**LEGEND**

- **Block Boundary**
- **Boundary Defined by MUHDC**
- **Articulation Elements (Articulation Zone)**

**MINIMUM BOUNDARY SETBACKS**

- Ground Floor - Unscreened
- Upper Floor - Unscreened

**INDICATIVE BUILDING FOOTPRINTS**

- Lower Floor Level
- Upper Floor Levels
- Garage / Carport / Studio Unit Only

**MINIMUM BOUNDARY SETBACKS**

- Lower floor level - external wall or unscreened element
- Upper floor level - external wall or unscreened element

**SITE LOCATION**

- **BLOCK INFORMATION**
  - **ZONE:** RZ 3
  - **SECTION:** 38
  - **BLOCK:** 1
  - **PLOT RATIO:** 65%
  - **MULTI UNIT SITE:** (4)

**APPROVED PLANNING CONTROLS**

- **SCALE:** 1:200 @A3

**Footer Information**

- **Ginninderry BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN**
**LEGEND**
- Block Boundary
- Garage Location

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

**PRINCIPLE PRIVATE OPEN SPACE** (PPOS)
Refer to MUHDC N61 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-alignment 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".

**Optional - Corner Blocks**
- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
- No fencing within 6m of the corner

**Optional - Blocks Adjacent to Open Space**
- Maximum height 1.8m | Minimum setback 0m (100%)

**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.

**Corner Identified for Corner Block Control**
Refer to Fencing Controls Plan

Optional - Corner Blocks
- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
- No fencing within 6m of the corner

**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;
  - powder-coated aluminium.
- Openings to be a minimum of 10mm.

**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.