

## LEGEND

Block Boundary

**BOUNDARY** Boundary Defined by MUHDC

No maximum number of home business  
Refer SPC Rule 19

**INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks only)

Lower Floor Level

Upper Floor Levels

## MINIMUM BOUNDARY SETBACKS

Strathnairn Precinct Code (SPC)  
refer to the SPC - Rule 1, Figure 5

Multi Unit Housing Development Code (MUHDC)  
front setbacks: refer to Rule 29 Table A5

Articulation Elements (Articulation Zone)  
refer to the SPC - Rule 1, Figure 5

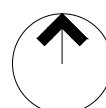
## BLOCK INFORMATION

STAGE	1A
ZONE	RZ5
SECTION	16
BLOCK	06
HOUSING TYPE	MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	CS	DZ	CS	15/08/22
B	CS	DZ	CS	17/08/22

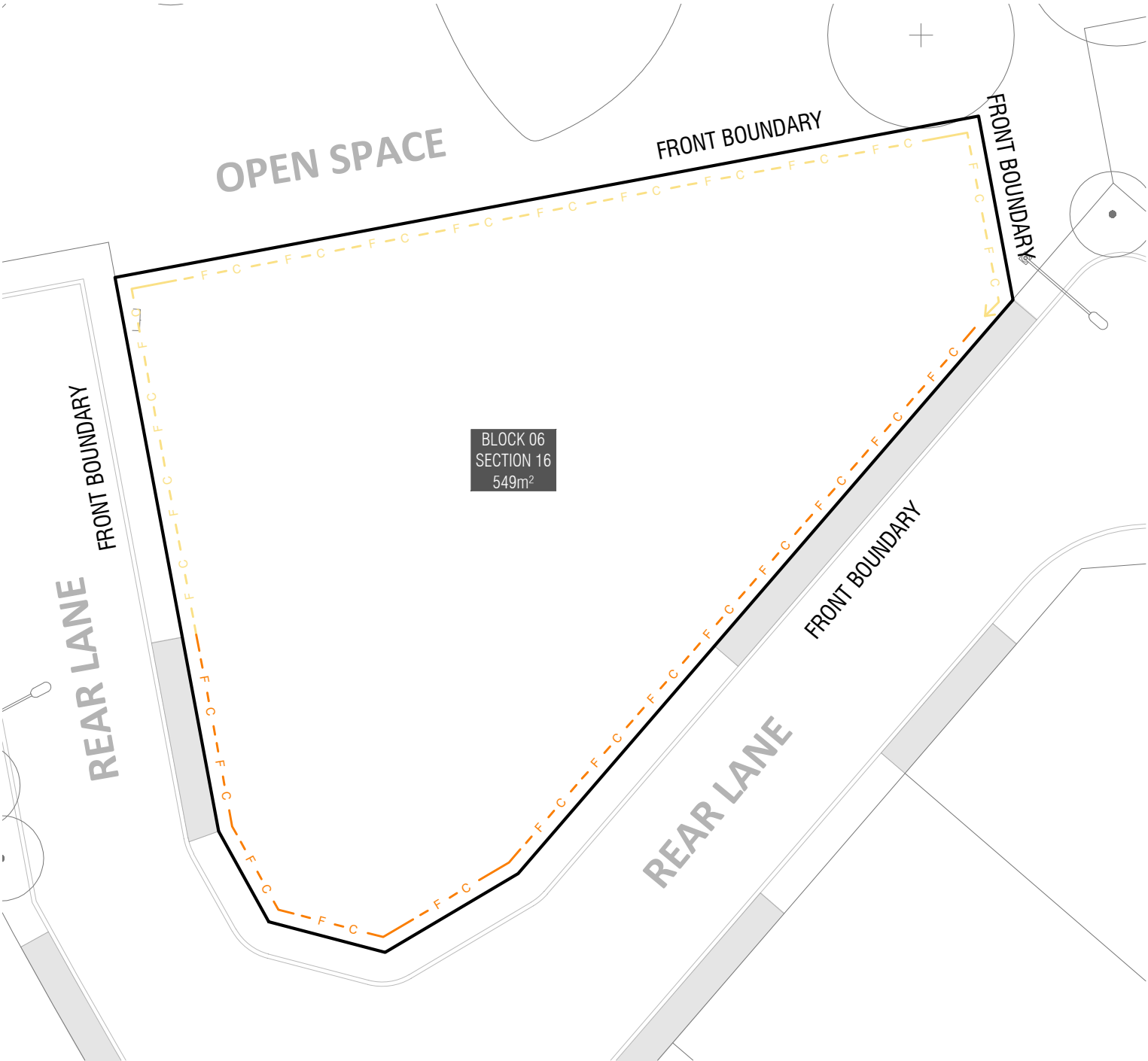
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE  
ONLY FOR THE DESIGN PROCESS. TO BE READ IN  
CONJUNCTION WITH THE TERRITORY PLAN TO CONFIRM ALL  
CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
1:200 @A4




**Ginninderry**

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




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**SITE OPEN SPACE**  
refer to MUHDC: R39

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to MUHDC R61 and Table 9A

## BOUNDARY FENCING

 **Mandatory Village/Urban Link, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 100% @ 0m  
refer to SPC Rule 10, Table 1, Figure 3

 **Optional Front Fencing, Courtyard Walls and Laneways**  
Maximum height 1.8m | Minimum setback 0m (100%)  
refer to SPC Rule 10, Table 1, Figure 3

**Construction and Finish**  
Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:

- masonry or stonework;
- dressed hardwood timber; or
- powder-coated aluminium.
- Openings to be a minimum of 10mm.

refer to Fencing Control Plan and Ginninderry Design Requirements



**Return Boundary Fencing to Building Line**

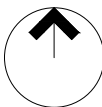
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FENCING CONTROLS PLAN**