INTEGRATED DEVELOPMENT CONTROLS

- Mandatory Side Boundary 2
- Mandatory Secondary Street Frontage
- Alternative PPOS Minimum Dimensions (metres) Permitted
- Alternative PPOS delivery permitted*
- *PPOS is permitted at upper floor achieving a minimum area of 12m²
- Only one (1) Onsite Parking Space Required
- Multi Unit Site exempt from Solar Building Envelope
- Gate, street address and letterbox to be off lane (as indicated)

BUILT FORM SETBACKS (Excluding Garages/Carparks)

- Unless alternative setbacks are nominated on this plan, built form setbacks are as per relevant table in the Territory Plan SDHDC.
- Alternative setbacks nominated apply to all floors unless otherwise specified
- Screening provisions for walls at nominated setbacks apply as per the relevant TP code
- Minimum Setback (metres) *
- *Minumum Setback (metres) - For a maximum wall length of 12m
- *Minimum Setback (metres) - For a maximum wall length of 14m
- *Minimum Setback (metres) - For a maximum wall length of 16m
- Minimum setback only applicable to the upper floor level

GARAGE / CARPORT / STUDIO UNIT SETBACKS

- Minimum Setback (metres)
- Setbacks as per the relevant table in the Territory Plan
- Screening provisions for walls at nominated setbacks apply as per the relevant TP code
- Minimum Length ofWidth/Depth Setback

LEGEND

- EDP Stage Boundary
- Limited Development Opportunity
- Integrated Development Parcel
- Integrated Development Blocks as identified are exempt from Solar Building Envelope
- Mandatory Surveillance Block - Where delivered as a Studio Unit above a garage, the PPOS required is a minimum 12m² on balcony
- Blocks 50m² to <95m² Subject to Midsize Block Provisions
- Potentially Noise Affected Block
- WSUD Water Tank Provisions As per R43 of the Single Dwelling Housing Development Code
- BAL 12.5 Building Standard
- Vehicular access is not permitted where shown and driveways should be provided to the rear of the blocks with this control
- Landscape screening treatment of a 2m high metal fence with evergreen climbing plantings, with accompanying rear located 1.5m solid linear fence, and rear 3m forward climb and groundcover plantings
- Landscape screening treatment of rear 1.5m high to PPOS located adjacent to future Envirocare site

- Principal Private Open Space and Stepdown Living Area for the identified block to be oriented toward the western alignment

INTEGRATED DEVELOPMENT PARCELS

- Building high density Development as identified
- Identified Block to be oriented toward the western alignment
- Principal Private Open Space and Daytime Living Area for the adjacent to future Envirocare site.
- Landscape screening treatments of min 1.8m high to PPOS located fence, and min 3m forward shrub and groundcover plantings.
- Climbing plantings, with accompanying rear located 4.5m mesh fence with evergreen

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL ACT 2007
AMENDMENT ACT 2007
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PERSUANT TO SECTION 162
Delegate name DALE BILLING
Date 4/6/2019
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name: DALE BILLING
Date: 4/6/2019
**PLANNING AND DEVELOPMENT ACT 2007**

**APPROVAL GRANTED**

**SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF INTENTION PURSUANT TO SECTION 162**

Delegate: BALE BILLING

Date: 4/6/2019

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**INTEGRATED DEVELOPMENT CONTROLS**

- Mandatory Side Boundary
- Mandatory Secondary Street Frontage
- Alternative PPOS Minimum Distances (metres) Permitted
- Alternative PPOS Backyard permitted
- PPOS is permitted at greater than achieving a minimum area of 12m²
- Only one (1) Onsite Parking Space Required
- Multi Unit Site exempt from Solar Building Envelope
- Provision: Rule 26 in The MULD

**BUILT FORM SETBACKS** (Excluding Garage/Carparks)

- Minimum Setback (metres)
- Minimum Setback (metres) - For a maximum wall length of 12m²
- Minimum Setback (metres) - For a maximum wall length of 14m²
- Minimum Setback (metres) - For a maximum wall length of 16m²
- Minimum setback only applicable to the upper floor level

**GARAGE / CARPORT / STUDIO UNIT SETBACKS**

- Minimum Setback (metres)
- Minimum setback as per the relevant zone in the Territory Plan

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**LEGEND**

- EDP Stage Boundary
- Limited Development Opportunity
- Integrated Development Parcel
- Mandatory Side Boundary
- Mandatory Secondary Street Frontage
- Alternative PPOS Minimum Distances (metres) Permitted
- Alt. PPOS Backyard permitted
- PPOS is permitted at greater than achieving a minimum area of 12m²
- Only one (1) Onsite Parking Space Required
- Multi Unit Site exempt from Solar Building Envelope
- Provision: Rule 26 in The MULD

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**DRAWING NUMBER**

**DRAWING TITLE**

**AMEND.**

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**CONSORTIA 2015**
**Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage, the PPOS is required to be a minimum 12m² on balcony.

- Blocks 900m² to <950m² Subject to Midsize Block Provisions

**Minimum Setback (metres)** - For a maximum wall length of 12m*

- Only one (1) Onsite Parking Space Required

**Provision: Rule 26 in The MUHDC**

**Multi Unit Site exempt from Solar Building Envelope**

**Only one (1) Onsite Parking Space Required**

**Alternative PPOS Minimum Dimensions (metres) Permitted**

**Mandatory Secondary Street Frontage**

**Gates, street address and letterbox to be off line (as indicated)**

**BUILT FORM SETBACKS**

- **(Excluding Garages/Carports)**
  - Unless alternative setbacks are nominated on the plan, setbacks for integrated development parcels are as per the relevant code in the Territory Plan ESCDC.
  - Alternative setbacks nominated apply to all floors unless otherwise specified.
  - Setback provisions for walls at nominated setbacks apply as per the relevant TP code

- **Minimum Setback (metres)**
  - Alternative setbacks permitted where applicable elements are front setback permitted.
  - Notice of decision pursuant to Section 162

- **Minimum Setback (metres)** - For a maximum wall length of 12m*
  - Minimum setback only applicable to the upper floor level.

**PLANNING AND DEVELOPMENT ACT 2007**

**APPROVAL GRANTED**

**SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION**

**Pursuant to Section 162**

**Delegate name** DALE BILLING

**Date** 4/6/2019
First Agency Circulation

General Controls
- Limited Development Opportunity
- Integrated Development Parcel
- Integrated Development Blocks as identified are exempt from Solar Building Envelope

Mandatory Surveillance Block - Where delivered as a Studio Unit above a garage, the PPOS required is a minimum 12m² on balcony

Issue C - Layout changes as identified, issue for tech check

Issue D - for Development Approval

MU (19)

Issue E - for Conditions of Approval

General Controls
- WSUD Water Tank Provisions As per NA4 of the Single Dwelling Housing Development Code
- BAL 12.5 Building Standard
- Vehicular access is not permitted where shown and driveways should be provided to the rear of the blocks with this control
- Landscape screening treatment of 4.5m max with evergreen climbing plantings, with accompanying rear located 1.8m solid timber fence, and min. 3m forward shrub and groundcover planting
- Landscape screening treatment of min 1m high to PPOS located adjacent to future Energy rate

Integrative Development Controls
- Principal Private Open Space and Doublet Long Area for the identified block to be orientated toward the western alignment

Mail Unit Site exempt from Solar Building Envelope

Provisions: RusCo in the MuHDC

Gate, street address and letterbox to be off lane (as indicated)

Built Form Setbacks (Excluding Garages/Carports)
- Unless alternative setbacks are nominated on this plan, built form side and rear setbacks for integrated development parcels are as per the relevant table in the Territory Plan SDHC.
- Alternative setbacks nominated apply to all floors unless otherwise specified
- Screening provisions for walls at nominated setbacks apply as per the relevant TP code
- *) Minimum Setback (metres)
  - Articulated elements in front setback permitted where
  - Minimum Setback (metres) - For a maximum wall length of 12m
    - Length of wall measured from the minimum front boundary setback
  - Minimum Setback (metres) - For a maximum wall length of 14m
    - Length of wall measured from the minimum front boundary setback

Minimum Setback (metres) - For a maximum wall length of 16m
- Length of wall measured from the minimum front boundary setback

Minimum setback only applicable to the upper floor level

Garage / Carport / Studio Unit Setbacks
- Minimum Setback (metres)
  - Setbacks as per the relevant code in the Territory Plan unless alternative setbacks are nominated
  - Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Interim Length of Wall at Specific Setback

Planning and Development Act 2007

Approval Granted

Subject to the Conditions Set Out in the Notice of Decision Pursuant to Section 162

Delegate Name: DALE BILLING

Date: 4/6/2019

RIVERVIEW PROJECTS (ACT)

Planning Controls Plan

STAGE 2 ESTATE

AT STRATHNAIRN

Ginninderry