



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Mandatory** Surveillance Block by Planning Controls Plan
- Multi Unit Site exempt from Solar Building Envelope refer to Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks **only** This does not take into account easements or building envelopes)
- Lower Floor Level
- Upper Floor Level
- Garage / Carport / Studio Unit Only

MINIMUM BOUNDARY SETBACKS

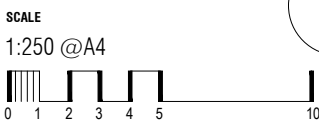
- Multi Unit Housing Development Code (MUHDC) front setbacks (garage): refer to Rule 29 Table A5 side and rear setbacks: refer to Rule 30 Table A7
- Upper Floor Level - Side and Rear Boundary Unscreened
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Lower floor level - external wall or 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	2B1
ZONE	RZ 3
SECTION	50
BLOCK	7
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT(2)

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 04/06/20

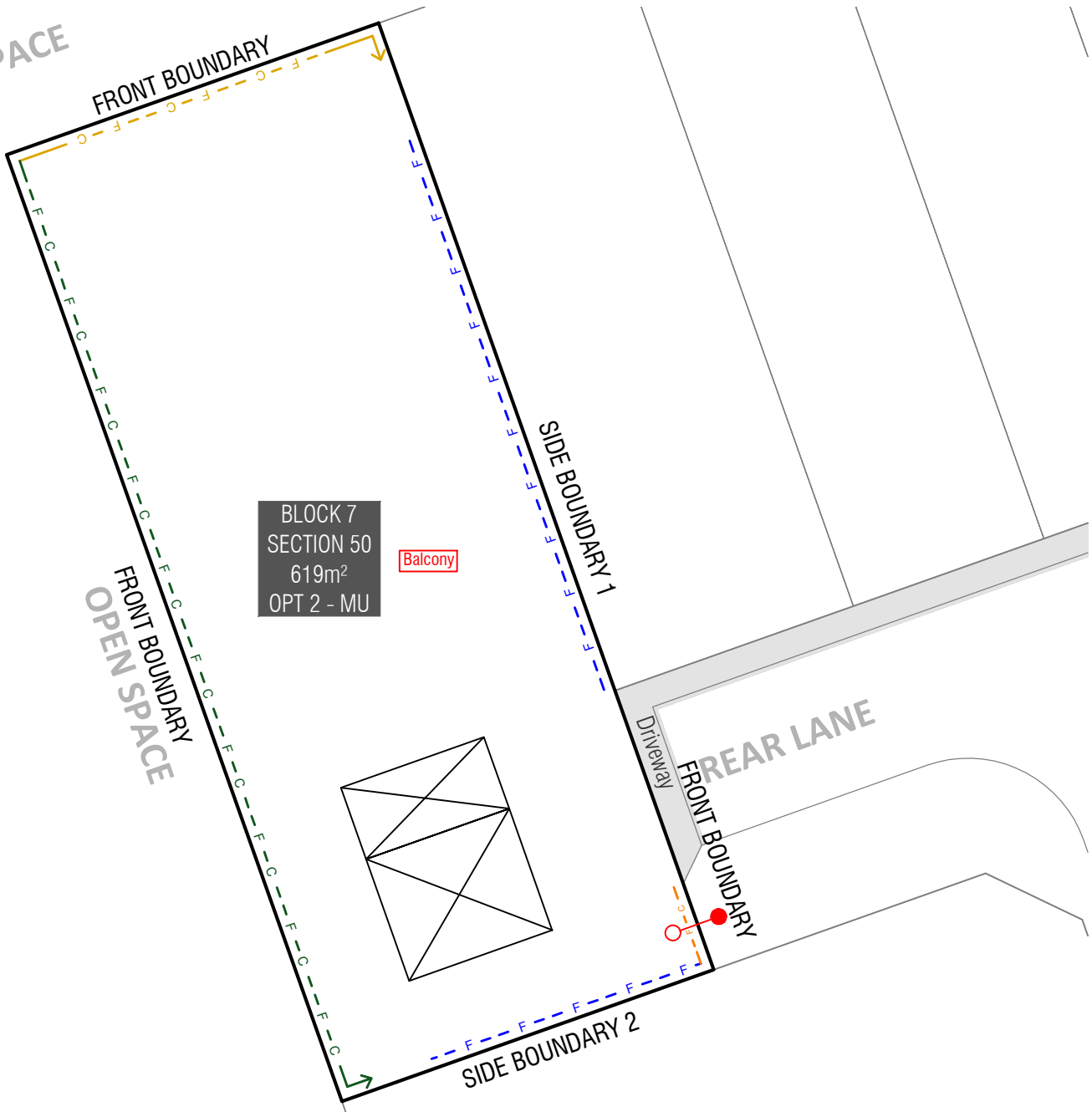
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
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Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

OPEN SPACE

FRONT BOUNDARY



BLOCK 7
SECTION 50
619m²
OPT 2 - MU

Balcony

Diveway

FRONT LANE

SIDE BOUNDARY 1

SIDE BOUNDARY 2

KEY MAP

SITE LOCATION



LEGEND

- Block Boundary
- Garage Location

SITE OPEN SPACE
refer to MUHDC: R39

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

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.

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

Gate, street address and letterbox to be off lane (as indicated) refer to Planning Controls Plan

Balcony



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

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 Neetascreen or a mini orb profile colour "Basalt". refer to Ginninderry Design Requirements

Mandatory Village/Green Link, Courtyard Walls and Fencing

Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
refer to Fencing Controls Plan

Optional - Blocks Adjacent to Open Space

Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan

Optional Front Fencing, Courtyard Walls, Open Space and Laneways

Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

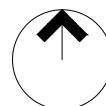
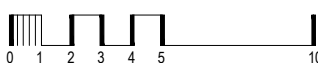
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SCALE
1:250 @A4



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FENCING CONTROLS PLAN