

### KEY MAP

■ SITE LOCATION



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Blocks 500sqm < 550sqm subject to mid size block provisions by Planning Controls Plan
- Mandatory Surveillance Block - Where delivered as a Studio Unit above a garage by Planning Controls Plan
- Lower Floor Level
- Upper Floor Level

**INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **only** This does not take into account easements or building envelopes)

### MINIMUM BOUNDARY SETBACKS

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan  
All floor level (front setbacks) - external wall or unscreened element  
Ground floor (side 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
- Upper Floor Level - Side and Rear Boundary Unscreened

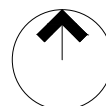
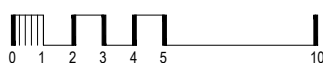
### BLOCK INFORMATION

STAGE	2A3
ZONE	RZ3
SECTION	57
BLOCK	24
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/11/19
B	AK	AK	CS	02/10/20

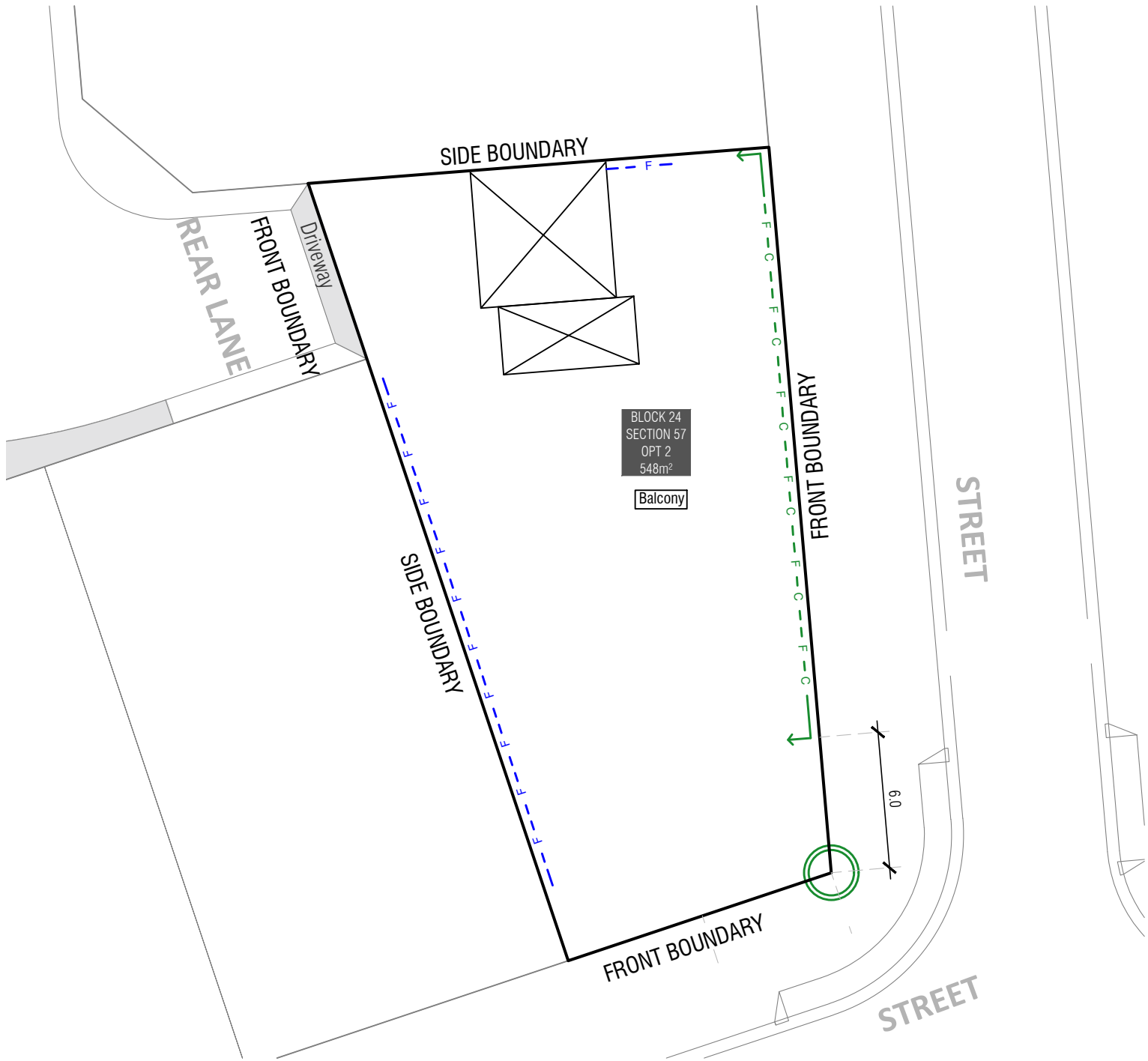
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:250 @A4



**Ginninderry**

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

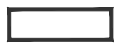



**KEY MAP**

■ SITE LOCATION




**LEGEND**

-  Block Boundary
-  Garage Location


**MULTI UNIT PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39

**PPOS**  
refer to MUHDC R61, Table 9A

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


**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.

**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

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

 **Optional Courtyard Wall for 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



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

**BLOCK INFORMATION**

STAGE	2A3
ZONE	RZ3
SECTION	57
BLOCK	24
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	03/11/19
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.

SCALE  
1:250 @A4

