MINIMUM BOUNDARY SETBACKS

BOUNDARY

- Block Boundary
- Boundary Defined by MUHDC
- Easement

Min 1.8m clear Sewer Maintenance Access Route Required. Refer Block Details Plan and ICON building requirements

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

- Lower Floor Level
- Upper Floor Levels
- Garage / Carport / Studio Unit Only

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 SIDE AND REAR BOUNDARY - UNSCREENED
- Upper Floor Side and Rear Boundary - External Wall (Screened)
- Upper Floor Side and Rear Boundary - Unscreened

STRATHNAIRN STAGE 2 EDP
- Refer to the Planning Controls Plan

LOWER FLOOR LEVEL (EXTERNAL WALL OR UNSCREENED ELEMENT)
(Excluding Garages/Carports)

- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)
- All Floor Levels - External Wall (Screened)

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

MINIMUM CLEARANCE

- Bike and Pedestrian Path
- Strathnairn Stage 2 EDP

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 UPDATES. 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.

NOTE: DRAWN BY: A JS AK CS 22/09/00

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SCALE: 1:250 @A4
**SITE OPEN SPACE**
Refer to MUHDC R39

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
Refer to MUHDC R61 and Table 9A

**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

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**Key Map**
- Site Location

**Legend**
- Block Boundary

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**Block Information**
- Stage: 2
- Zone: RZ 1
- Section: 51
- Block: 05
- PLOT RATIO: 65%
- HOUSING TYPE: SINGLE DWELLING

**Drawing Details**
- REV: A
- DRAWN: JS
- CHECKED: AK
- APPROVED: CS
- DATE: 22/09/20

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**Scale**
1:250 @ A4

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**Ginninderry**

**Block Planning Controls**
Fencing Controls Plan