**KEY MAP**

- **SITE LOCATION**
- **BOUNDARY**
- **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**

**LEGEND**

- **Block Boundary**
- **Boundary Defined by MUHDC**
- **Potentially Noise Affected Block**

**MINIMUM BOUNDARY SETBACKS**

- **Multi Unit Housing Development Code (MUHDC)**
  - Side and Rear Boundary - External Wall (Screened)
  - Ground Floor - Unscreened
  - Upper Floor - Unscreened

- **Strathnairn Stage 2 EDP**
  - Lower floor level - external wall or unscreened element (Including 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 the Planning Controls Plan

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

**SITE LOCATION**

- **Block**: c
- **Section**: BJ
- **Area**: 1394m²

**STAGE**

- **2**

**ZONE**

- **RZ 3**

**SECTION**

- **BJ**

**BLOCK**

- **c**

**PLOT RATIO**

- **65%**

**HOUSING TYPE**

- **MULTI UNIT SITE**
  - (4)

**STREET**

- **FRONT BOUNDARY**
- **SIDE BOUNDARY**
- **GARAGE SETBACK**

**SCALE**

- 1:200 @A3

**NOTE**

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

**INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS MUST BE CONSIDERED TO ENSURE PROJECT COMPLIES WITH UPDATES. PLEASE TO BE MADE IN CONFORMITY 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

SITE OPEN SPACE
refer to MUHDC: R19

PRINCIPLE PRIVATE OPEN SPACE
(PPOS)
refer to MUHDC NW1 and 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 EPDDC: 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 Nextscreen or a mini orb profile colour “Basalt”.
refer to Ginninderry Design Requirements

Mandatory Central Boulevard, Courtyard Walls and Fencing
Maximum height: PPOS screen 1.5m | otherwise 1.2m
Minimum setbacks: 50% @ 0m | 50% @ 1.0m
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

Services
Refer to Block Disclosure Plan for location of service access to this block. Proposed Fencing and Courtyard Walls to integrate service lines and meters.