

**BLOCK I**  
**SECTION BJ**  
 510m<sup>2</sup>  
 OPT A  
 MULTI UNIT

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by 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**

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower 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
- Multi Unit Housing Development Code (MUHDC)  
front setbacks: refer to Rule 29 Table A5  
side and rear setbacks: refer to Rule 30 Table A7
- All Floor Level - Side and Rear Boundary - Screened
- Side and Rear Boundary Unscreened

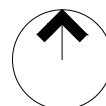
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ 3
SECTION	BJ
BLOCK	I
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	01/01/20

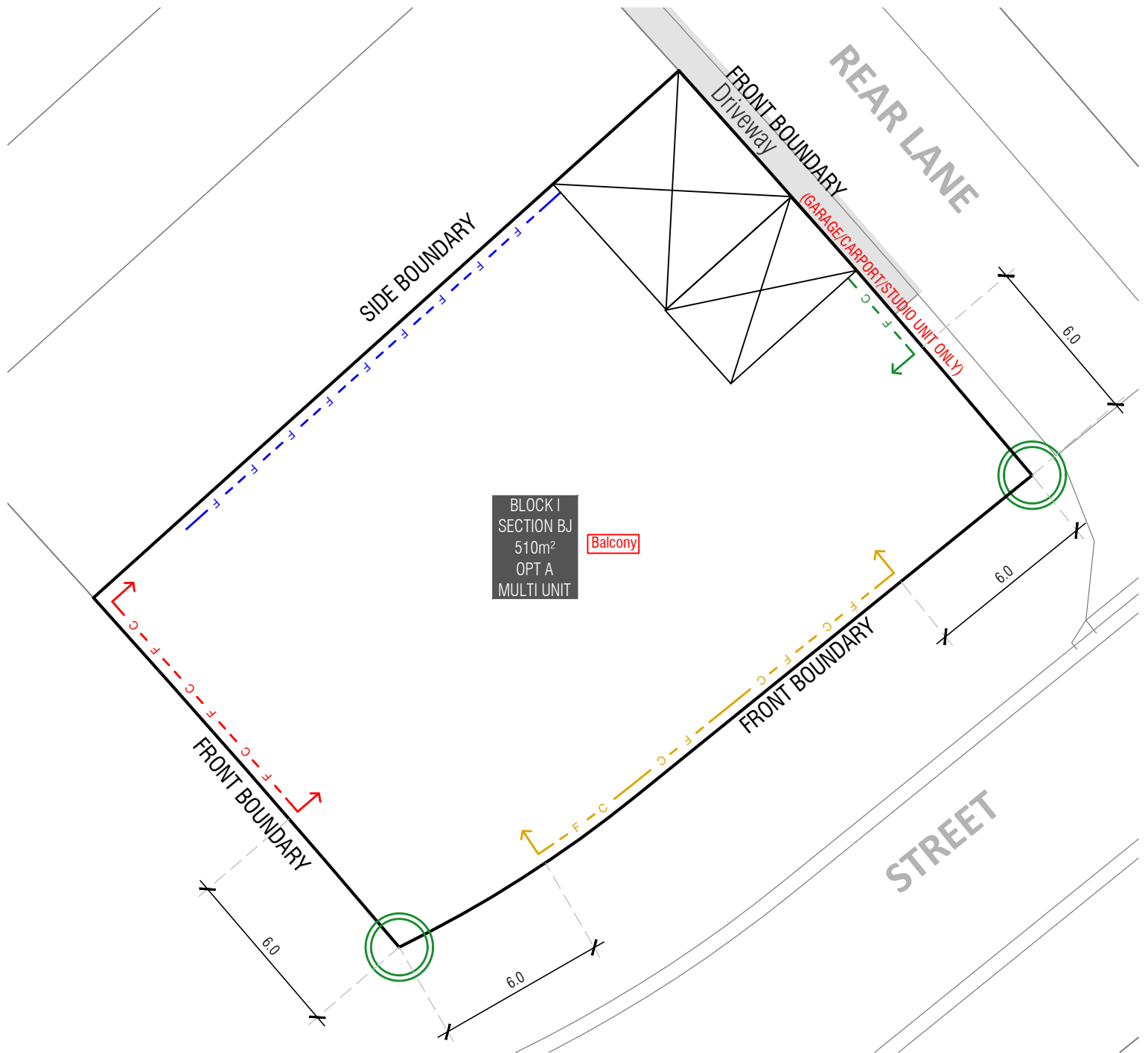
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES. INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS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

SCALE  
1:200 @A4



**Ginninderry**

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



**LEGEND**

Block Boundary

Garage Location

**PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39

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

PPOS required is minimum 12m<sup>2</sup> 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

**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

**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 0.6m (50%)  
No fencing within 6m of the corner refer to Fencing Controls Plan

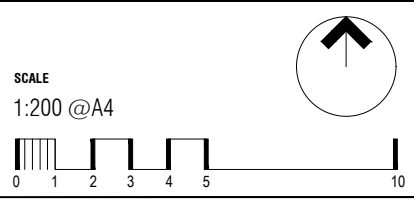
**Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**