



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY**
 Boundary Defined by MUHDC
- Mandatory Surveillance Block**
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
- Garage / Carport / Studio Unit Only

MINIMUM BOUNDARY SETBACKS

- Multi Unit Housing Development Code (MUHDC) front setbacks (garage): 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
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

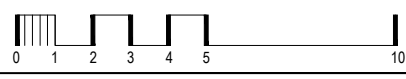
BLOCK INFORMATION

| | |
|--------------|----------------|
| STAGE | 2A3 |
| ZONE | RZ 3 |
| SECTION | 59 |
| BLOCK | 2 |
| PLOT RATIO | 65% |
| HOUSING TYPE | MULTI UNIT (2) |

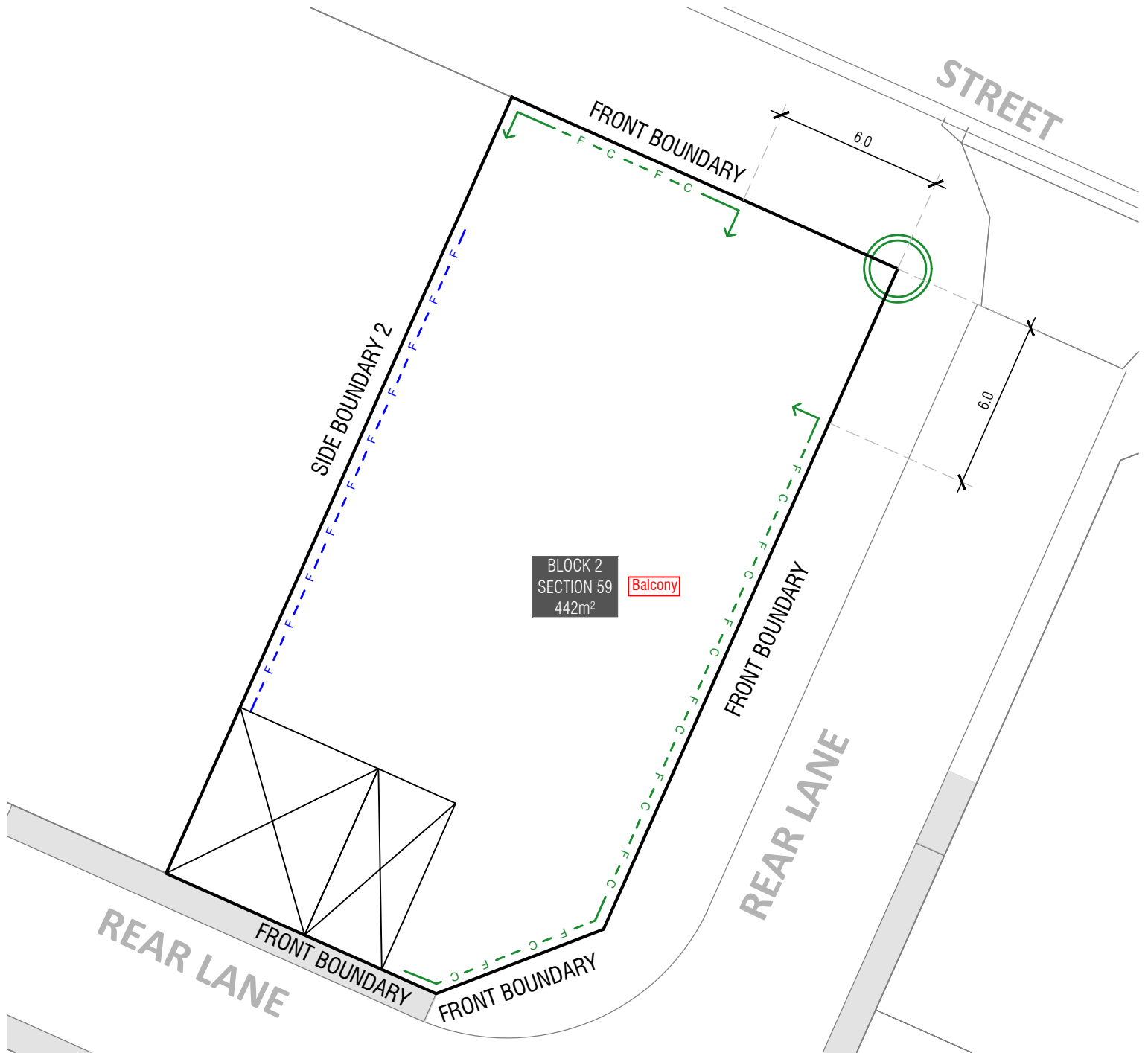
| REV | DRAWN | CHECKED | APPROVED | DATE |
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| A | AK | AK | CS | 14/06/20 |

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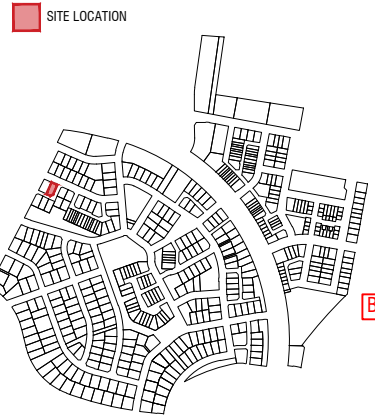
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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- SITE OPEN SPACE**
refer to MUHDC: R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to MUHDC R61 and Table 9A
- PPOS required is minimum 12m² on balcony by Planning Controls Plan
- 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.

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
- 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**

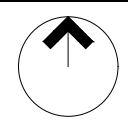
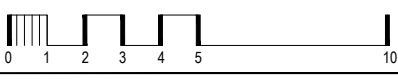
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