SITE LOCATION

BLOCK INFORMATION

SCALE: 1:500 @ A3

LEGEND

- Block Boundary
- Boundary Defined by MUHDC

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 - Ground Floor - Unscreened
- Side and Rear Boundary - Upper Floor - Unscreened

INDICATIVE BUILDING FOOTPRINTS

(based on min. building setbacks. This does not take into account easements, plot ratio or building envelopes)

- Lower Floor Level
- Upper Floor Levels
SITE LOCATION

KEY MAP

LEGEND

BOUNDARY FENCING

SIDE, REAR AND REAR LANE Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line

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-arch profile colour “Basalt”. Refer to Ginninderry Design Requirements.

Mandatory Central Boulevard, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 50% @ 0m | 50% @ 1.0m
Refer to Fencing Controls Plan

Mandatory Village/Green Link, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setback: 100% @ 0m
Refer to Fencing Controls Plan

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.

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.

DRAWN

CHECKED

REV DATE

APPROVED

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.