SITE LOCATION

BLOCK INFORMATION

KEY MAP

SITE LOCATION

LEGEND

Block Boundary
Boundary Defined by MUHDC

MINIMUM BOUNDARY SETBACKS
- Multi Unit Housing Development Code (MUHDC)
  - front setback: refer to Rule 29 Table A5
  - side and rear setback: refer to Rule 30 Table A7

BOUNDARY

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

Vehicular access is not permitted
Strathnairn Stage 2 EDP refer to the Planning Controls Plan

Scale: 1:400 @A3

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REAR BOUNDARY
FRONT BOUNDARY
SIDE BOUNDARY
APPROACH QNS

BLOCK d
SECTION BK
4112m²

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.
**BLOCK INFORMATION**

- **S**
- **M**
- **L**
- **C**
- **E5**

**SITE LOCATION**

**LEGEND**

- **Block Boundary**

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**KEY MAP**

- **SITE OPEN SPACE** refers to MUHDC R29

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

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**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: max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
    - Colorbond if used: Neetascreen or mini orb profile color “Basalt”
    - Refer to Ginninderry Design Requirements

- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height:
    - PPOS screen: 1.5m
    - Otherwise: 1.2m
  - Minimum setback: 100% @ 0m
  - 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:
      - Masonry or stonework;
      - Dressed hardwood timber;
      - 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.

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**SCALE**

1:400 @A3

**PLAN D**

- PROPOSED FENCING AND COURTYARD WALLS TO INTEGRATE SERVICE TIES AND METERS.