

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC or MUHDC
- Mandatory Surveillance Block**
- Where delivered as a Studio Unit above a garage by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by 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

MINIMUM BOUNDARY SETBACKS

- (Option 1) Multi Unit Housing Development Code front setbacks: refer to Rule 29: Table A5 for All Zones
- (Option 2) Single Dwelling Housing Development Code front setbacks: refer to Rule 11: Table 3C for mid blocks
- 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
- Upper Floor Level - Side and Rear Boundary Unscreened refer to MUHDC R30 Table A7 / SDHDC R12 Table 6B

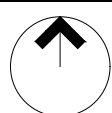
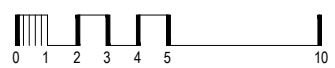
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	AT
BLOCK	d
CLASSIFICATION	LARGE BLOCK
HOUSING TYPE	SINGLE OR MULTI UNIT

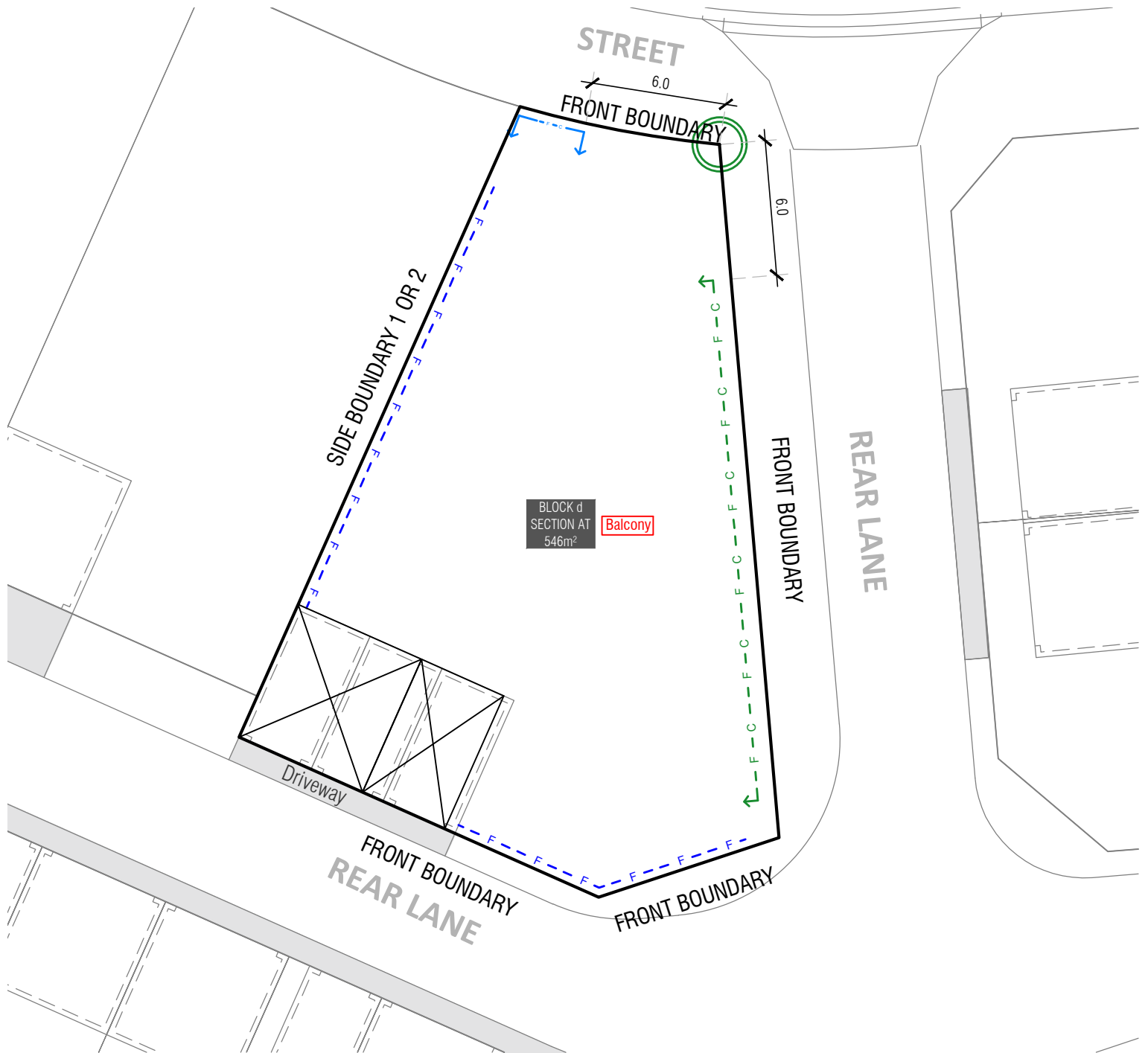
REV	DRAWN	CHECKED	APPROVED	DATE
A	JE	AK	CS	31/10/19

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:250 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



KEY MAP



LEGEND

- Block Boundary
- Garage Location
- SINGLE DWELLING PRIVATE OPEN SPACE (POS)**
refer to SDHDC: R39 for mid blocks
PPOS
refer to SDHDC R41 and Table 8
- MULTI UNIT PRIVATE OPEN SPACE (POS)**
refer to MUHDC R39
- PPOS**
refer to MUHDC R61, Table 9A
- PPOS required is minimum 12m² on balcony by Planning Controls Plan

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
- Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
- Optional Coutyard Wall for Corner Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
No fencing within 6m of the corner refer to Fencing Controls Plan
- Optional Coutyard Wall for North Facing Blocks**
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%) refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

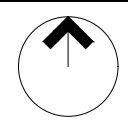
BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	AT
BLOCK	d
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
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