STREET
REAR LANE
FRONT BOUNDARY
SIDE BOUNDARY 2
FRONT BOUNDARY
REAR LANE

1.5
6.0
FRONT BOUNDARY
1.5
3.0
4.0
FRONT BOUNDARY
1.5
3.0
FRONT BOUNDARY

442m²

LEGEND

Block Boundary
Garage Location
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

- - - - - - - - - -
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)

- - - - - - - - - -
All Floor Levels - External Wall (Screened)
refer to the Planning Controls Plan

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

KEY MAP

SITE LOCATION

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING 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.

STAGE
ZONE
SECTION
BLOCK
PLOT RATIO
HOUSING TYPE
MULTI UNIT (2)

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 14/06/20
B AK AK CS 02/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

SCALE
1:200 @A4
KEY MAP

- SITE LOCATION

LEGEND

- Block Boundary
- Garage Location

SITE OPEN SPACE
- refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS)
- refer to MUHDC R61 and Table 9A
  - 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

PLOT RATIO
- 65%

HOUSING TYPE
- MULTI UNIT (2)

REVIEWED
- 14/06/20
- 02/10/20

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Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN

SCALE
1:200 @A4