



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
- 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, plot ratio 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
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Upper floor level (front setbacks) - external wall or unscreened element
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

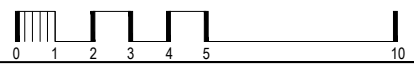
BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	39
BLOCK	1
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

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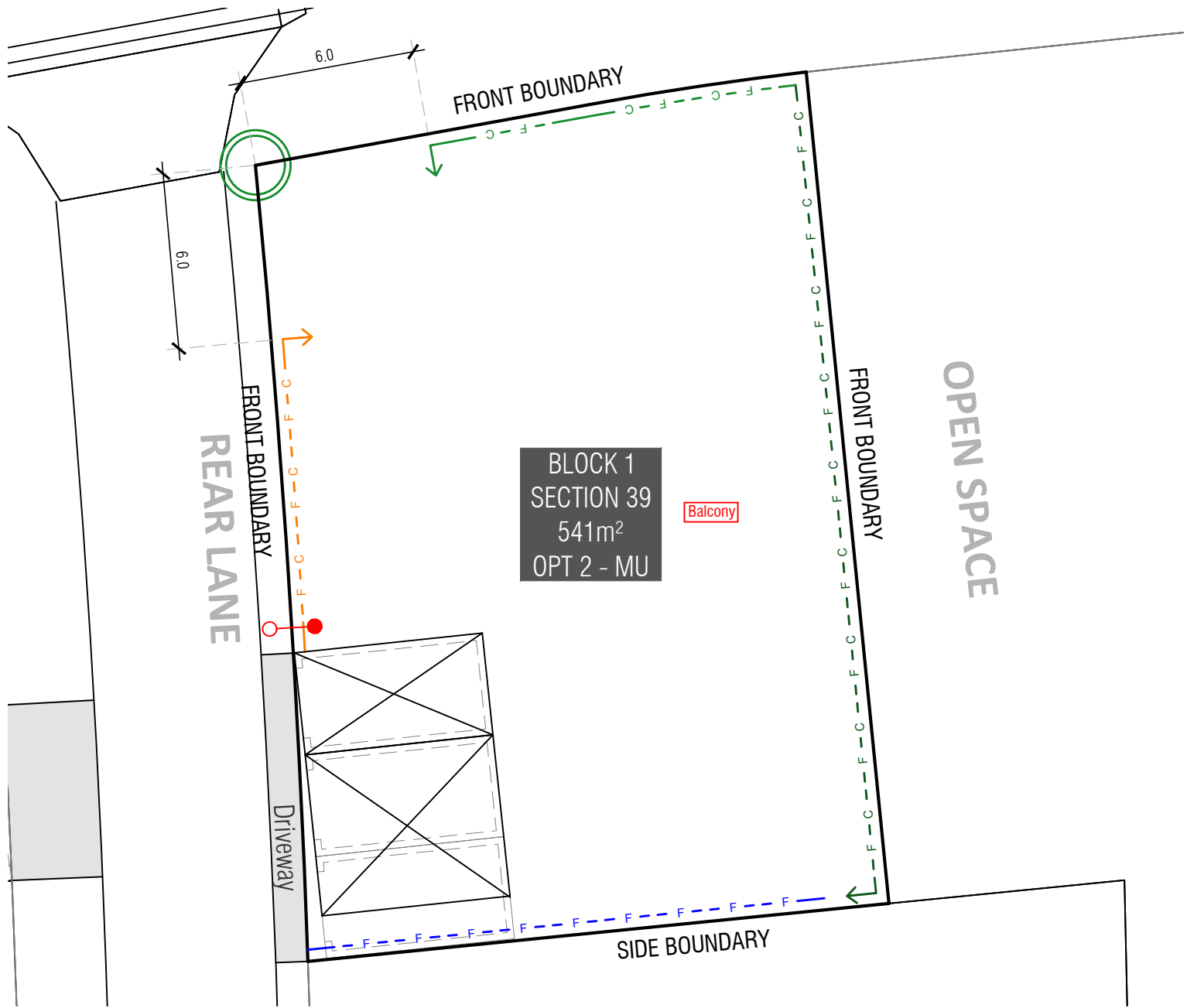
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS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



KEY MAP

■ SITE LOCATION



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- 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 12m² on balcony by Planning Controls Plan

Gate, street address and letterbox to be off lane (as indicated) refer to 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 - Blocks Adjacent to Open Space**
Maximum height 1.8m | Minimum setback 0m (100%) 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
- 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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