LEGEND

Block Boundary
Garage Location

BOUNDARY

- Where delivered as a Studio Unit above a garage by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Multi Unit Site exempt from Solar Building Envelope refer to Planning Controls Plan

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

- Lower floor level - external wall or unscreened element
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

Articulation Elements (Articulation Zone)
- refer to 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

BLOCK INFORMATION

<table>
<thead>
<tr>
<th>KEY</th>
<th>DRAWN</th>
<th>CHECKED</th>
<th>APPROVED</th>
<th>DATE</th>
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<tr>
<td>A</td>
<td>AK</td>
<td>CS</td>
<td>23/06/20</td>
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<td>B</td>
<td>AK</td>
<td>CS</td>
<td>01/10/20</td>
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</table>

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.

Ginninderry

BUILDING & SITING CONTROLS PLAN

SCALE 1:200 @A4

0 1 2 3 4 5 10
**Site Location**

**Block Information**
- **Stage**: 2B1
- **Zone**: R22
- **Section**: 43
- **Block**: 1
- **Plot Ratio**: 60%
- **Housing Type**: Single or Multi Unit

**Drawn Checked Approved Date**
- **A**: AK
- **B**: AK
- **C**: CS
- **23/06/20**
- **01/10/20**

**Scale**: 1:200 @ A4

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**Key Map**
- **SITE LOCATION**
- ** legend**

**Legend**
- **Block Boundary**
- **Garage Location**
- **Site Open Space**
- **Principle Private Open Space (PPOS)**
- **Services**
- **Construction and Finish**
- **Boundary Fencing**

**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 Central Boulevard, Courtyard Walls and Fencing**
- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 1.0m
- Refer to Fencing Controls Plan

**Optional - North Facing Blocks**
- Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
- Refer to Fencing Controls Plan

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

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**Notes**
- PPOS required is minimum 12m² on balcony by Planning Controls Plan
- Balcony
- 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.**

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**Ginninderry**

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**Figure:**
A diagram showing the site layout with various boundary fences and planning controls. The diagram includes labels for different areas such as sites, blocks, and sections. Additionally, there is a legend explaining the different symbols and colors used in the diagram. The diagram also shows the key map for site location and a diagram showing the block planning controls.