

KEY MAP



LEGEND

- SITE LOCATION
- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by MUHDC
- Mandatory Surveillance Block**
- Where delivered as a Studio Unit above a garage 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

MINIMUM BOUNDARY SETBACKS

- 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
- Upper Floor Level - Side and Rear Boundary Unscreened

BLOCK INFORMATION

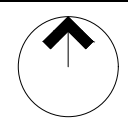
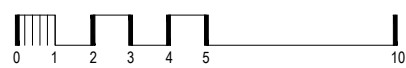
STAGE	2B1
ZONE	RZ 3
SECTION	47
BLOCK	9
CLASSIFICATION	MID SIZE
HOUSING TYPE	MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	02/12/19
B	AK	AK	CS	01/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

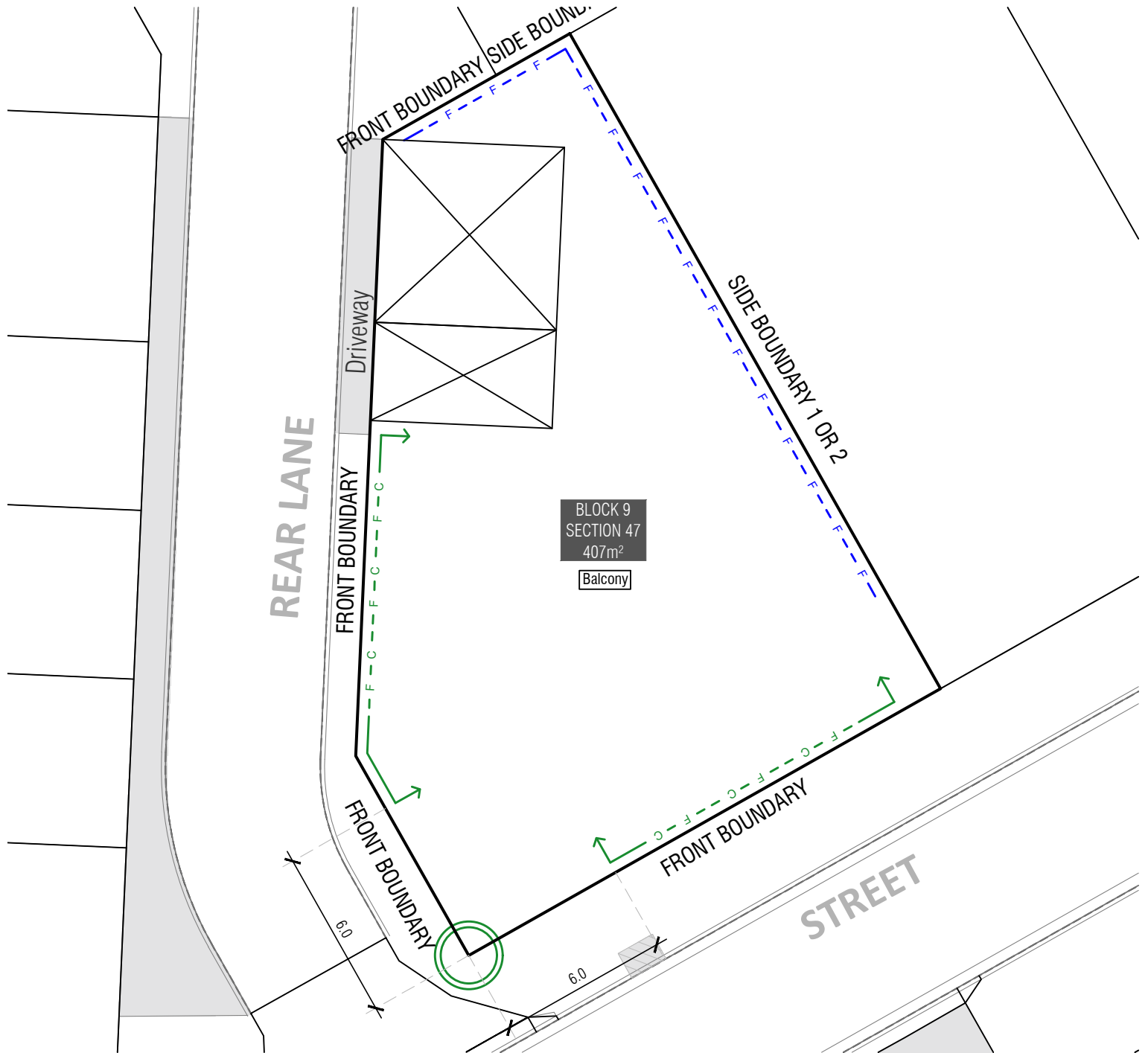
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE
1:200 @A4



Ginninderry

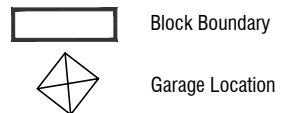
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN



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PRIVATE OPEN SPACE (POS) FOR MULTI UNIT
refer to MUHDC R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS) FOR MULTI UNIT
refer to MUHDC R61 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

Corner Identified for Corner Block Control
refer to Fencing Controls Plan

Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)
No fencing within 6m of the corner refer to Fencing Controls Plan

Return Boundary Fencing to Building Line or Side Fence

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