



**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

**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 - Rule 1, Figure 4
- Articulation Elements (Articulation Zone)  
refer to SPC - Rule 1, Figure 4

**BLOCK INFORMATION**

STAGE	1A
ZONE	RZ3
SECTION	10
BLOCK	5
CLASSIFICATION	MID SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV	DRAWN	CHECKED	APPROVED	DATE
A	AK	AK	CS	20/10/19

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**



**KEY MAP**  
SITE LOCATION

**LEGEND**  
 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 (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

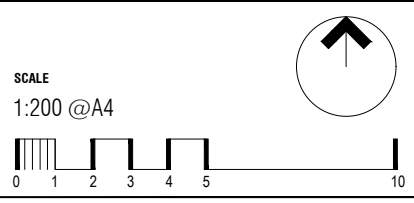
**Return Boundary Fencing to Building Line or Side Fence**

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**BLOCK PLANNING CONTROLS**  
**FENCING CONTROLS PLAN**