**MINIMUM BOUNDARY SETBACKS**

- **Strathnairn Stage 2 EDP 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)

- **Multi Unit Housing Development Code (MUHDC)**
  - Front setbacks: refer to Rule 29 Table A5
  - Side and rear setbacks: refer to Rule 30 Table A7

**INDICATIVE BUILDING FOOTPRINTS**

- Lower Floor Level
- Upper Floor Level

**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
- Blocks 500sqm < 550sqm subject to mid size block provisions
  - By Planning Controls Plan

**KEY MAP**

- **SITE LOCATION**

**BLOCK INFORMATION**

<table>
<thead>
<tr>
<th>STAGE</th>
<th>ZONE</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>PLOT RATIO</th>
<th>HOUSING TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2B2</td>
<td>RZ 2</td>
<td>83</td>
<td>12</td>
<td>65%</td>
<td>MULTI UNIT</td>
</tr>
</tbody>
</table>

**SCALE**: 1:200 @ A4

**DRAWN**: CS
**CHECKED**: CS
**APPROVED**: CS

**DATE**: 01/01/20

**NOTES**

- 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 EDP planning controls need to be checked against precinct code uplifts. Plans to be held in conjunction with the territory plan and block disclosure plans and the Ginninderry design requirements to confirm all current controls pertaining to your block.
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

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

  - Mandatory Central Boulevard, Courtyard Walls and Fencing
    - Maximum height: PPOS 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: 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

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.

 services

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.

PRIVATE OPEN SPACE (POS)

- refer to MUHDC R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS)

- refer to MUHDC R61 TABLE 9A

Balcony

- PPOS required is minimum 12m² on balcony
- refer to Planning Controls Plan

SITE LOCATION

- Block Planning Controls
- Fencing Controls Plan

BLOCK INFORMATION

- stage
- zone
- section
- block
- plot ratio
- housing type

- key map

- legend

- boundary fencing

- services

- balcony

- 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.