



**LEGEND**

- Block Boundary
- Boundary Defined by MUHDC
- Mandatory Surveillance Block 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
- 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 - external wall or unscreened element
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

**BLOCK INFORMATION**

STAGE	2A1
ZONE	RZ 3
SECTION	38
BLOCK	1
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT SITE (4)

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	26/05/20

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 PREDICT 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**

- 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

**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
- Optional Front Fencing, Courtyard Walls, Open Space and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan
- Optional - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

**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

**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

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**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.

