**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by MUHDC**
- **Mandatory Surveillance Block**
  - by Planning Controls Plan
- **Multi Unit Site exempt from Solar Building Envelope**
  - refer to Planning Controls Plan

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks only) This does not take into account easements 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
- **Ground Floor - Unscreened**
- **Upper Floor - Unscreened**
- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan
  - All floor level - external wall or unscreened element
- **All Floor Levels - External Wall (Screened)**
  - refer to the Planning Controls Plan
- **Articulation Levels - External Wall (Screened)**
  - refer to Planning Controls Plan

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

**SCALE**

- 1:200 @A4
LEGEND

Boundary Fencing

Block Boundary

Garage Location

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

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

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 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

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

refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

Gate, street address and letterbox to be off lane (as indicated)

refer to Planning Controls Plan

KEY MAP

SITE LOCATION

SITE OPEN SPACE

refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

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.

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