



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
- 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

BLOCK INFORMATION

STAGE	2A1
ZONE	RZ 3
SECTION	43
BLOCK	12
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT (2)

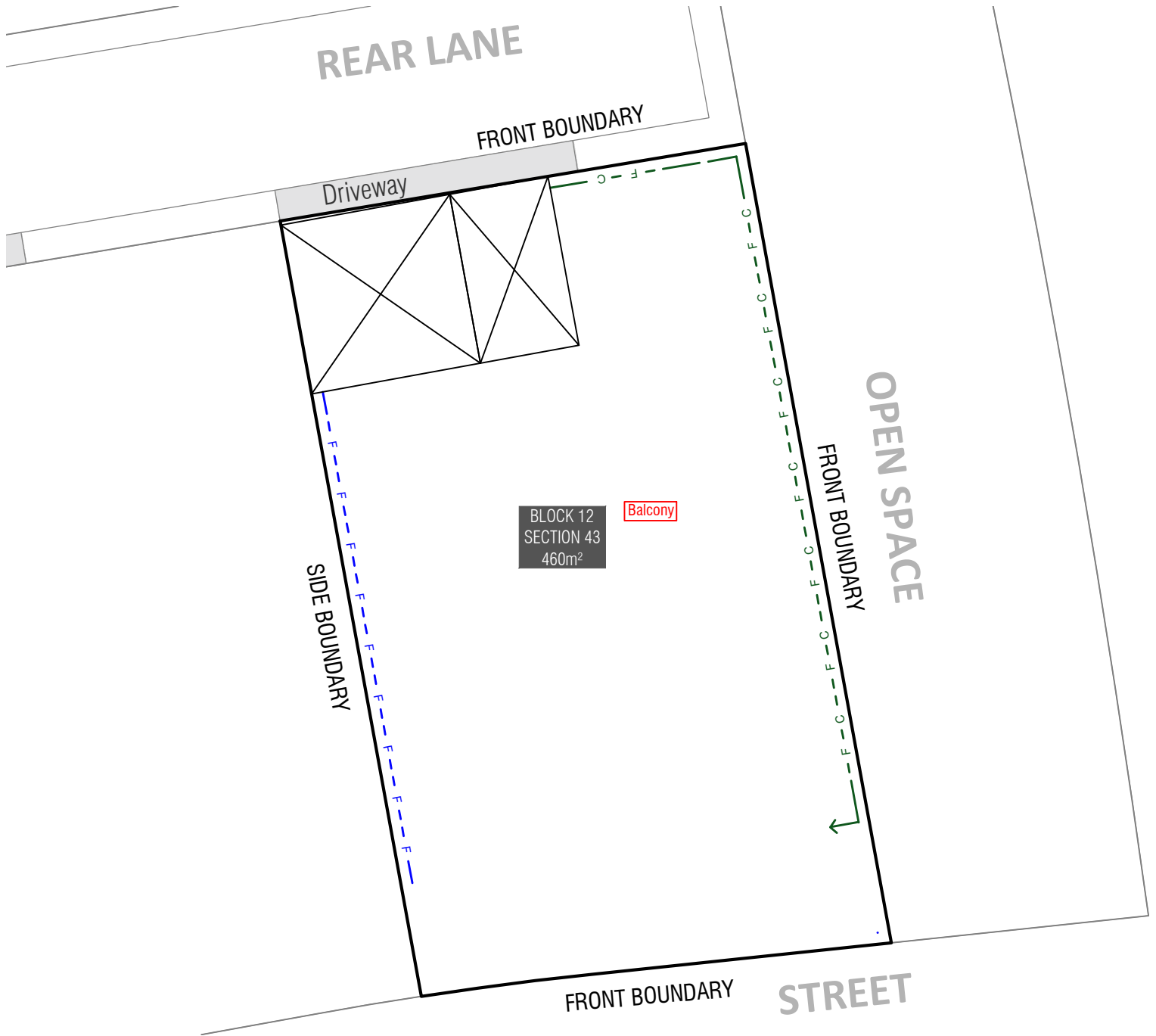
REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	02/06/20

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



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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



Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%) refer to Fencing Controls Plan



Return Boundary Fencing to Building Line or Side Fence

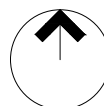
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