



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by MUHDC
- Mandatory** Surveillance Block 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
- 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
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - 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)
- All Floor Levels - External Wall (Screened) refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

BLOCK INFORMATION

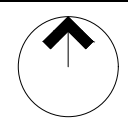
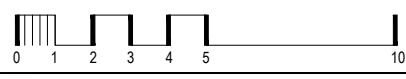
STAGE	2A3
ZONE	RZ 3
SECTION	59
BLOCK	2
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	14/06/20
B	AK	AK	CS	02/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

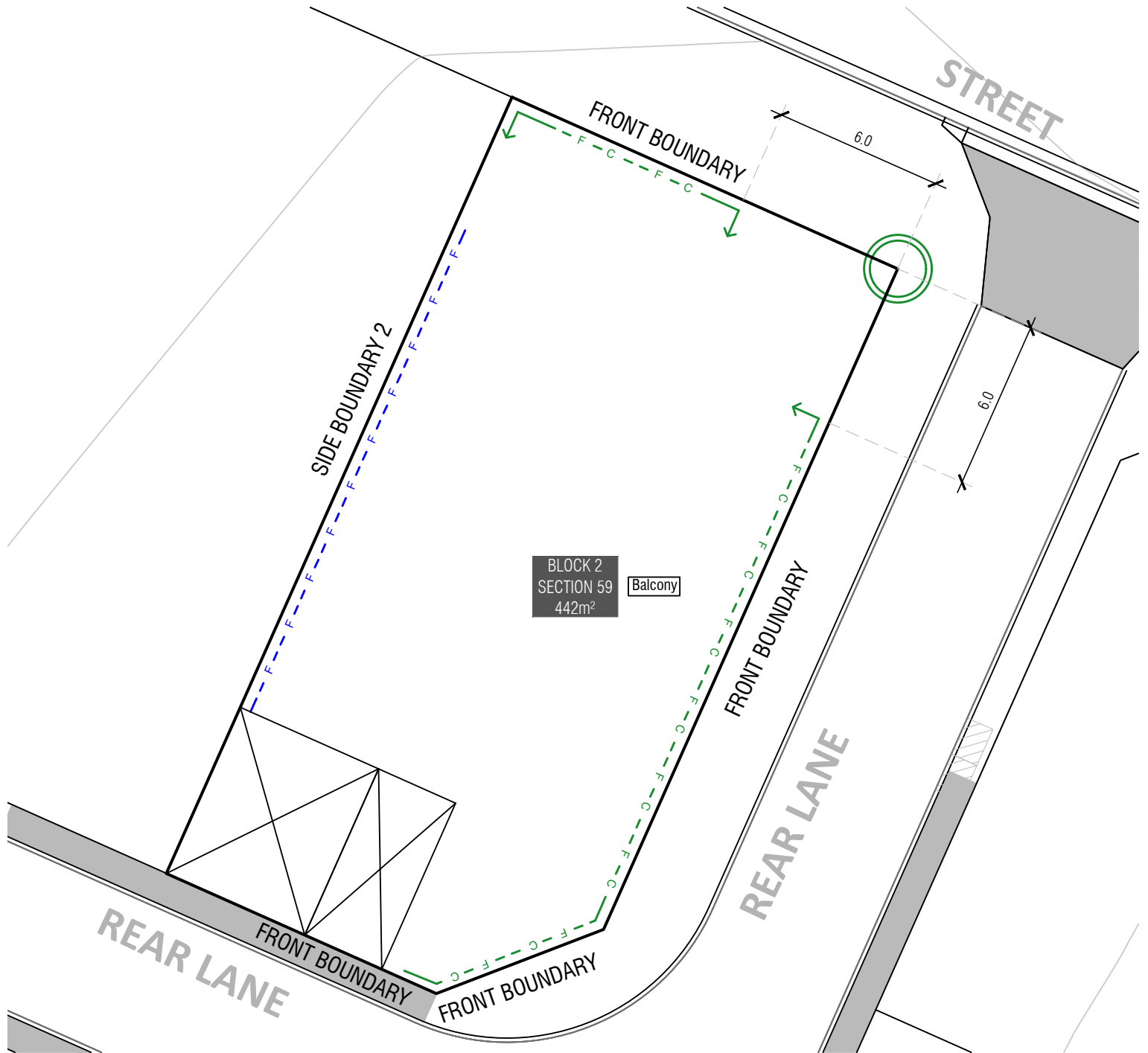
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SCALE
1:200 @A4



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
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






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-  Block Boundary
-  Garage Location
- SITE OPEN SPACE**
refer to MUHDC: R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to MUHDC R61 and Table 9A
-  PPOS required is minimum 12m² on balcony by Planning 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.

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
- 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
-  **Return Boundary Fencing to Building Line or Side Fence**

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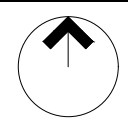
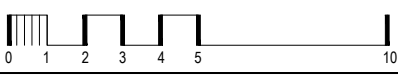
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FENCING CONTROLS PLAN