

**LEGEND**

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Articulation Elements (Articulation Zone) refer to SPC Figure 4

**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

- Mandatory 2 Storeys by SPC**  
Refer to Rule 3, Figure 4
- Blocks 500sqm < 550sqm subject to mid size block provisions  
Refer to Figure 11
- Mandatory Surveillance Block by SPC**  
Refer to Figure 11

**MINIMUM BOUNDARY SETBACKS**

- Strathnairn Precinct Code (SPC) refer to the SPC - Rule 1, Figure 4

**BLOCK INFORMATION**

STAGE	1A
ZONE	RZ3
SECTION	10
BLOCK	3
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	19/10/19

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 3  
SECTION 10  
539m<sup>2</sup>



**KEY MAP**

SITE LOCATION

**LEGEND**

- Block Boundary
- Garage Location

**SINGLE DWELLING PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R39 for Mid Sized 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 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
- Blocks Adjacent to Open Space**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to SPC Rule 8, Table 1, Figure 2

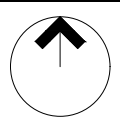
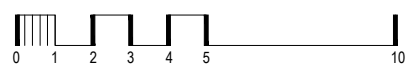
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**BLOCK PLANNING CONTROLS  
FENCING CONTROLS PLAN**