

KEY MAP



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

- Multi Unit Housing Development Code (MUHDC)
front setbacks: refer to Rule 29 Table A5
side and rear setbacks: refer to Rule 30 Table A7
- ALL Floor Level - Side and Rear Boundary - Screened
- Side and Rear Boundary Unscreened
- 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

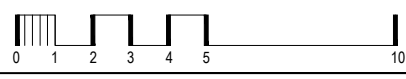
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	BM
BLOCK	k
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

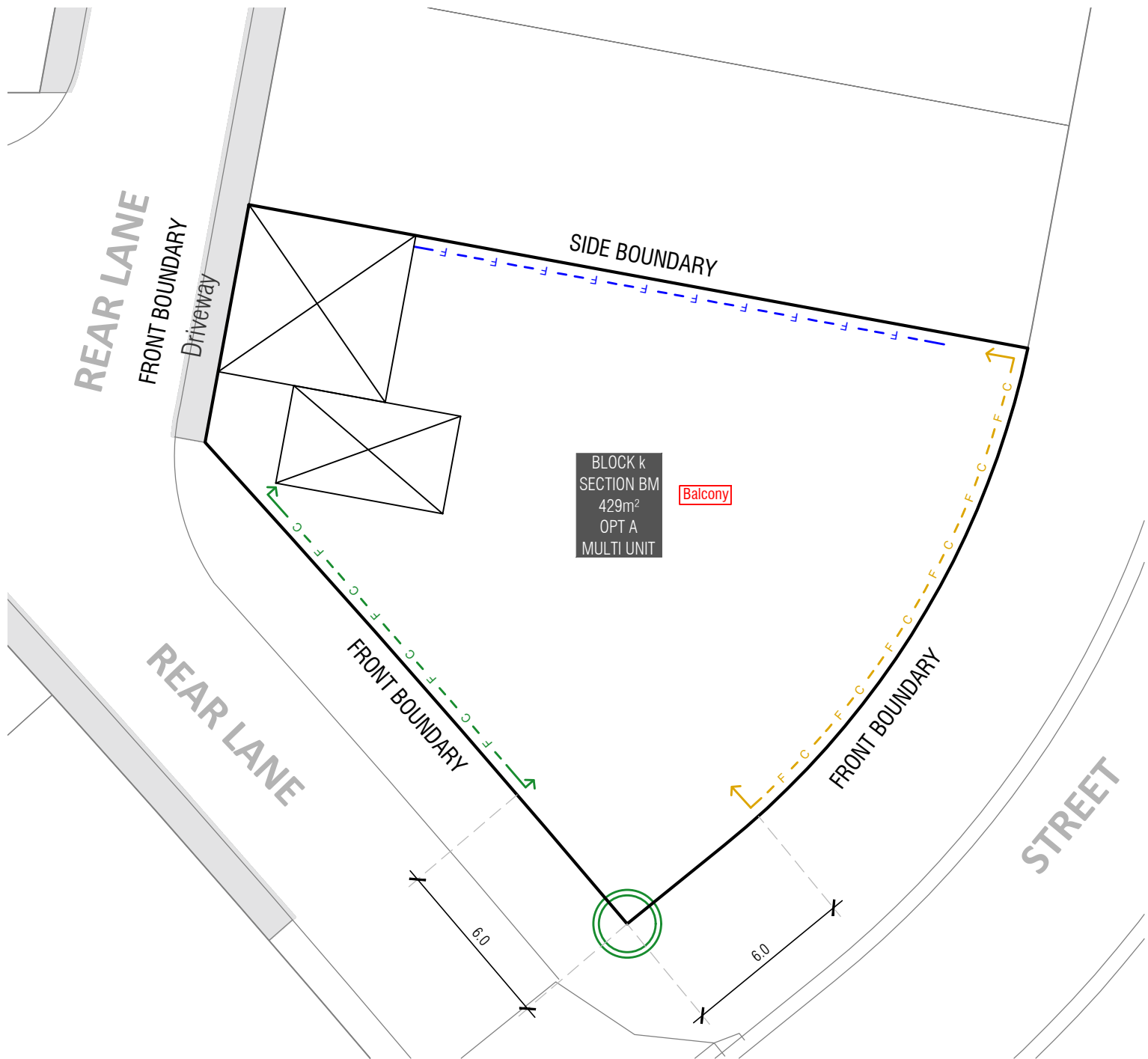
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DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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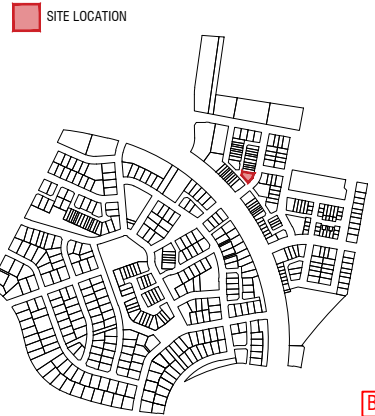
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN








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-  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 - 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**

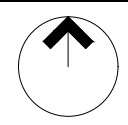
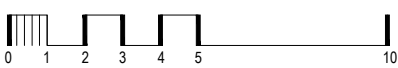
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