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
- Boundary Defined by MUHDC
- Potentially Noise Affected Block

**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 Levels

**MINIMUM BOUNDARY SETBACKS**

- Boundary Defined by MUHDC
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan
- Lower floor level - external wall or unscreened element
- (Excluding Garages/Carports)
- Upper floor level (front setbacks) - external wall or unscreened element
- Upper floor level (side setbacks) - external wall (screened)

- All Floor Levels - External Wall (Screened) refer to Planning Controls Plan

- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

**Housing Type**

- Multi Unit Site (12)

**Sections**

- AP

**Ginninderry**

**Building & Siting Controls Plan**

**SCALE**

1:400 A3
STREET FRONT BOUNDARY
SIDE BOUNDARY
FRONT BOUNDARY
FRONT BOUNDARY
FRONT BOUNDARY
FRONT BOUNDARY
OPEN SPACE
STREET
BLOCK S
SECTION AP
2640m²
LEGEND
BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN
SITE LOCATION
OPEN SPACE
SITE LOCATION
REAR LANE
SITE OPEN SPACE
refer to MUHDC: R39
PRINCIPLE PRIVATE OPEN SPACE
(PPOS) refer to MUHDC R61 and Table 9A
Corner Identified for Corner Block Control
refer to Fencing Controls Plan
Optional - Corner Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
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 stone work;
- dressed hardwood timber; or
- powder coated aluminium;
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements
Optional - Blocks Adjacent to Open Space
Maximum height 1.8m | Minimum setback 0m (100%)
refer to Fencing Controls Plan
Construction and Finish
Inter-allocation 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
Optional - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.6m (50%)
refer to Fencing Controls Plan
Construction and Finish
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
Boundary Fencing
Return Boundary Fencing to Building Line or Side Fence
Construction and Finish
Inter-allocation 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
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.

BLOCK INFORMATION
BUY: 12TH AUG 2012
SALE: 12TH AUG 2012
CHECKED: 25/01/20
APPROVED: 25/01/20
REV: 1
DATE: 25/01/20
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDPS PLANNING CONTROLS ARE 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.
SCALE: 1:400 @A3
10 20 30 40

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