

- LEGEND**
- Block Boundary
  - Boundary Defined by MUHDC
  - Potentially Noise Affected Block
- 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 Levels
- MINIMUM BOUNDARY SETBACKS**
- Multi Unit Housing Development Code (MUHDC)  
front setbacks: refer to Rule 29 Table A5  
side and rear setbacks: refer to Rule 30 Table A7
  - Side and Rear Boundary - External Wall (Screened)
  - Ground Floor - Unscreened
  - Upper Floor - Unscreened
- Strathnairn Stage 2 EDP**  
refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
  - Upper floor level (front setbacks) - external wall or unscreened element
  - Upper floor level (side setbacks) - external wall (screened)
- All Floor Levels - External Wall (Screened)**  
refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone)**  
refer to Planning Controls Plan

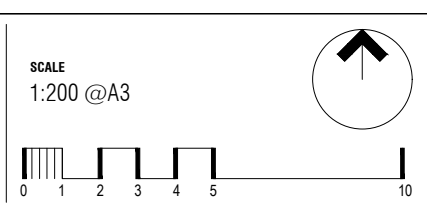
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ 3
SECTION	BJ
BLOCK	C
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT SITE (4)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	05/02/20

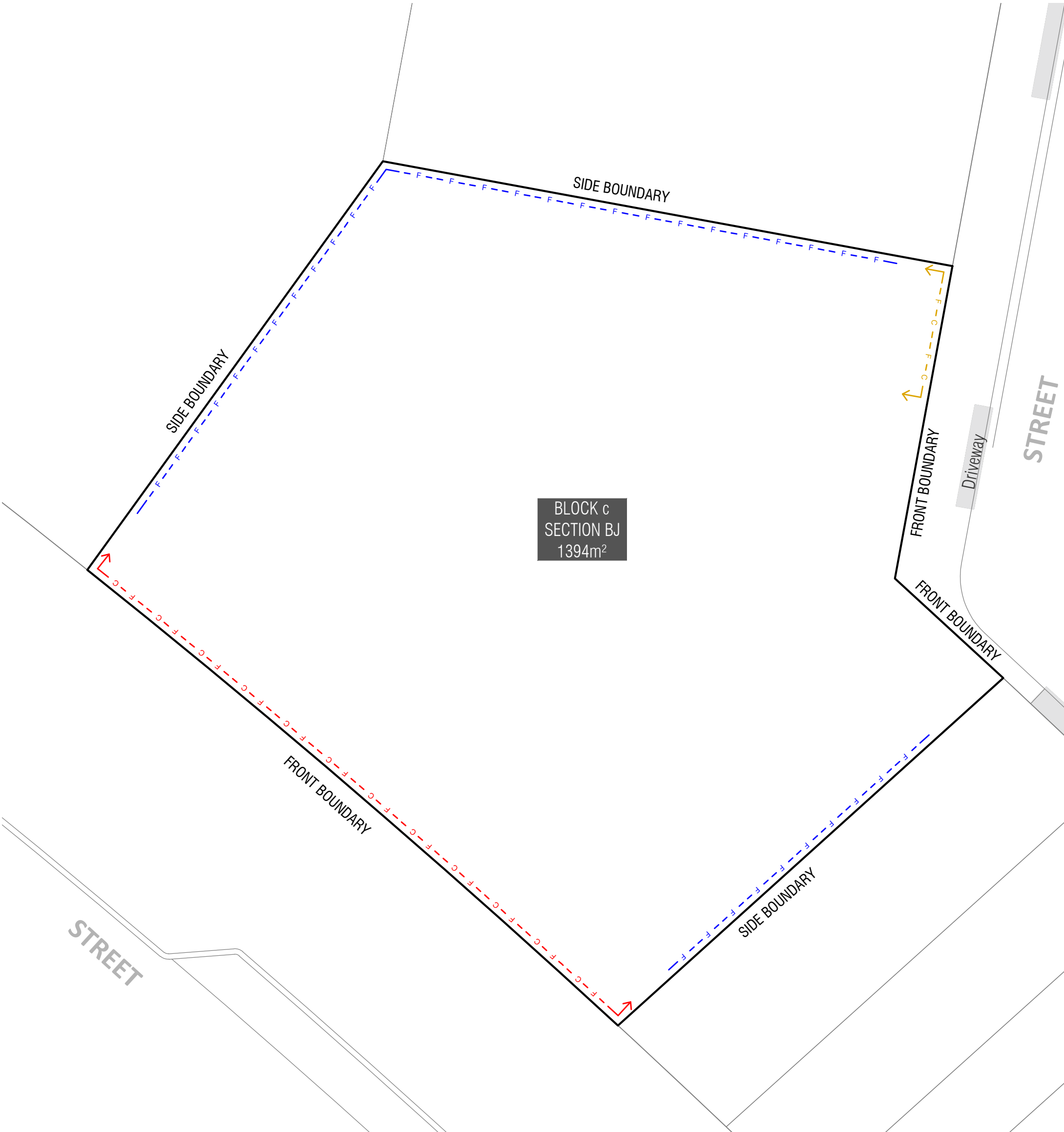
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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**Ginninderry**

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



**LEGEND**

Block Boundary

**SITE OPEN SPACE**  
refer to MUHDC: R39

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to MUHDC R61 and Table 9A

**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

**Mandatory Central Boulevard, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 1.0m  
refer to Fencing Controls Plan

**Return Boundary Fencing to Building Line or Side Fence**

**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

**Construction and Finish**  
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements

**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.

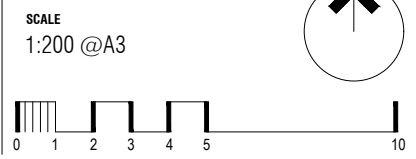
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BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**