**LEGEND**

- **Site Location**
- **Block Boundary**
- **Garage Location**
- **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**
- **Garage / Carport / Studio Unit Only**

**MINIMUM BOUNDARY SETBACKS**

- **Strathnairn Stage 2 EDP**
  - refer to the Planning Controls Plan
  - Lower floor level - external wall or unscreened element
  - Upper floor level - external wall (screened)

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

- **Upper Floor Level - Side and Rear Boundary Unscreened**
  - refer to MUHDC R30 Table A7

**KEY MAP**

- **Articulation Elements (Articulation Zone)** refer to Planning Controls Plan
- **Boundary Defined by MUHDC**
- **Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage by Planning Controls Plan

**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.**

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

**BLOCK INFORMATION**

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**SCALE**

1:200 @A4

**Ginninderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**
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

MULTI UNIT PRIVATE OPEN SPACE (POS)
- refer to MUHDC R39
- PPPOS
  - refer to MUHDC R61, Table 9A
  - PPPOS required is minimum 12m² on balcony
    by Planning Controls Plan

Service
- 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
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