

LEGEND

- Block Boundary
- 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, plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Levels
- Garage / Carport / Studio Unit Only

MINIMUM BOUNDARY SETBACKS

- Multi Unit Housing Development Code (MUHDC)
front setbacks: refer to Rule 29 Table A5
side and rear setbacks: refer to Rule 30 Table A7
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened

- 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

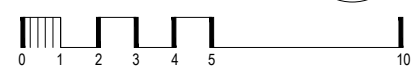
BLOCK INFORMATION

STAGE	2B2
ZONE	RZ 3
SECTION	BR
BLOCK	a
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT SITE (3)

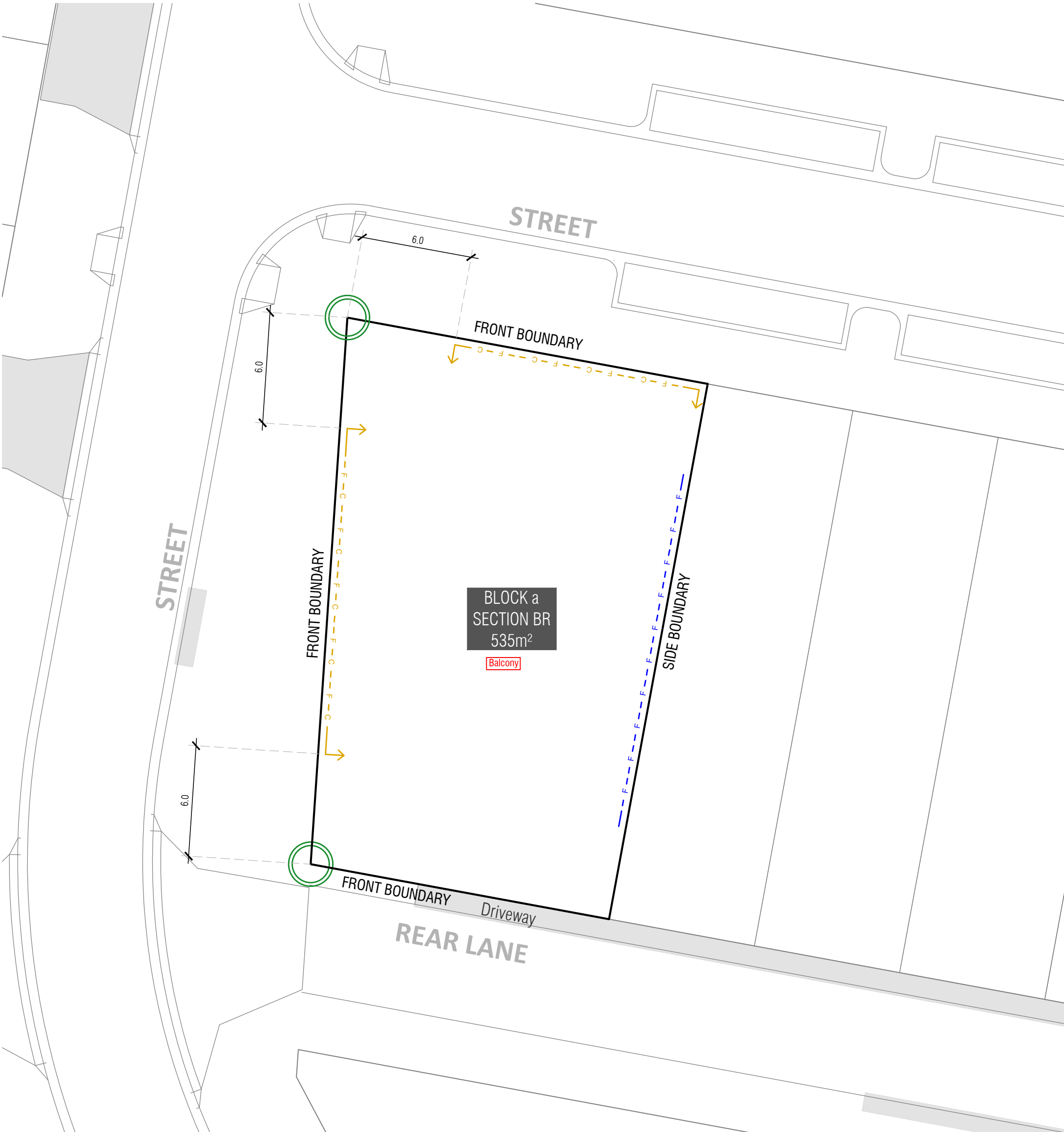
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	05/02/20

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 @A3



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



LEGEND

- SITE LOCATION
- Block Boundary
- SITE OPEN SPACE**
refer to MUHDC: R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to MUHDC R61 and Table 9A
- Balcony** 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
- 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
- Corner Identified for Corner Block Control**
refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 0.6m
refer to Fencing Controls Plan

Construction and Finish
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements

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.

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