KEY MAP

**SITE LOCATION**

**LEGEND**

- Block Boundary
- Boundary Defined by MUHDC

**INDICATIVE BUILDING FOOTPRINTS**

(based on min. building setbacks only. This does not take into account easements, plot ratios 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

- Side and Rear Boundary - External Wall (Screened)

- 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 setback) - external wall

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

- Strathnairn Stage 2 EDP
  - refer to Planning Controls Plan

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>Block</th>
<th>Section</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>83</td>
<td>3,597 m²</td>
</tr>
</tbody>
</table>

**SCALE**

1:400 @A3
**BOUNDARY FENCING**

- **Side, Rear and Rear Lane Boundaries**
  - Maximum height: 1.8m | Minimum setback: 0m (100%) | Not forward of building line
  - 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 Neetascreen or a mini orb profile color “Basalt”. Refer to Ginninderry Design Requirements

- **Mandatory Central Boulevard, Courtyard Walls and Fencing**
  - Maximum height: PP05 screen 1.5m | otherwise 1.2m
  - Minimum setback: 50% @ 0m | 50% @ 1.0m
  - 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

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

**PRINCIPLE PRIVATE OPEN SPACE (PP05)**
- Refer to MUHDC R61 and Table 9A

**SITE LOCATION**

**KEY MAP**

**LEGEND**

- **Block Boundary**

**BLOCK INFORMATION**

- **BUY BRAND CHECKED APPROVED DATE**
  - S  M  A  E  30/06/20

**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.