



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC or SDHDC
- Easement
- Clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level
- Garage / Carport / Studio Unit Only

- Multi Unit Site exempt from Solar Building Envelope *refer to Planning Controls Plan*
- MINIMUM BOUNDARY SETBACKS**
- 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*
- Multi Unit Housing Development Code (MUHDC) *side and rear setbacks: refer to Rule 30 Table A7*
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened

BLOCK INFORMATION

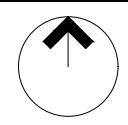
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ZONE	RZ 3
SECTION	43
BLOCK	3
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	27/11/19
B	AK	AK	CS	16/12/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

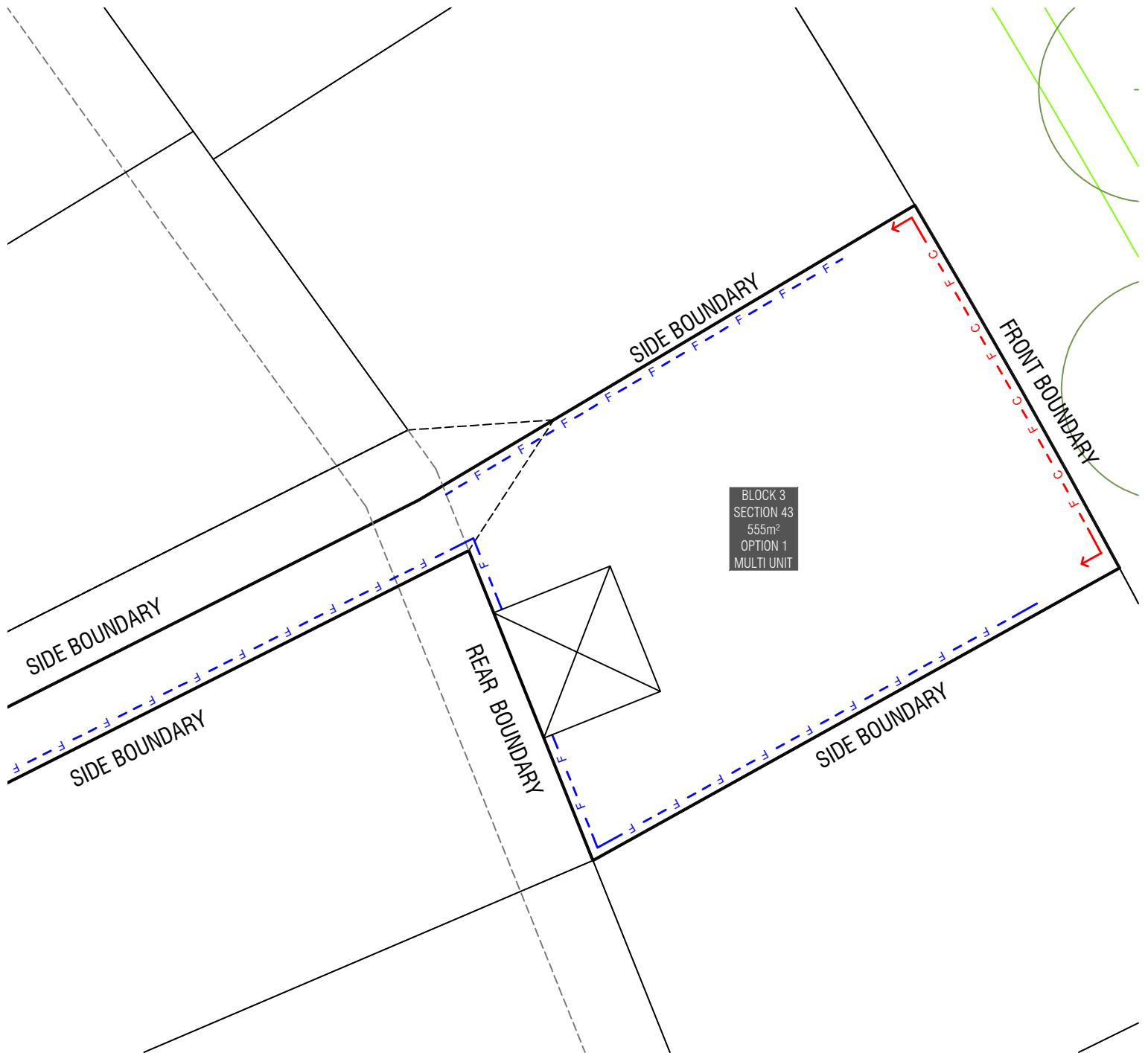
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SCALE
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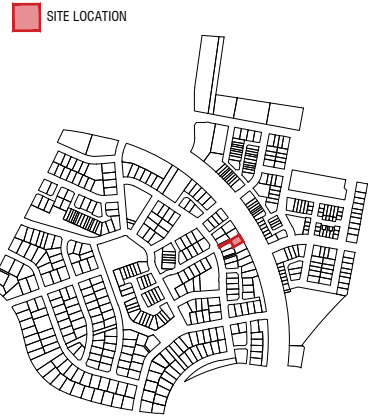


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to MUHDC R39

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

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 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

BLOCK INFORMATION

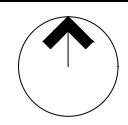
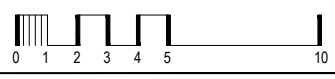
STAGE	2B1
ZONE	RZ3
SECTION	AG
BLOCK	c
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

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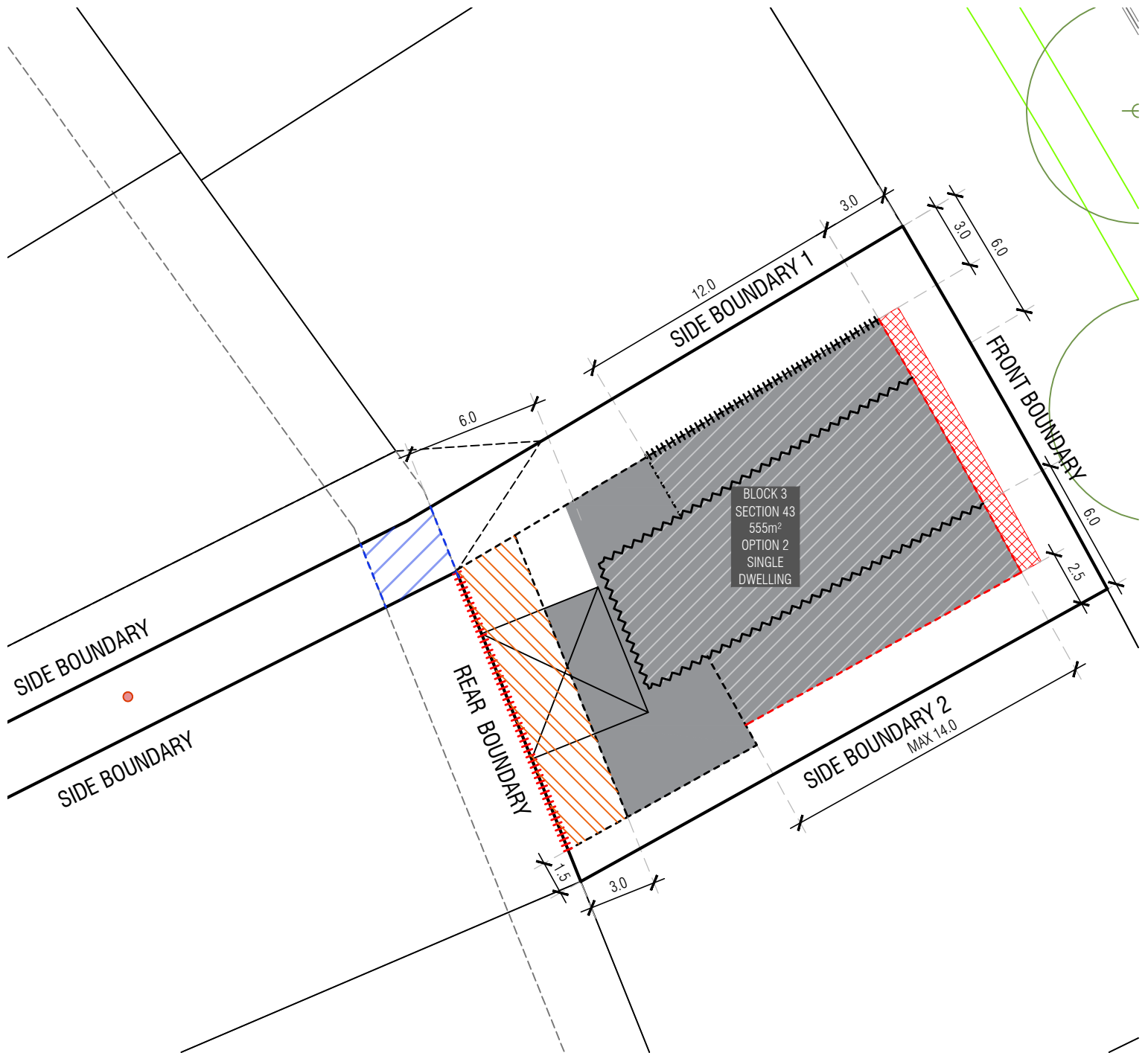
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Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



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- Block Boundary
- Garage Location
- Boundary Defined by SDHDC
- Easement
- Clear Sewer Maintenance Access Route Required *Refer Block Details Plan and ICON building requirements*
- INDICATIVE BUILDING FOOTPRINTS**
(based on min. building setbacks. This does not take into account plot ratio or building envelopes)
- Lower Floor Level
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MINIMUM BOUNDARY SETBACKS

- 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
- Single Dwelling Housing Development Code (SDHDC) front setbacks: refer to Rule 11: Table 2C for large blocks side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

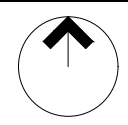
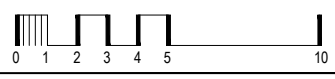
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	43
BLOCK	3
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

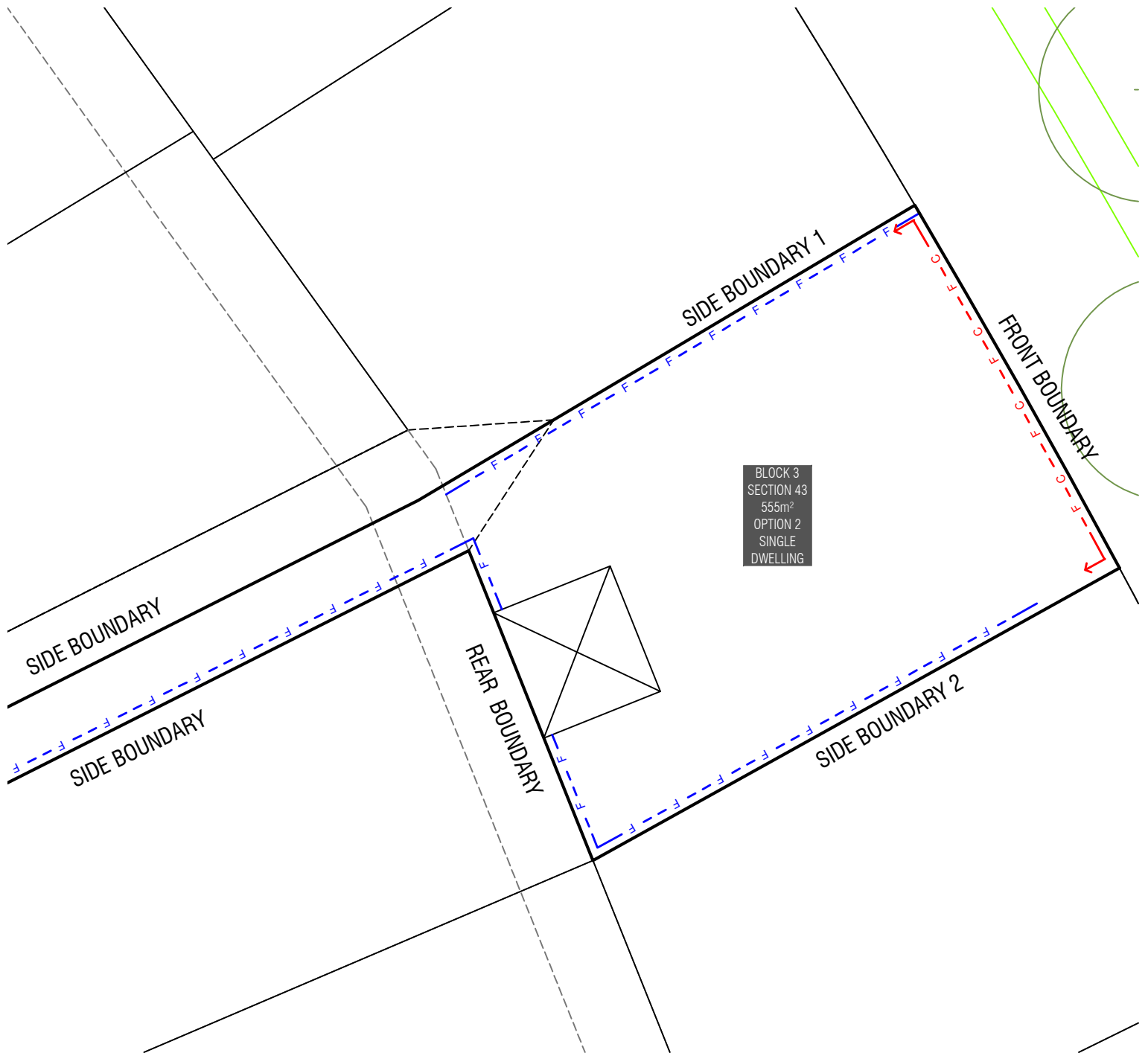
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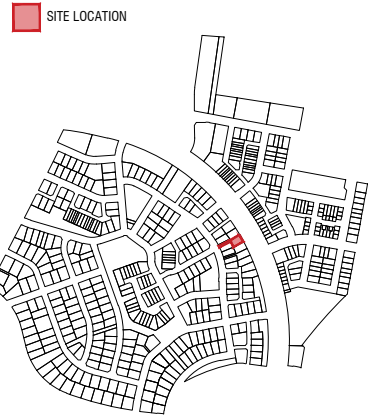


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BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

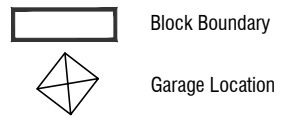


BLOCK 3
SECTION 43
555m²
OPTION 2
SINGLE
DWELLING

KEY MAP



LEGEND



PRIVATE OPEN SPACE (POS)
refer to SDHDC:
R38 for large blocks

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
refer to SDHDC R41 and Table 8

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

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Construction and Finish
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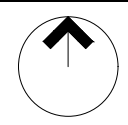
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