

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by *Planning Controls Plan*
- Multi Unit Site exempt from Solar Building Envelope refer to *Planning Controls Plan*
- Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage 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)

- Lower Floor Level
- Upper Floor Level

MINIMUM BOUNDARY SETBACKS

- Multi Unit Housing Development Code (MUHDC) front boundary setbacks: refer to Rule 29 Table A5 side and rear setbacks: refer to Rule 30 Table A7
- side and rear setbacks: Screened
- side and rear setbacks: Unscreened
- Strathnairn Stage 2 EDP refer to the *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)
- Articulation Elements (Articulation Zone) refer to *Planning Controls Plan*

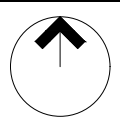
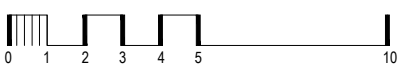
BLOCK INFORMATION

| | |
|----------------|---------------------|
| STAGE | 2A1 |
| ZONE | RZ3 |
| SECTION | AG |
| BLOCK | f |
| CLASSIFICATION | LARGE SIZE |
| HOUSING TYPE | SINGLE DWELLING/ MU |

| | | | | |
|-----|-------|---------|----------|----------|
| REV | DRAWN | CHECKED | APPROVED | DATE |
| A | JS | AK | CS | 02/01/20 |

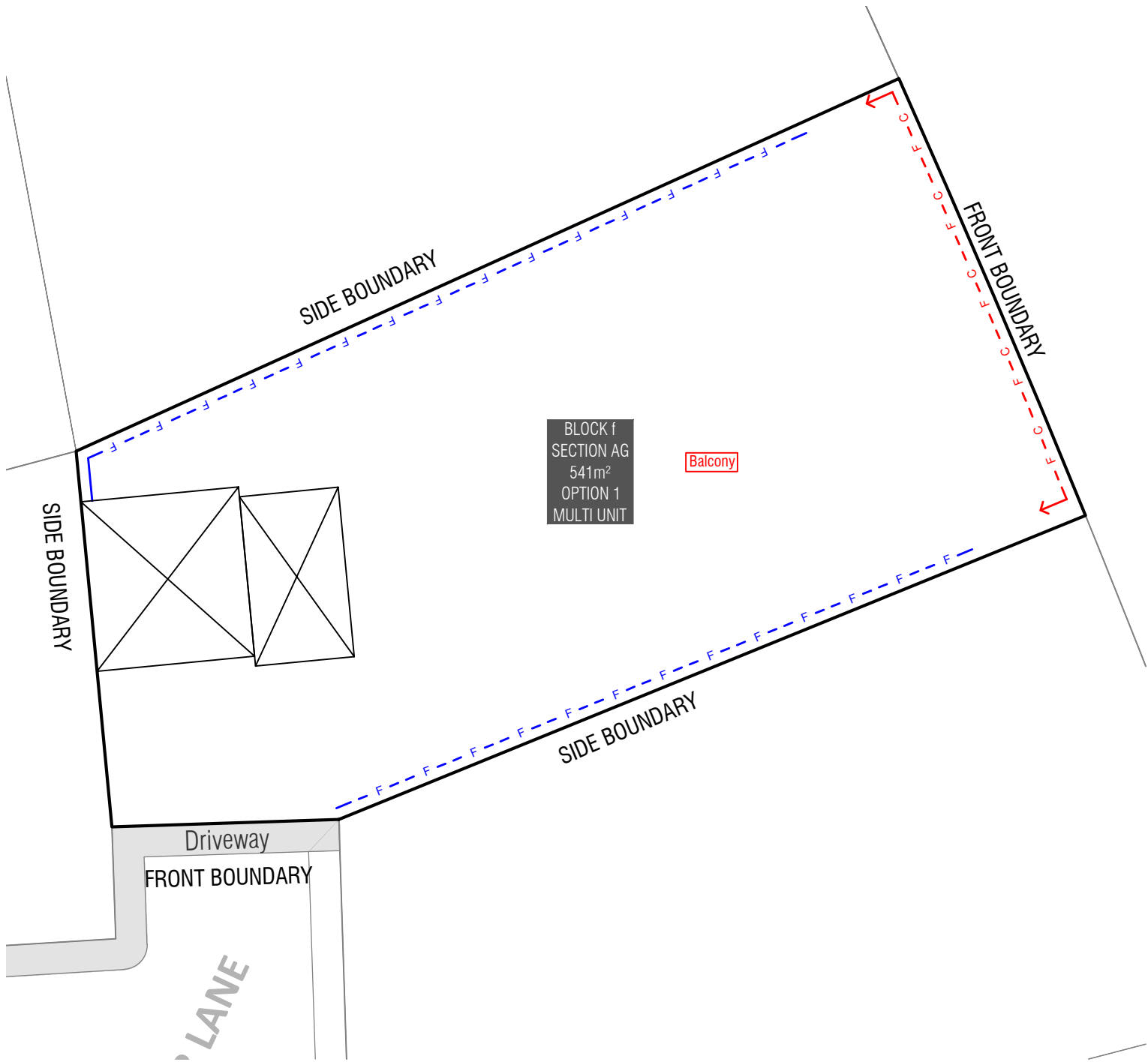
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location

PRIVATE OPEN SPACE (POS)
refer to MUHDC R39

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

Balcony 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

Mandatory Central Boulevard, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 1.0m refer to *Fencing Controls Plan*



Return Boundary Fencing to Building Line or Side Fence

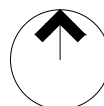
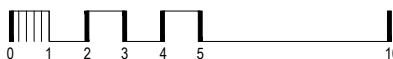
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