**KEY MAP**

- **SITE LOCATION**
- **BOUNDARY**
- **MINIMUM BOUNDARY SETBACKS**
  - Side and Rear Boundary - External Wall (Screened)
  - Ground Floor - Unscreened
  - Upper Floor - Unscreened
- **MULTI UNIT HOUSING DEVELOPMENT CODE (MUHDC)**
  - Lower floor level - external wall or unscreened element (excluding Garages/Carports)
  - Upper floor level (front setbacks) - external wall or unscreened element

**LEGEND**

- Block Boundary
- Boundary Defined by MUHDC
- Lower Floor Level
- Upper Floor Levels

**INDICATIVE BUILDING FOOTPRINTS**

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

**MINIMUM BOUNDARY SETBACKS**

- Straitnairn 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

**STRATFORD RZ 3 ZONE**

**SECTION BJ**

**BLOCK b**

**PLOT RATIO**

**HOUSING TYPE**

**MULTI UNIT SITE (9)**

**SITE LOCATION**

**DRAWN**

**CHECKED**

**REV**

**DATE**

**APPROVED**

**SCALE**

**1:250 @A3**

**Gininderry**

**BLOCK PLANNING CONTROLS**

**BUILDING & SITING CONTROLS PLAN**

**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 GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**STAGE**

**2**

**ZONE**

**RZ 3**

**SECTION**

**BJ**

**BLOCK**

**b**

2124m²
**Mandatory** Village/Green Link, Courtyard Walls and Fencing

- Maximum height: PPOS screen 1.5m | otherwise 1.2m
- Minimum setback: 100% @ 0m

Referring 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-rib profile colour “Basalt”.

Referring to Ginninderry Design Requirements

- 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
    - powder coated aluminium
  - Openings to be a minimum of 10mm.

Referring to Fencing Control Plan and 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.

Referring to Block Disclosure Plan

- Blocks with Side Lane must return boundary fencing to building line or side fence.
- Services
- Services

**SITE OPEN SPACE**
- Refer to MUHDC: R69

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- Refer to MUHDC: R61 and Table 9A

---

**LEGEND**

- Block Boundary
- SITE OPEN SPACE
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)

---

**BLOCK INFORMATION**

- **SITE LOCATION**
- **SCALE** 1:250 @A3

---

- **LEGEND**
- **SITE OPEN SPACE**
- **PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
- **BOUNDARY FENCING**
- **SIDE, REAR AND REAR LANE BOUNDARIES**
- **Maximum height 1.8m | Minimum setback 0m (100%) | Not forward of building line**
- **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-rib profile colour “Basalt”.

**Return Boundary Fencing to Building Line or Side Fence 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.