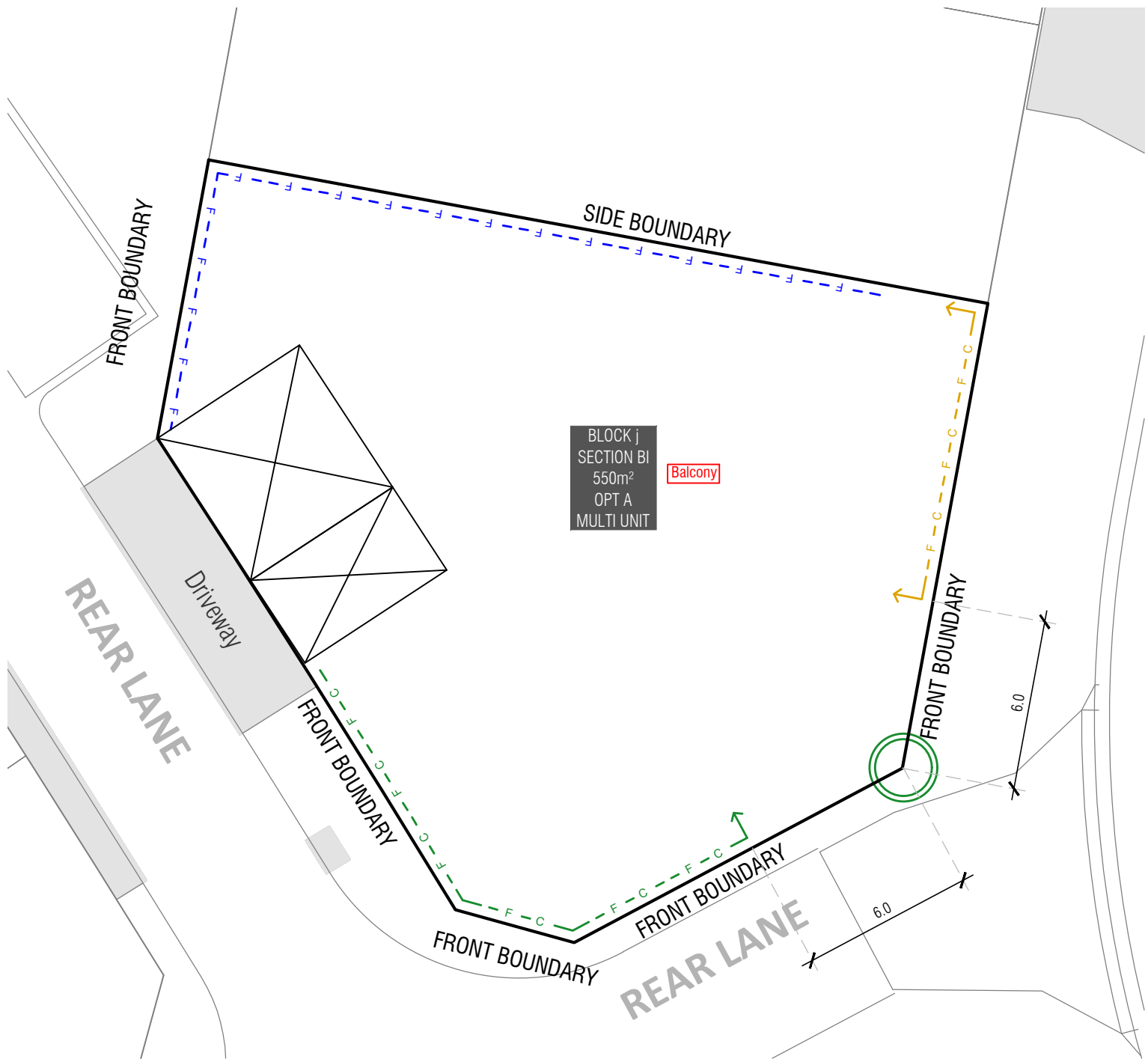
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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SCALE
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Ginninderry

**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
- PPOS required is minimum 12m² 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: 50% @ 0m | 50% @ 0.6m refer to Fencing Controls Plan
- Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
- Optional - Blocks Adjacent to Open Space**
Maximum height 1.8m | Minimum setback 0m (100%) refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

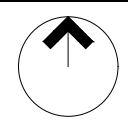
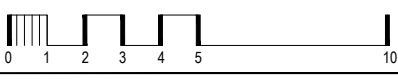
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**