KEY MAP

LEGEND

MINIMUM BOUNDARY SETBACKS

- Block Boundary
- Boundary Defined by MUHDC

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
- Garage / Carport / Studio Unit Only

STRATHEARN STAGE 2 EDP
refer to the Planning Controls Plan

LOWER FLOOR LEVEL
Garage / Carport / Studio Unit Only
Upper Floor Levels - External Wall (Screened)

UPPER FLOOR LEVEL
Ground Floor - Unscreened
Upper Floor - Unscreened

STRATHEARN STAGE 2 EDP
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)

ARTICULATION ELEMENTS (ARTICULATION ZONE)
refer to the Planning Controls Plan

MINIMUM BOUNDARY SETBACKS

- Side and Rear Boundary - External Wall (Screened)
- Front setbacks (garage): refer to Rule 29 Table A3
- Side and Rear setbacks: refer to Rule 30 Table A7

LOWER FLOOR LEVEL
Garage / Carport / Studio Unit Only
Upper Floor Levels - External Wall (Screened)

UPPER FLOOR LEVEL
Ground Floor - Unscreened
Upper Floor - Unscreened

ARTICULATION ELEMENTS (ARTICULATION ZONE)
refer to the Planning Controls Plan

Ginninderry
BUILDING & SITING CONTROLS PLAN

SCALE 1:200 (A3)

DON’T SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

STAGE 2
ZONE RZ 3
SECTION AS
BLOCK k
PLOT RATIO 65%
HOUSING TYPE MULTI UNIT SITE (3)
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-oral profile colour "Basalt". Refer to Ginninderry Design Requirements

LEGEND

- Block Boundary
- Site Location
- Site Open Space
- Principle Private Open Space (PPOS)

SITE LOCATION

- Refer to MUHDC: R39

PRINCIPLE PRIVATE OPEN SPACE

- Refer to MUHDC R61 and Table 9A

SITE OPEN SPACE

- Refer to MUHDC R69

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.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

STAGE 2 AS ZONE RZ 3

PLOT RATIO 65%

HOUSING TYPE MULTI UNIT SITE (3)

SCALE 1:200 @ A3

Ginninderry

BLOCK PLANNING CONTROLS
FENCING CONTROLS PLAN

DRAWN
CHECKED
REV
DATE
APPROVED

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24/01/20

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