



### LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by SDHDC / MUHDC
- Mandatory 2 Storeys by SPC**  
Refer to Figure 6
- Mandatory Surveillance Block by SPC**  
Refer to Figure 13

### 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

### MINIMUM BOUNDARY SETBACKS

- Single Dwelling Housing Development Code (SDHDC)  
front setbacks: refer to Rule 11:  
Table 2C for large blocks
- Multi Unit Housing Development Code (MUHDC)  
front setbacks: refer to Rule 29 Table A5
- Strathnairn Precinct Code (SPC)  
refer to the SPC - Figure 6
- Articulation Elements (Articulation Zone)  
refer to SPC Figure 6

### BLOCK INFORMATION

STAGE	1A
ZONE	RZ3
SECTION	9
BLOCK	6
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	28/11/19

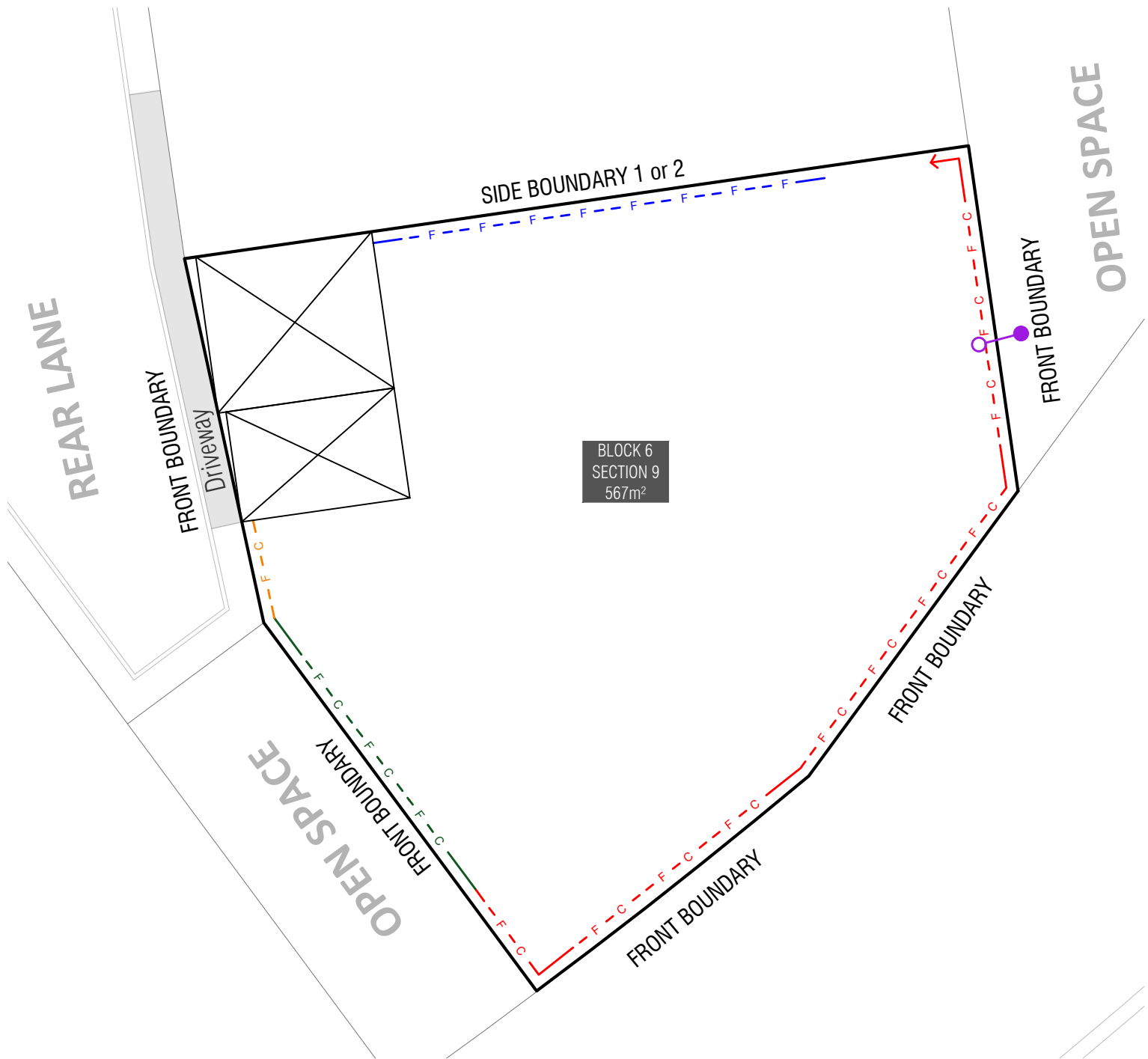
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. 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 6  
SECTION 9  
567m<sup>2</sup>



**KEY MAP**

SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location

**SINGLE DWELLING PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large blocks  
PPOS  
refer to SDHDC R41 and Table 8

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

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to MUHDC R61, 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 EPSDD: Fences and Freestanding Walls Factsheet 2014
  - Mandatory Gate to Open Space**  
Refer to SPC Rule 7, Figure 6
  - Optional - Front Fencing, Courtyard Walls, Open Space and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to SPC Rule 8, Table 1, Figure 2
  - Optional - Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to SPC Rule 8, Table 1, Figure 2
  - Mandatory Central Boulevard, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 1.0m  
refer to SPC Rule 8, Table 1, Figure 2
- Return Boundary Fencing to Building Line or Side Fence

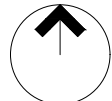
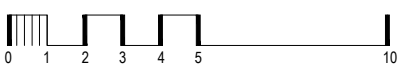
**BLOCK INFORMATION**

STAGE	1A
ZONE	RZ3
SECTION	9
BLOCK	6
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	28/11/19

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. 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**  
**FENCING CONTROLS PLAN**