

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Mandatory Surveillance Block 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
- Garage / Carport / Studio Unit Only

**MINIMUM BOUNDARY SETBACKS**

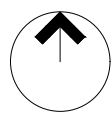
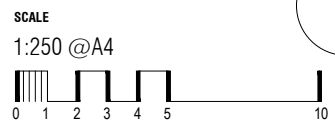
- Multi Unit Housing Development Code (MUHDC) front setbacks (garage): refer to Rule 29 Table A5 side and rear setbacks: refer to Rule 30 Table A7
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened
- Strathnairn Stage 2 EDP refer to the Planning 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)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ 3
SECTION	50
BLOCK	1
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT(2)

REV DRAWN CHECKED APPROVED DATE  
A AK AK CS 13/06/20

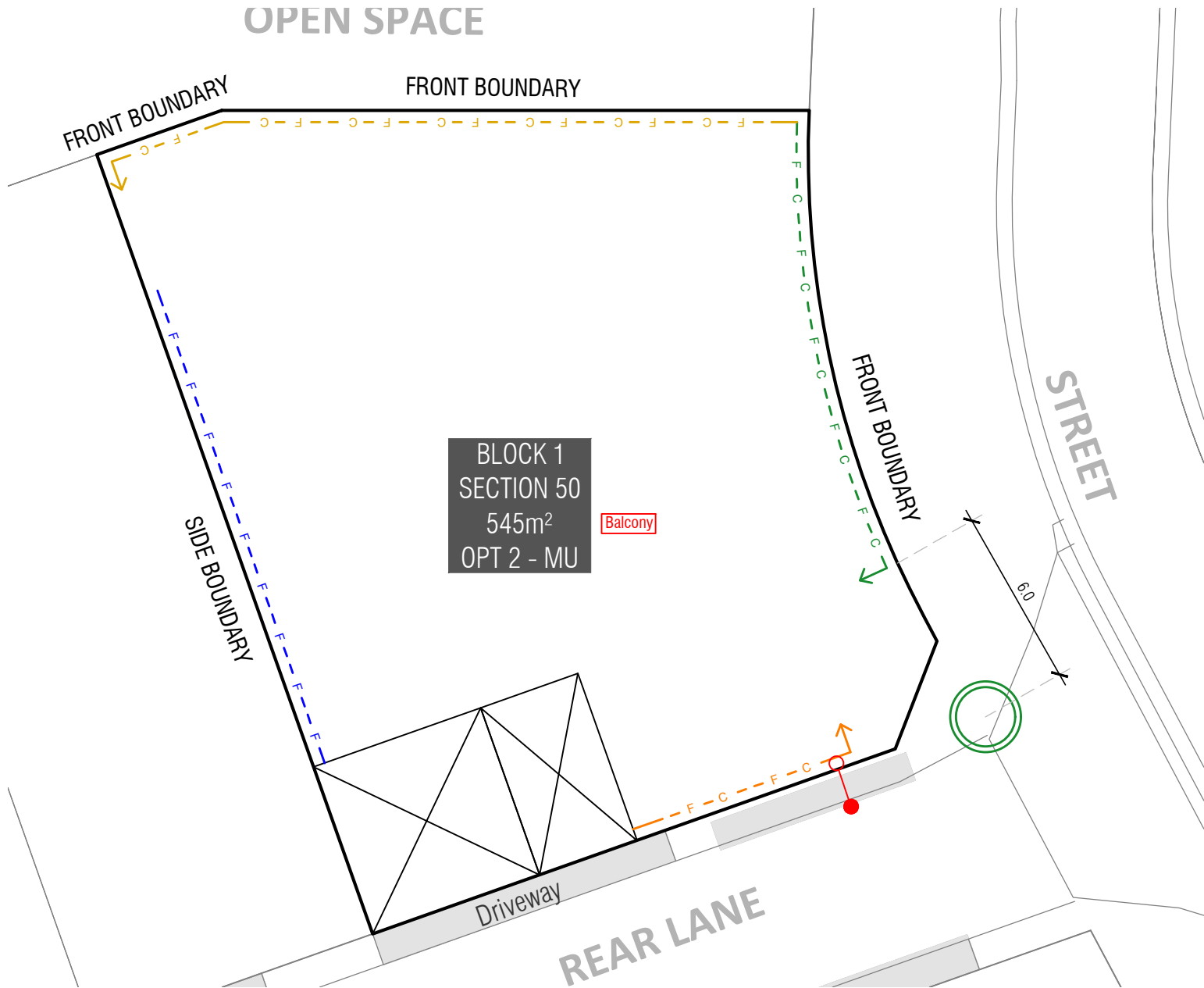
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**Ginninderry**

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

# OPEN SPACE



**BLOCK 1**  
**SECTION 50**  
 545m<sup>2</sup>  
 OPT 2 - MU

Balcony

STREET

REAR LANE

## KEY MAP



SITE LOCATION

## LEGEND

- Block Boundary
- Garage Location

**SITE OPEN SPACE**  
 refer to MUHDC: R39

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

**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.

PPOS required is minimum 12m<sup>2</sup> on balcony by Planning Controls Plan

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

Balcony

## 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
- 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  
**Corner Identified for Corner Block Control**  
 refer to Fencing Controls Plan
- Optional Front Fencing, Courtyard Walls, Open Space and Laneways**  
 Maximum height 1.8m | Minimum setback 0m (100%) refer to Fencing Controls Plan
- Return Boundary Fencing to Building Line or Side Fence**

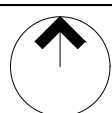
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SCALE  
 1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**