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 GININDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

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
- Strathnairn Precinct Code (SPC) refer to the SPC - Figure 4
- Articulation Elements (Articulation Zone) refer to SPC - Figure 4

SIDE BOUNDARY 1 OR 2
REAR LANE
STREET
FRONT BOUNDARY
OPEN SPACE

KEY MAP

LEGEND

- Block Boundary
- Garage Location
- Boundary Defined by MUHDC
- Mandatory 2 Storeys by SPC Refer to - Figure 4
- Mandatory Surveillance Block by SPC Refer to Figure 11

Ginninderry
BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**SITE LOCATION**

**KEY MAP**
- Block Boundary
- Garage Location
- SINGLE DWELLING PRIVATE OPEN SPACE (POS)
  - refer to SDHDC R39 for mid blocks
  - PPOS refer to SDHDC R41 and Table 8
- MULTI UNIT PRIVATE OPEN SPACE (PPOS)
  - refer to MUHDC R39
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)
  - refer to MUHDC R61, Table 9A

**LEGEND**

**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

- 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

- MULTI UNIT PRIVATE OPEN SPACE (POS)
- PRINCIPLE PRIVATE OPEN SPACE (PPOS)

**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.**

**DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.**

**BLOCK INFORMATION**

**SCALE**

1:200 @ A4

**DRAWN**

CHECKED

APPROVED

DATE 20/10/19