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 2
ZONE RZ 5
SECTION 84
BLOCK 1
PLOT RATIO N/A
HOUSING TYPE MULTI UNIT SITE (70)

**MINIMUM BOUNDARY SETBACKS**

- Side and Rear Boundary - External Wall (Screened)
- Boundary Defined by MUHDC
- Lower Floor Level
- Upper Floor Levels

**INDICATIVE BUILDING FOOTPRINTS**

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

- Ground Floor - Unscreened
- Upper Floor - Unscreened

Vehicular access is not permitted in Strathnairn Stage 2 EDP refer to the Planning Controls Plan.
BOUNDARY FENCING

Side, Rear and Rear Lane Boundaries
Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line
refer to EPSCD: Fences and Freestanding Walls Factsheet 2014

Construction and Finish
Inter-alignment 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

Landscape screening treatment of a 4.5m mesh fence with evergreen climbing plantings, with accompanying rear located 1.8m solid timber fence, and min 3m forward shrub and groundcover planting.
refer to Planning 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

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 stonework
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.
refer to Fencing Control Plan and Ginninderry Design Requirements

SITE LOCATION

LEGEND

- Block Boundary

SITE OPEN SPACE
refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE
(PPOS)
refer to MUHDC R61 and Table 5A

Principal Private Open Space and Daytime Living Area for the
identified block to be oriented toward the western alignment
by Planning Controls Plan

SITE LOCATION

RETURN BOUNDARY FENCING TO BUILDING LINE OR SIDE FENCE

LEGEND

SITE PHOTO"