



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

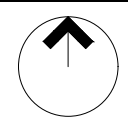
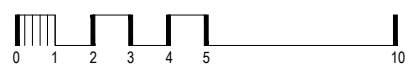
BLOCK INFORMATION

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

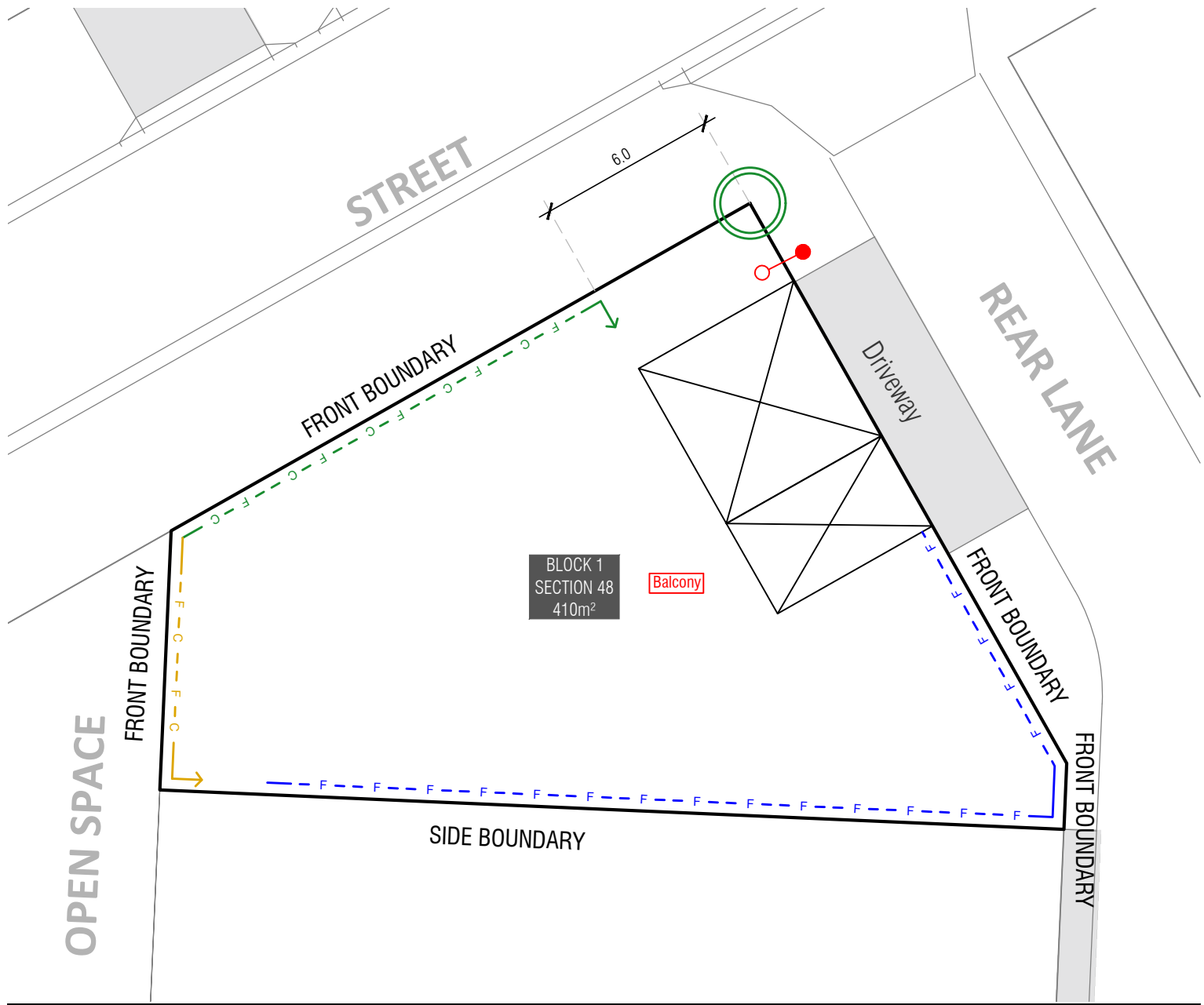
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	04/06/20

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
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Ginninderry
 BLOCK PLANNING CONTROLS
 BUILDING & SITING CONTROLS PLAN



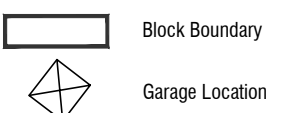
BLOCK 1
SECTION 48
410m²

Balcony

KEY MAP



LEGEND



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

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 - 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**
- Gate, street address and letterbox to be off lane (as indicated)
refer to Planning Controls Plan

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