KEY MAP

LEGEND

- Block Boundary
- Garage Boundary
- Boundary Defined by MUHDC
- Mandatory Surveillance Block
- Articulation Elements (Articulation Zone)

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

- 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)

SITE LOCATION

BOUNDARY

Mandatory Surveillance Block
- Where delivered as a Studio Unit above a garage by Planning Controls Plan

Ginninderry

BLOCK INFORMATION

- STAGE: 2B2
- ZONE: RZ 3
- SECTION: 77
- BLOCK: 1
- PLOT RATIO: 65%
- HOUSING TYPE: MULTI UNIT

LEGEND

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

MINIMUM BOUNDARY SETBACKS

- 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 Level - Side and Rear Boundary - Screened

Lower Floor Level - Side and Rear Boundary Unscrened

Upper Floor Level - Side and Rear Boundary Unscrened

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.

SCALE: 1:200 @A4
**KEY MAP**
- SITE LOCATION

**LEGEND**
- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)
  - refer to MUHDC R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)
  - refer to MUHDC R61 TABLE 9A
- Balcony
- Services

**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

- **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

- **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**

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**SITE LOCATION**

**BLOCK INFORMATION**

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**SCALE**

1:200 @A4

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**Ginninderry**

**BLOCK PLANNING CONTROLS**

**FENCING CONTROLS PLAN**

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**PRIVATE OPEN SPACE (POS)**

- refer to MUHDC R39

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**

- refer to MUHDC R61 TABLE 9A

**PPOS required is minimum 12m² on balcony**

**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.