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

GROUND FLOOR - UNSCREENED

- Upper Floor - Unscreened

STRATHNAIRN STAGE 2 EDP
- refer to the Planning Controls Plan

FRONT BOUNDARY - all floor levels - external wall or unscreened element

SIDE BOUNDARY LOWER FLOOR LEVEL - external or unscreened

SIDE BOUNDARY UPPER FLOOR LEVEL - external Wall (Screened)

ALL FLOOR LEVELS - EXTERNAL WALL (SCREENED)
- refer to the Planning Controls Plan

ARTICULATION ELEMENTS (ARTICULATION ZONE)
- refer to Planning Controls Plan

KEY MAP

- SITE LOCATION

GUIDE MAP

- INDICATIVE BUILDING FOOTPRINTS
  (based on min. building setbacks only) This does not take into account easements, plot ratio or building envelopes)

- Ground Floor - Unscreened
- Upper Floor - Unscreened

- Mandatory Surveillance Block by Planning Controls Plan

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan

- Front boundary - all floor levels - external wall or unscreened element

- Side boundary lower floor level - external or unscreened

- Side boundary upper floor level - external Wall (Screened)

- All Floor Levels - External Wall (Screened) refer to the Planning Controls Plan

- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Mandatory Surveillance Block by Planning Controls Plan

BLOCK INFORMATION

- Multi Unit (2)

- PLOT RATIO 60%

- HOUSING TYPE MULTI UNIT (2)

- ZONE RZ 3

- SECTION 43

- BLOCK 12

- REV 02/06/20

- APPROVED CS

- DRAWN A

- CHECKED AK

- DATE 02/06/20

- SCALE 1:200 @ A4

- Ginninderry

- BUILDING & SITING CONTROLS

- BLOCK PLANNING CONTROLS

- 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 used 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.
**KEY MAP**

- **SITE LOCATION**
- **LEGEND**
  - Block Boundary
  - Garage Location

**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

- **SIDE BOUNDARY**
- **FRONT BOUNDARY**
- **REAR LANE**
- **OPEN SPACE**
- **STREET**

**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.

**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 CUBE 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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**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.

**FENCING CONTROLS PLAN**

- **SCALE** 1:200 @A4

**BLOCK INFORMATION**

- **STAGE** 241
- **ZONE** R22
- **SECTION** 43
- **BLOCK** 12
- **PLOT RATIO** 60%
- **Housing Type** Multi Unit (2)