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

LEGEND

- Block Boundary
- Boundary Defined by MUHDC
- 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
- Articulation Elements (Articulation Zone)

MINIMUM BOUNDARY SETBACKS

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- All Rear Levels - (Including Garages/Carports)

SITE LOCATION

DRAWN

CHECKED

REV

DATE

A

AK           AK               CS

05/03/20

B

AK           AK               CS

06/10/20

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.

STAGE

ZONE

SECTION

BLOCK

PLOT RATIO

+OUSING TYPE

MULTI UNIT SITE (4)
SITE LOCATION

KEY MAP

LEGEND

BOUNDARY FENCING

SITE OPEN SPACE

refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE

(PPOS)

refer to MUHDC R61 and Table 9A

BLOCK INFORMATION

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.

STAGE

ZONE

SECTION

BLOCK

PLOT RATIO

+OUSING TYPE

MULTI UNIT SITE (4)

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

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 stone work;
- dressed hardwood timber; or
- powder-coated aluminium.

Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements