KEY MAP

LEGEND

Block Boundary
Boundary Defined by MUHDC

MINIMUM BOUNDARY SETBACKS

Multi Unit Housing Development Code (MUHDC)
front setbacks (garage): refer to Rule 29 Table A5
side and rear setbacks: refer to Rule 30 Table A7

Upper Floor - Unscreened

Stotham Stage 2 EDP
refer to the Planning Controls Plan
Lower floor level - external wall or unscreened element
(Excluding Garages/Carports)
Upper floor level (front setbacks): refer to Rule 29 Table A5
side and rear setbacks: refer to Rule 30 Table A7

Articulation Elements (Articulation Zone)
refer to Planning Controls Plan

INDICATIVE BUILDING FOOTPRINTS
(based on min. building setbacks only. This does not take into account easements, plot ratio or building envelopes)

Lower Floor Level
Upper Floor Levels

BLOCK INFORMATION

Ginninderry
BUILDING & SITING CONTROLS PLAN

SCALE 1:400 @A3

DEPARTMENTS ON THIS PLAN ARE TO BE READ AS A GUIDE ONLY FOR THE DESIGN PROCESS, APPROVED SCALING AND PAVING CONTROLS MAY BE IN PLACE AND NOT REFLECT THOSE SHOWN ON THIS PLAN, PLEASE REFER TO THE TERRITORY PLAN FOR PRECISE SCALED PLANS. THOSE PREPARED IN ACCORDANCE WITH THE TERRITORY PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS REFERRED TO IN YOUR BLOCK.
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
Construction and Finish
Inter-allotment fencing to be max 1.8m high timber paling fencing or
lapped and capped timber paling fencing.
If Colorbond is used, the profile must be 0.8m and no greater than
1.5m high, with a maximum clearance of 0.8m to the side.
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
Optional - North Facing Blocks
Maximum height 1.5m | Minimum setback 0m (50%) and 0.8m (50%) refer to Fencing Controls Plan
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 stone work;
- dressed hardwood timber; or
- powder coated aluminum.
Openings to be a minimum of 10mm.
refer to Fencing Control Plan and Ginninderry Design Requirements
Services
Refer to Block Disclosure Plan for location of service access to this block.
Proposed Fencing and Courtyard Walls to integrate service ties and meters.