**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.**

**LEGEND**
- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Multi Unit Site exempt from Solar Building Envelope refer to Planning Controls Plan
- 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

**MINIMUM BOUNDARY SETBACKS**
- Multi Unit Housing Development Code (MUHDC)
  - front boundary setbacks: refer to Rule29 Table A5
  - side and rear setbacks: refer to Rule 30 Table A7

- Strathnairn Stage 2 EDP refer to the Planning Controls 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)

- Articulation Elements (Articulation Zone) refer to Planning Controls Plan
PRIVATE OPEN SPACE (POS)  
refer to MUHDC R39

PRINCIPLE PRIVATE OPEN SPACE (PPOS)  
refer to MUHDC R61 TABLE 9A

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

PPOS required is minimum 12m²  
on balcony  
by Planning Controls Plan

Return Boundary Fencing to Building Line or Side Fence