



**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
- Ground Floor - Unscreened
- Upper Floor - Unscreened
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan All floor level - external wall or unscreened element
- All Floor Levels - External Wall (Screened) refer to the Planning Controls Plan
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

**BLOCK INFORMATION**

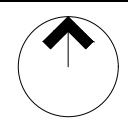
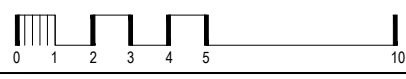
STAGE	2B1
ZONE	RZ 3
SECTION	48
BLOCK	1
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	04/06/20
B	AK	AK	CS	01/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

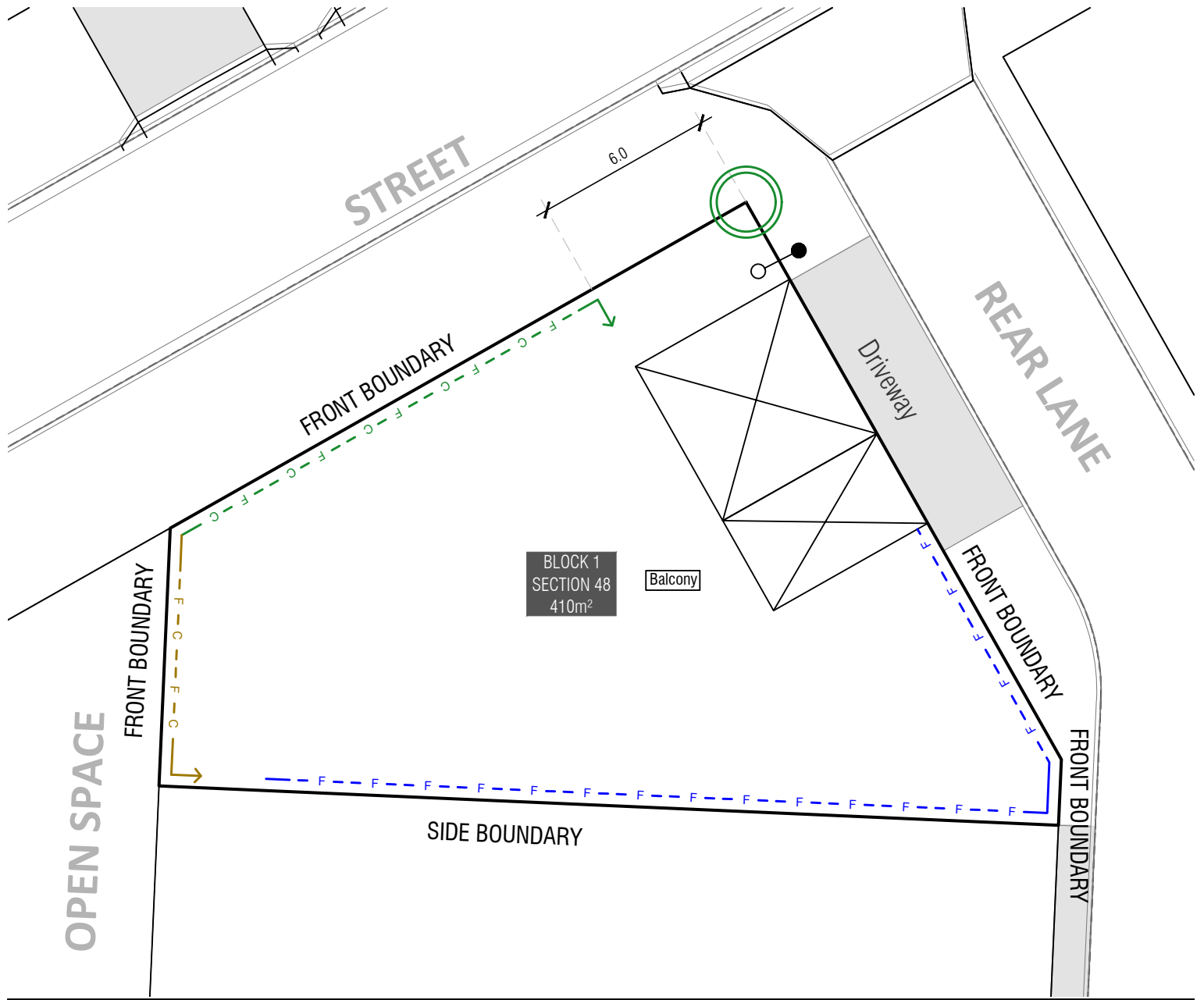
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SCALE  
1:200 @A4



**Ginninderry**



BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**

-  Block Boundary
-  Garage Location







**SITE OPEN SPACE**  
refer to MUHDC: R39

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

**Balcony**  
PPOS required is minimum 12m<sup>2</sup> 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
-  **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
-  **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**
-  Gate, street address and letterbox to be off lane (as indicated) refer to Planning Controls Plan

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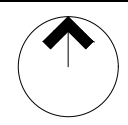
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BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**