**KEY MAP**

**LEGEND**
- Block Boundary
- Boundary Defined by MUHDC

**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

**Minimum Setbacks**
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element (including Garages/Carports)
- Upper floor level (front setbacks) - external wall or unscreened element

**Articulation Elements (Articulation Zone)**
- refer to Planning Controls Plan
- Lower floor level - external wall or unscreened element (Excluding Garages/Carports)
- Upper floor level (side setbacks) - external wall
- All Floor Levels - External Wall (Screened)

**SITE LOCATION**

**BLOCK INFORMATION**

**MAP SCALE**
1:400 @ A3

**BLOCK PLANNING CONTROLS**
BUILDING & SITING CONTROLS PLAN

**SITE DISCLOSURE**

**dessign requirements to control all current controls pertaining to your block.**
STREET FRONT BOUNDARY

SITE OPEN SPACE
refer to MUHDC R39

PRINCIPLE PRIVATE OPEN SPACE
(PPOS)
refer to MUHDC R61 and Table 9A

LEGEND
Boundary Fencing

Site Location

SCALE 1:400 @ A3

Block Boundary

Returns Boundary Fencing to Building Line or Side Fence

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

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; or
- powder-coated aluminium.

Openings to be a minimum of 10mm.

refer to Fencing Controls Plan and Ginninderry Design Requirements

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.

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 Rectascreen or a mini orb profile colour “Basalt”. refer to Ginninderry Design Requirements

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REFER TO EPSDD: Fences and Freestanding Walls Factsheet 2014

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line

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 Rectascreen or a mini orb profile colour “Basalt”. refer to Ginninderry Design Requirements

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