

**BLOCK 1**  
**SECTION 50**  
 545m<sup>2</sup>  
 OPT 2 - MU

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Mandatory Surveillance Block by Planning Controls Plan
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**  
 (based on min. building setbacks only This does not take into account easements or building envelopes)
- Lower Floor Level
- Upper Floor Level
- Garage / Carport / Studio Unit Only

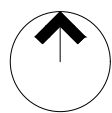
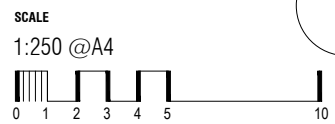
**MINIMUM BOUNDARY SETBACKS**

- Multi Unit Housing Development Code (MUHDC) front setbacks (garage): refer to Rule 29 Table A5 side and rear setbacks: refer to Rule 30 Table A7
- Side and Rear Boundary - External Wall (Screened)
- Ground Floor - Unscreened
- Upper Floor - Unscreened
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Lower floor level - external wall or unscreened element Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan

**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ 3
SECTION	50
BLOCK	1
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT(2)

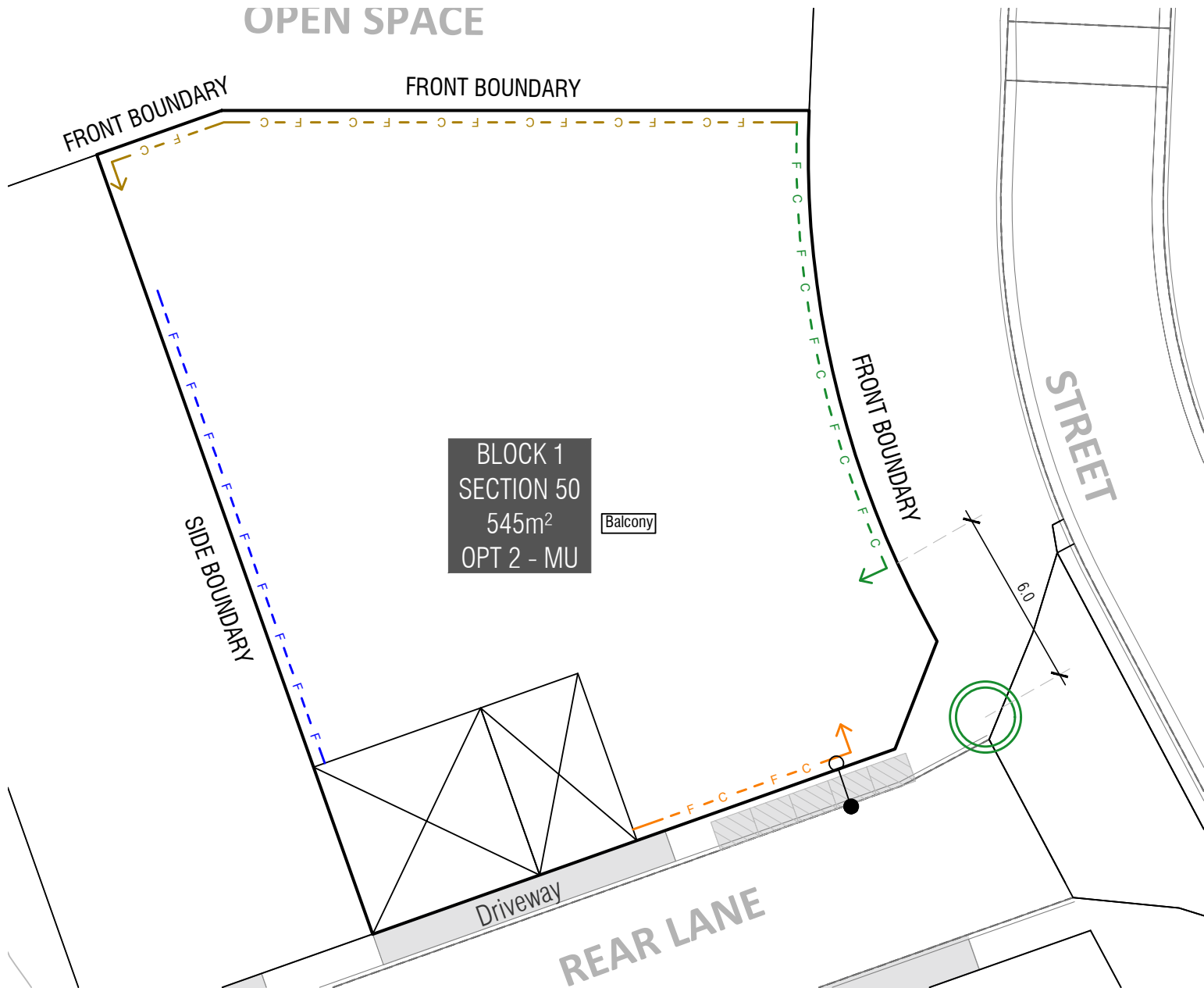
REV DRAWN CHECKED APPROVED DATE  
 A AK AK CS 13/06/20  
 B AK AK CS 02/10/20  
 DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
 INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS 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.



**Ginninderry**

**BLOCK PLANNING CONTROLS**  
**BUILDING & SITING CONTROLS PLAN**

# OPEN SPACE



## KEY MAP



## LEGEND

- Block Boundary
- Garage Location

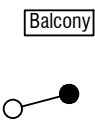
**SITE OPEN SPACE**  
refer to MUHDC: R39

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

**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.

PPOS required is minimum 12m<sup>2</sup> on balcony  
by *Planning Controls Plan*

Gate, street address and letterbox to be off lane (as indicated)  
refer to *Planning Controls Plan*



## 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 orb profile colour "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  
refer to *Fencing Controls Plan*

**Optional - Corner Blocks**

Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%)  
No fencing within 6m of the corner  
refer to *Fencing Controls Plan*

**Corner Identified for Corner Block Control**  
refer to *Fencing Controls Plan*

**Optional Front Fencing, Courtyard Walls, Open Space and Laneways**

Maximum height 1.8m | Minimum setback 0m (100%)  
refer to *Fencing Controls Plan*



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

## BLOCK INFORMATION

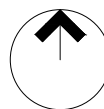
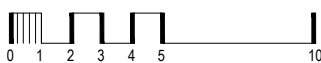
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SCALE  
1:250 @A4



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BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**