

BLOCK 10  
SECTION 78  
550m<sup>2</sup>  
OPT A  
MULTI UNIT

**KEY MAP**

SITE LOCATION



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by MUHDC
- Mandatory Surveillance Block**  
- Where delivered as a Studio Unit above a garage by Planning Controls Plan

**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 Level
- Garage / Carport / Studio Unit Only

**MINIMUM BOUNDARY SETBACKS**

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

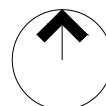
**BLOCK INFORMATION**

STAGE	2B2
ZONE	RZ 3
SECTION	78
BLOCK	10
PLOT RATIO	65%
HOUSING TYPE	MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	30/12/19
B	AK	AK	CS	06/10/20

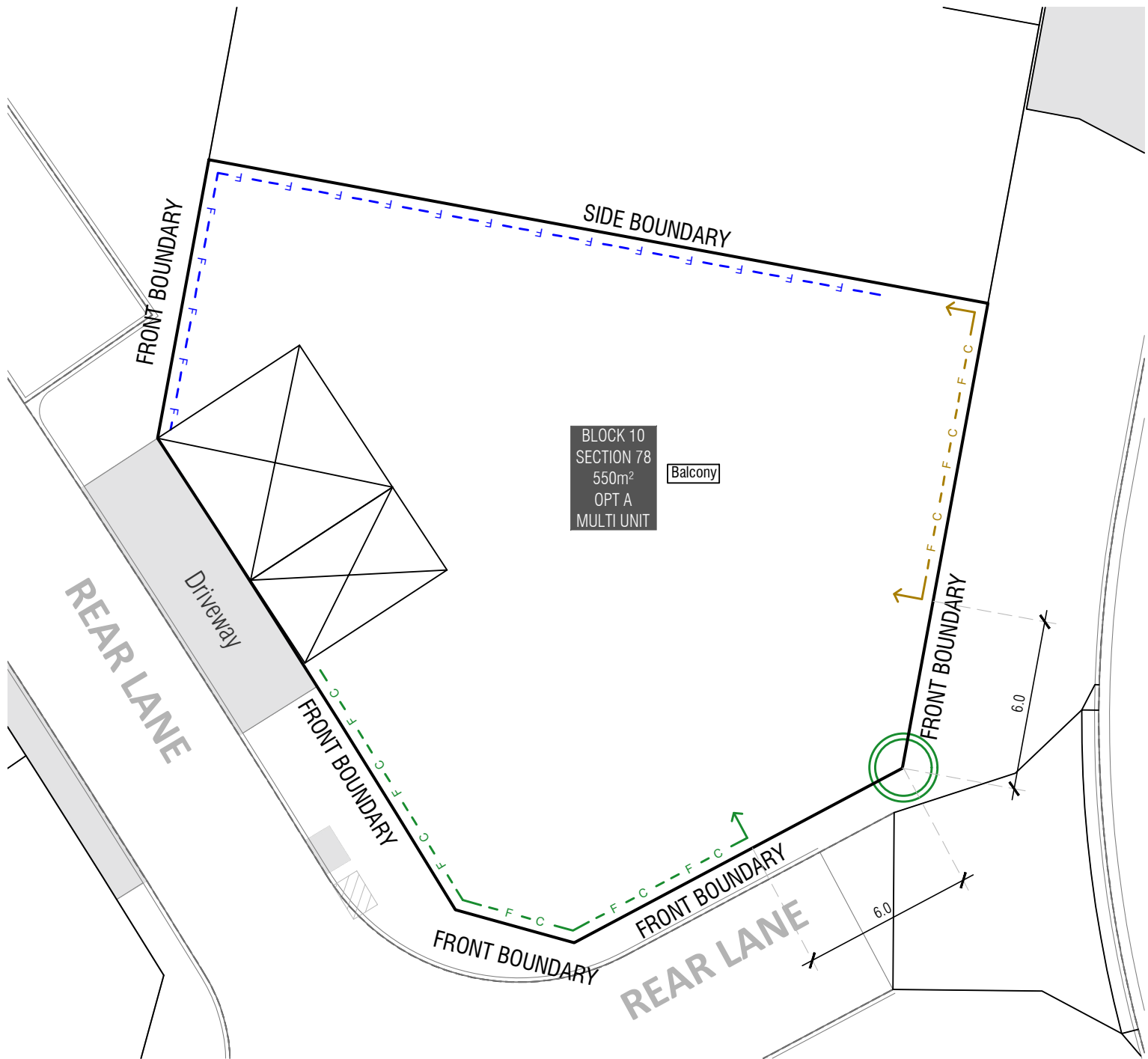
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS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

SCALE  
1:200 @A4



**Ginninderry**

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



BLOCK 10  
 SECTION 78  
 550m<sup>2</sup>  
 OPT A  
 MULTI UNIT

Balcony

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39
- PRINCIPLE PRIVATE OPEN SPACE (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
- Mandatory Village/Green Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 0.8m  
refer to Fencing Controls Plan
- Corner Identified for Corner Block Control**  
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
- Return Boundary Fencing to Building Line or Side Fence**

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