KEY MAP

LEGEND

BOUNDARY

Block Boundary
Boundary Defined by MUHDC

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks – 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 A6
side and rear setbacks - refer to Rule 30 Table A7

--- Ground Floor - Unscreened
--- Upper Floor - Unscreened

--- Boundary Defined by MUHDC

--- 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

--- All Floor Levels - External Wall (Screened)
refer to the Planning Controls Plan

--- Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

SITE LOCATION

BLOCK INFORMATION

REV 5
DRAWN
CHECKED
APPROVED
DATE

CASSI
AK
A3
3/6/20

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

SCALE 1:400 @A3
**STREET FRONT BOUNDARY**

**SITE LOCATION**

**KEY MAP**

**SITE OPEN SPACE**

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

**LEGEND**

**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 Fencing Walls Factsheet 2014

**Construction and Finish**

- Inter-allocation 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 Nebraska or a mini-oro profile colour “Basalt”. refer to Ginninderry Design Requirements

**Mandatory Central Boulevard, Courtyard Walls and Fencing**

- Maximum height: PPOD screen 1.5m | otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 1.0m
- 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 stone;
  - 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 the block. Proposed Fencing and Courtyard Walls to integrate service lines and meters.