



### KEY MAP

■ SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- BOUNDARY** Boundary Defined by SDHDC
- S** Mandatory Surveillance Block 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 All floor level - external wall or unscreened element
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

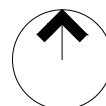
### BLOCK INFORMATION

|              |                |
|--------------|----------------|
| STAGE        | 2A1            |
| ZONE         | RZ 3           |
| SECTION      | 70             |
| BLOCK        | 1              |
| PLOT RATIO   | 65%            |
| HOUSING TYPE | MULTI UNIT (2) |

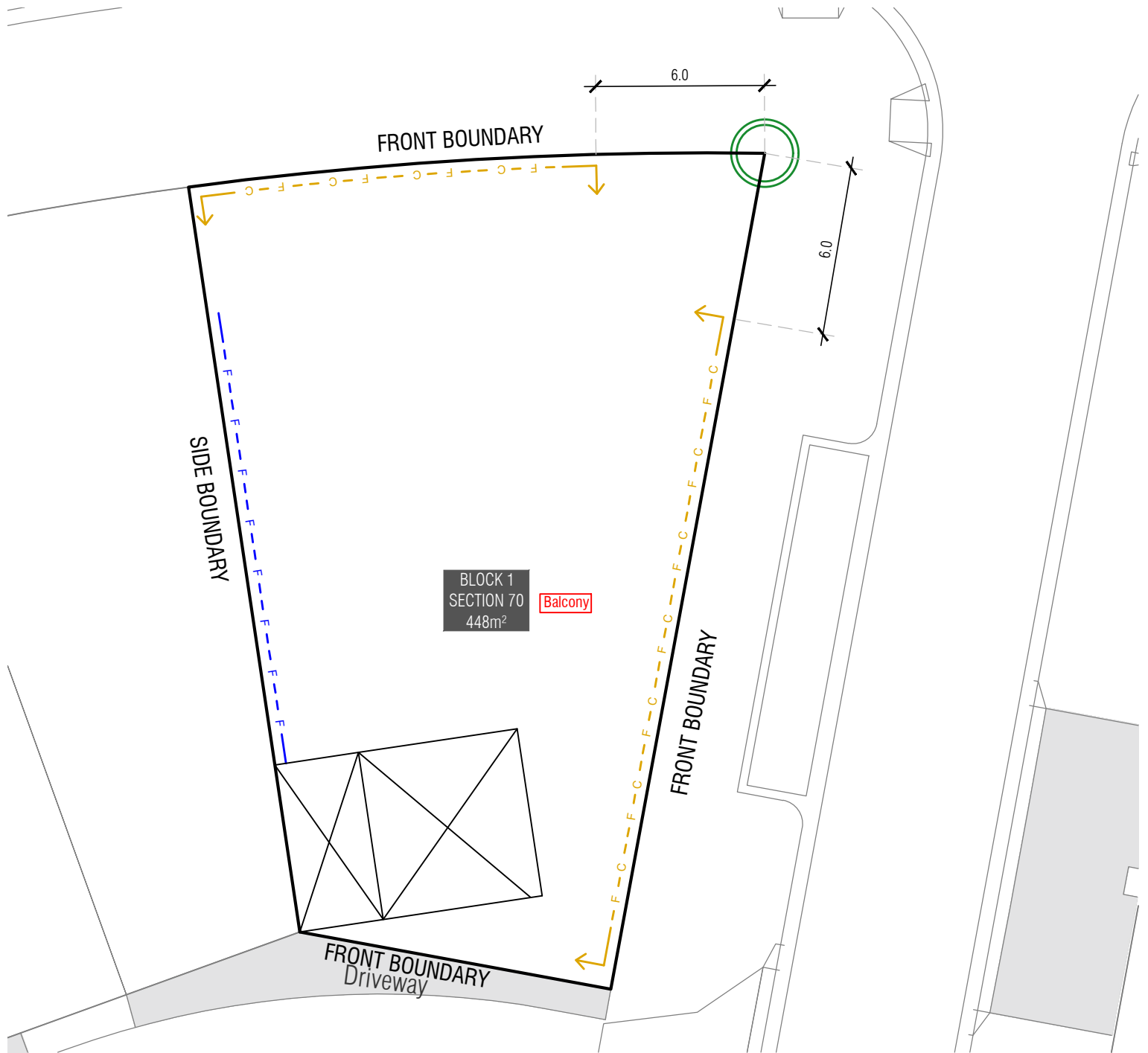
| REV | DRAWN | CHECKED | APPROVED | DATE     |
|-----|-------|---------|----------|----------|
| A   | AK    | AK      | CS       | 03/06/20 |

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



**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 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: 50% @ 0m | 50% @ 0.6m  
refer to Fencing Controls Plan

**Corner Identified for Corner Block Control**  
refer to Fencing Controls Plan

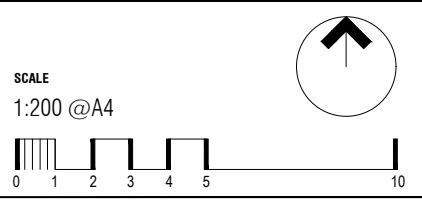
**Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK PLANNING CONTROLS FENCING CONTROLS PLAN**