**KEY MAP**

- **BOUNDARY**
  - Block Boundary
  - Boundary Defined by MUDH
  - Mandatory Surveillance Block - Where delivered as a Studio Unit above a garage by Planning Controls Plan
  - Blocks 500sqm < 550sqm subject to mid size block provisions 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)

**MINIMUM BOUNDARY SETBACKS**

- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened

**ZONE**

- RZ 3

**BLOCK**

- 1

**PLOT RATIO**

- 65%

**BUILDING & SITING CONTROLS PLAN**

- Streetnairn Stage 2 EDP
  - 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)

**LOWER FLOOR LEVEL**

- Garage / Carport / Studio Unit Only

**UPPER FLOOR LEVELS**

- All Floor Levels - External Wall (Screened)

**STAGE 2**

- B2

**ZONING**

- RZ 3

**SECTION**

- 75

**BLOCK INFORMATION**

- Diagram drawn by Ginninderry
- Diagram checked by Ginninderry
- Diagram revised by Ginninderry
- Diagram drawn by Ginninderry
- Diagram checked by Ginninderry
- Diagram revised by Ginninderry
- Diagram drawn by Ginninderry
- Diagram checked by Ginninderry
- Diagram revised by Ginninderry

**SCALE**

- 1:200 @ A3

**LEGEND**

- Block Boundary
- Boundary Defined by MUDH
- Mandatory Surveillance Block
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened
- Lower Floor Level
- Upper Floor Levels
- Garage / Carport / Studio Unit Only

**MINIMUM BOUNDARY SETBACKS**

- Multi-Unit Housing Development Code (MUDH)
  - Front setbacks: refer to Rule 29 Table A6
  - Side and rear setbacks: refer to Rule 30 Table A7

**SIDE AND REAR BOUNDARY**

- External Wall (Screened)

**GROUND FLOOR**

- Unscreened

**UPPER FLOOR LEVEL**

- External Wall (Screened)

**Mandatory Surveillance Block**

- Where delivered as a Studio Unit above a garage by Planning Controls Plan

**LOWER FLOOR LEVEL**

- Garage / Carport / Studio Unit Only

**Articulation Elements (Articulation Zone)**

- Articulation Elements refer to Planning Controls Plan

**MULTI UNIT HOUSING DEVELOPMENT CODE (MUHDC)**

- 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)

**STUDIO UNIT ABOVE A GARAGE**

- Studio Unit above a garage by Planning Controls Plan

**MID SIZE BLOCK PROVISIONS**

- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan

**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)

**Ginninderry Design Requirements**

- Refer to Ginninderry Design Requirements for current planning controls for mid size block provisions.
BOUNDARY FENCING

SITE OPEN SPACE
refer to MUHDC: R99

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to MUHDC R61 and Table 6A

PPOS required is minimum 12m² on balcony
by Planning Controls Plan

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.8m
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;
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

Corner Identified for Corner Block Control
refer to Fencing 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.

Return Boundary Fencing to Building Line or Side Fence