### Block Information

- **Stage**: 2
- **Zone**: 12/2
- **Section**: 82
- **Block**: 1
- **Plot Ratio**: 60%
- **Housing Type**: Multi Unit

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### Key Map

- **Site Location**:
- **Block Boundary**:
- **Garage Location**:
- **Boundary Defined by MUHDC**:
- **Indicative Building Footprints** (based on min. building setbacks only)
  - Lower Floor Level
  - Upper Floor Level
  - Garage / Carport / Studio Unit Only

### 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

### Minimum Boundary Setbacks

- **Strathnairn Stage 2 EDP**
  - All floor level - 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 setback: refer to Rule 29 Table A5
  - side and rear setbacks: refer to Rule 30 Table A7

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

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### Scale

- **1:200 @A4**

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**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.**

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

- 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
- 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.

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

KEY MAP

- BALCONY
- PRIVATE OPEN SPACE (POS)
  refer to MUHDC R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)
  refer to MUHDC R61 TABLE 9A

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.

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-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

DRAWN

- DATE

- APPROVED

- CHECKED

- DRAWN

- BLOCK

- PLAT RATIO

- HOUSING TYPE

- ZONE

- SITE LOCATION

- STAGE

- SECTION

Ginninderry

BLOCK PLANNING CONTROLS

FENCING CONTROLS PLAN