KEY MAP

SITE LOCATION

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

MINIMUM BOUNDARY SETBACKS

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

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

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN

REV DRAWN CHECKED APPROVED DATE
A AK AK CS 18/10/19

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

Block Boundary
Garage Location
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SCALE 1:200 @A4
**Key Map**
- **SITE LOCATION**

**Legend**
- **Block Boundary**
- **Garage Location**

**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

**Block Information**
- **Stage**: 1A
- **Zone**: R29
- **Section**: 10
- **Block**: 3
- **Classification**: Large Size
- **Tenancy Type**: Single or Multi Unit

**Drawn**: AK 19/10/19
**Checked**: AK
**Approved**: CS
**Date**: 19/10/19

**Scale**: 1:200 @ A4

**Lincoln City Planning Controls Plan**