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.

KEY MAP

LEGEND

- Block Boundary
- Boundary Defined by MUHDC

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 Levels

MINIMUM BOUNDARY SETBACKS

- Multi Unit Housing Development Code (MUHDC) front setbacks: refer to Rule 29 Table A5
- side and rear setbacks: refer to Rule 30 Table A7

SIDE AND REAR BOUNDARY - EXTERNAL WALL (SCREENED)

- Side and Rear Boundary - External Wall (Screened)

GROUND FLOOR - UNSCREENED

- Ground Floor - Unscreened

UPPER FLOOR (FRONT SETBACKS) - EXTERNAL WALL OR UNSCREENED ELEMENT

- Upper Floor - Unscreened

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

- Lower Floor Level

ARTICULATION ELEMENTS (ARTICULATION ZONE)

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

STRAITHNAIN STAGE 2 EDP

- refer to the Planning Controls Plan

LOWER FLOOR LEVEL - EXTERNAL WALL OR UNSCREENED ELEMENT

- Lower Floor Level - external wall or unscreened element

UPPER FLOOR LEVEL (FRONT SETBACKS) - EXTERNAL WALL OR UNSCREENED ELEMENT

- Upper Floor Level (front setbacks) - external wall or unscreened element

REFERENCES ON THIS PLAN ARE TO THE SCALES AND SIZES ONLY FOR THE DESIGN PURPOSES. APPROVED EDP PLANNING CONTROLS MUST BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLEASE BE REMINDED OF STATE GOVERNMENT REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.
BOUNDARY FENCING

Site, Rear and Rear Lane Boundaries
- Maximum height: 1.8m
- Minimum setback: 0m (50%) and 0.8m (50%)

Construction and Finish
- Inter-allocation 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.”

Mandatory Central Boulevard, Courtyard Walls and Fencing
- Maximum height: PP05 screen 1.5m or otherwise 1.2m
- Minimum setback: 50% @ 0m | 50% @ 1.0m

Optional - Corner Blocks
- Maximum height: 1.5m
- Minimum setback: 0m (50%) and 0.8m (50%)

Optional - Blocks Adjacent to Open Space
- Maximum height: 1.8m
- Minimum setback: 0m (100%)

Corner Identified for Corner Block Control
- Refer to Fencing 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.

LEGEND
- Block Boundary

SITE OPEN SPACE
- Refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE (PP05)
- Refer to MUHDC: R61 and Table 9A

Construction and Finish
- Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:
  - masonry or stonework;
  - dressed hardwood timber; or
  - powder-coated aluminium.
- Openings to be a minimum of 10mm.

Return Boundary Fencing to Building Line or Side Fence
- Refer to Fencing Control Plan and 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

Optional - Blocks Adjacent to Open Space
- Maximum height: 1.8m
- Minimum setback: 0m (100%)

Construction and Finish
- Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:
  - masonry or stonework;
  - dressed hardwood timber; or
  - powder-coated aluminium.
- Openings to be a minimum of 10mm.

Refer to Fencing Control Plan and Ginninderry Design Requirements