**MINIMUM BOUNDARY SETBACKS**

- **Strathnairn Stage 2 EDP** refer to the Planning Controls Plan
- **All Floor levels - external wall or unscreened element** refer to the Planning Controls Plan
- **Articulation Elements (Articulation Zone)** refer to Planning Controls Plan
- **Multi Unit Housing Development Code (MUHDC) front setbacks**: refer to Rule 29 Table A5
- **Side and rear setbacks**: refer to Rule 30 Table A7

**BOUNDARY DEFINITION**

- **Boundary Defined by MUHDC**
- **Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage 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 Level**
- **Garage / Carport / Studio Unit Only**

**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by MUHDC**
- **Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage by Planning Controls Plan

**BLOCK INFORMATION**

- **STAGE**: 2B2
- **ZONE**: RZ 3
- **SECTION**: 81
- **BLOCK**: 11
- **PLOT RATIO**: 65%
- **HOUSING TYPE**: MULTI UNIT

**KEY MAP**

- **SITE LOCATION**

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by MUHDC**
- **Mandatory Surveillance Block** - Where delivered as a Studio Unit above a garage 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 Level**
- **Garage / Carport / Studio Unit Only**

**SCALE**

1:200 @ A4

**Ginninderry BLOCK PLANNING CONTROLS BUILDING & SITING CONTROLS PLAN**
KEY MAP

LEGEND

BOUNDARY FENCING

SITE LOCATION

Block Boundary

Garage Location

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 by Planning Controls Plan

Balcony

Corner Identified for Corner Block Control refer to Fencing Controls Plan

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line refer to EPSSD: 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: 50% @ 0m | 50% @ 0.8m 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

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.

Return Boundary Fencing to Building Line or Side Fence

BLOCK INFORMATION

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 01/01/20
B AK AK CS 06/10/20

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDD 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.

SCALE 1:200 @A4

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN