**KEY MAP**
- **SITE LOCATION**

**LEGEND**
- Block Boundary
- 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 Levels
- Garage / Carport / Studio Unit Only

**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)
- Ground Floor - Unscreened
- Upper Floor - Unscreened

**SCALE**
1:200 @ A3

**STAGE**
2

**ZONE**
RZ 3

**SECTION**
70

**BLOCK**
5

**PLOT RATIO**
65%

**HOUSING TYPE**
Multi Unit Site (4)

**SITE INFORMATION**
- **DRAWN**
- **CHECKED**
- **APPROVED**
- **REV**

- **DATE**
- 26/05/20

**ARTICULATION ELEMENTS (ARTICULATION ZONE)**
- Mandatory Surveillance Block by Planning Controls Plan

**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.**

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

**STREET**
- FRONT BOUNDARY
- SIDE BOUNDARY
- REAR LANE
- STREET
- DRIVEWAY
**SITE LOCATION**

**KEY MAP**

- **Scale**: 1:200 @ A3

**LEGEND**

- **Block Boundary**: Block Boundary

**SITE OPEN SPACE**

Refer to MUHDC R29

**PRINCIPLE PRIVATE OPEN SPACE (PPDS)**

Refer to MUHDC R61 and Table 9A

**BLOCK INFORMATION**

- **SCALE**: 1:200 @ A3

**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.

**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". refer to Ginninderry Design Requirements.
- Openings to be a minimum of 10mm.

**Legend**

- 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-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". refer to Ginninderry Design Requirements.
    - Openings to be a minimum of 10mm.

- **Mandatory Central Boulevard, Courtyard Walls and Fencing**
  - Maximum height: PPDS 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: PPDS 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 maximum of 10mm.

- **Return Boundary Fencing to Building Line or Side Fence**

**LEGAL NOTICE**

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