

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 Levels
- 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

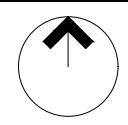
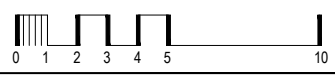
STAGE	2B1
ZONE	RZ 3
SECTION	43
BLOCK	4
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT

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.

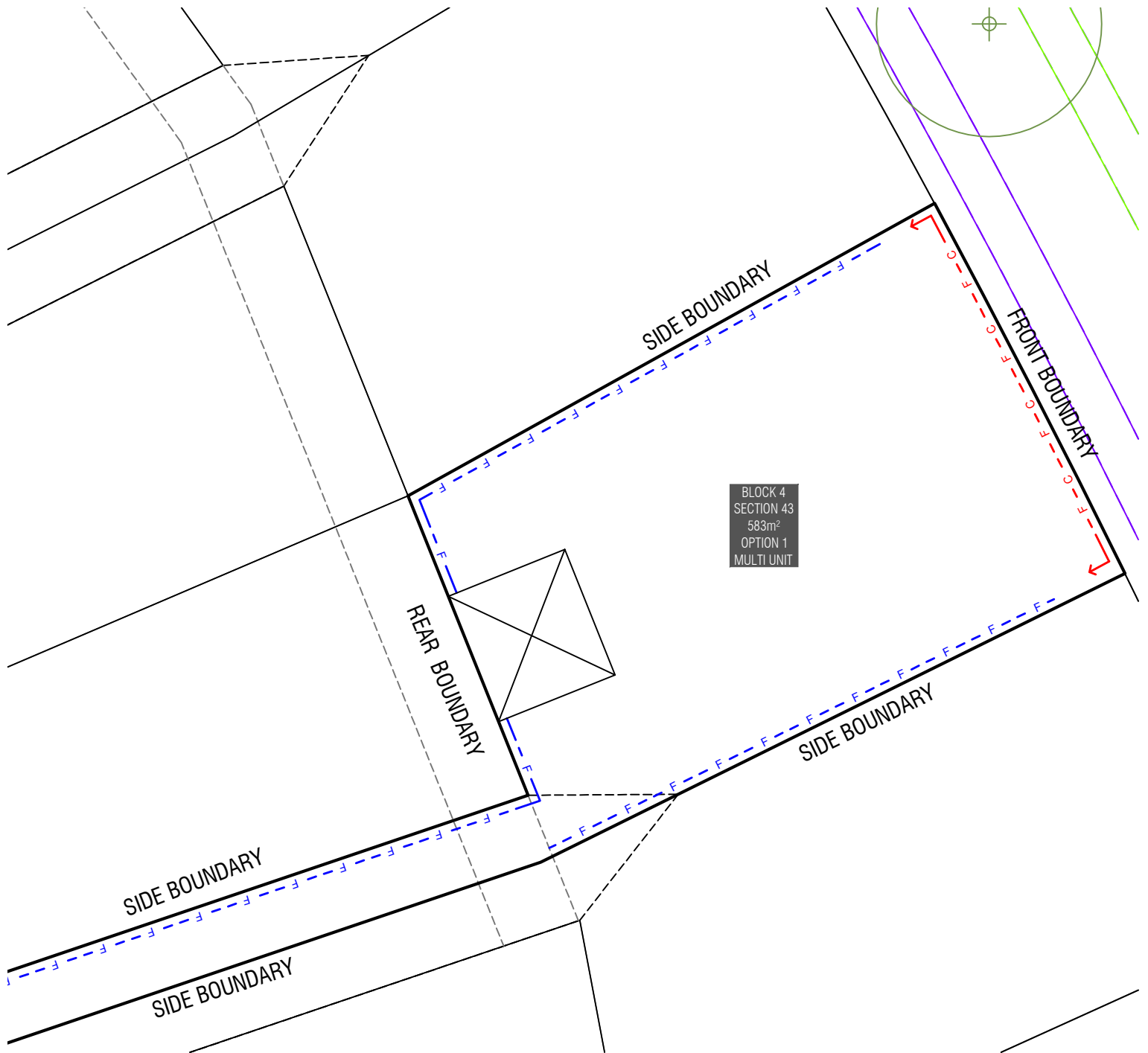
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SCALE
1:250 @A4



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

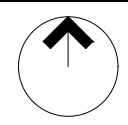
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	4
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

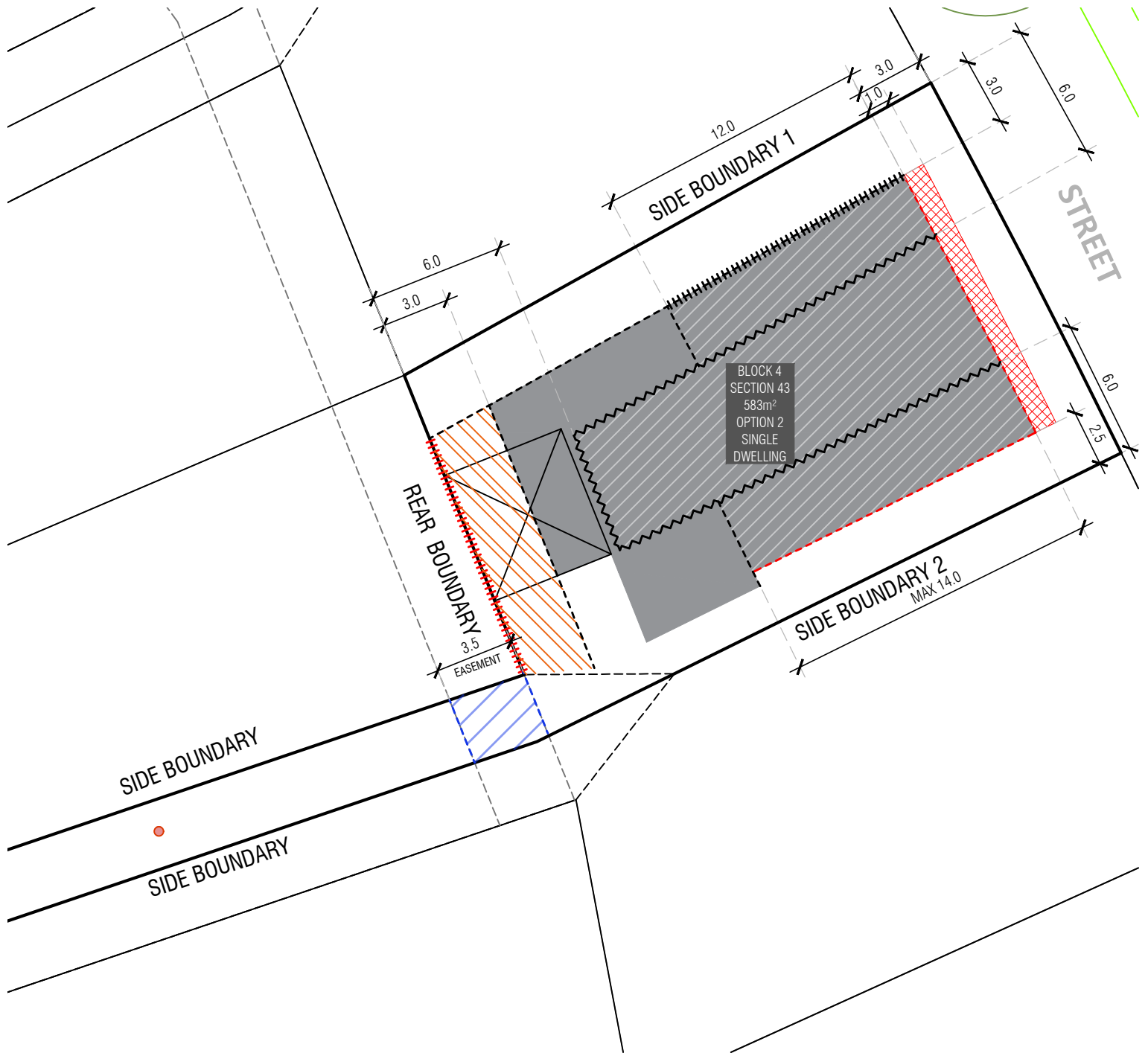
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SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN



BLOCK 4
SECTION 43
583m²
OPTION 2
SINGLE
DWELLING

KEY MAP



LEGEND

- 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
- Upper Floor Levels
- Garage / Carport / Studio Unit Only

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) 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

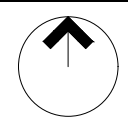
BLOCK INFORMATION

STAGE	2B1
ZONE	RZ 3
SECTION	43
BLOCK	4
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE

REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE
1:250 @A4

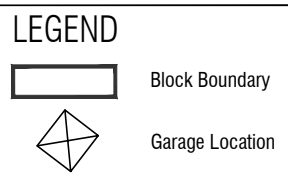


Ginninderry

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



BLOCK 4
SECTION 43
583m²
OPTION 2
SINGLE
DWELLING



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

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

BOUNDARY FENCING

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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
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Maximum height: PPOS screen 1.5m | otherwise 1.2m
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refer to Fencing Controls Plan

↑ Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

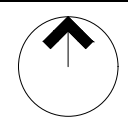
STAGE	2B1
ZONE	RZ3
SECTION	43
BLOCK	4
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
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BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN