

KEY MAP



LEGEND

- Block Boundary
- Garage Location
- 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 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
All floor level - external wall or unscreened element
- Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

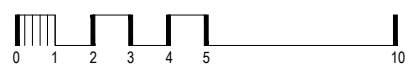
BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	43
BLOCK	11
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

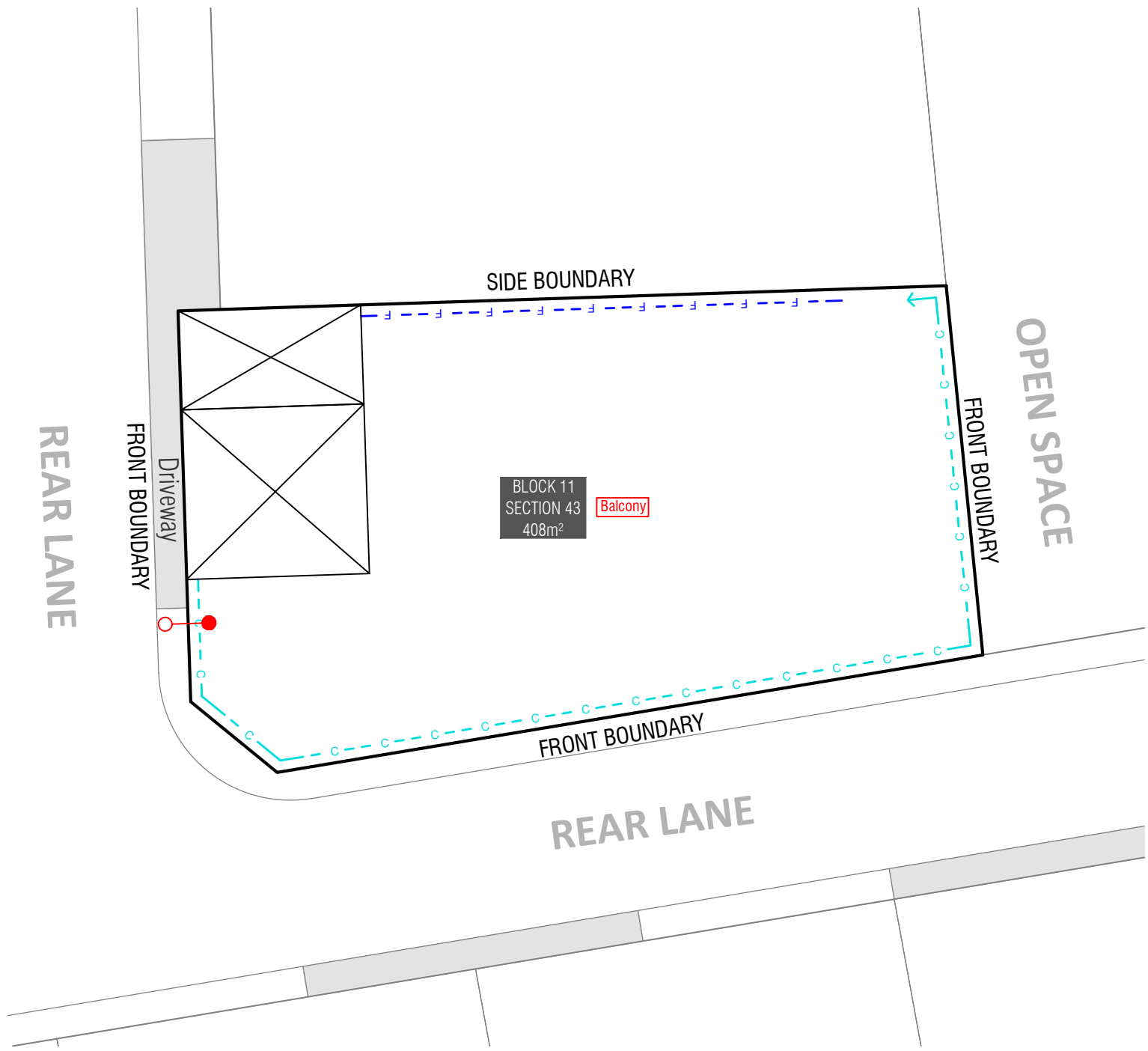
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	02/06/20

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
1:200 @A4



Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN






KEY MAP



LEGEND

-  Block Boundary
-  Garage Location
- SITE OPEN SPACE**
refer to MUHDC: R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
refer to MUHDC R61 and Table 9A
-  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
-  **Optional - Front Boundary Courtyard Wall**
refer to MUHDC R42A for maximum height, length and setback refer Ginninderry Design Requirements for material specification
-  **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

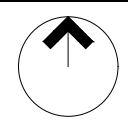
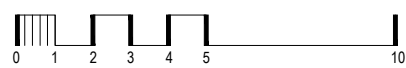
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**BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN**