

ATTACHMENT A

ESTATE DEVELOPMENT PLAN

A

Estate Development Plan



LEGEND

- Single Residential
- Community Facilities
- High Density Multi Unit
- Multi Unit/Mixed Use
- Terraces
- Stage Boundary
- Estate Boundary

WRIGHT

* Map is indicative only



Disclaimer: The Land Development Agency (LDA) and Colliers International make no warranty to the accuracy or completeness of information in this material and recommend obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land.

The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy, to the extent permitted by law, the LDA and Colliers International will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these materials.

Map is indicative only. Current as at February 2013.

If English is not your first language and you require translation assistance, please phone the Translating Interpretive Service (TIS National) on 131 450



ATTACHMENT B

BLOCK DETAILS PLANS

B

Block Details Plans

LEGEND

- ■ ■ ■ STAGE BOUNDARY
- 47 SECTION IDENTIFIER
- 13 BLOCK IDENTIFIER
- 450m² BLOCK AREA (m²)
- 30.0 BLOCK DIMENSIONS
- STORMWATER EASEMENT 2.5m WIDE
- SEWER EASEMENT 2.5m WIDE
- WATER EASEMENT 2.5m WIDE
- COMMUNITY TITLED
- BLOCK REQUIRES UTILITY MAINTENANCE ACCESS EASEMENT. REFER TO SECTION 4.9
- PROPOSED STREET TREE LOCATION (Subject to Change)
- DRIVEWAY LOCATION (Subject to Change)
- FOOTPATHS
- RETAINING WALL
- POTENTIAL MULTI UNIT DRIVEWAY (Subject to Change)

- GCP 28 Blocks 19 - 22
- GARBAGE COLLECTION POINT (Refer to Waste Collection Pad Allocation Schedule)
- BUSH FIRE MITIGATION MEASURES APPLY TO THESE BLOCKS. BUILDINGS TO BE CONSTRUCTED TO AUSTRALIAN STANDARD BAL-12.5 AS. 3959-2009.
- BUSH FIRE MITIGATION MEASURES APPLY TO THESE BLOCKS. BUILDINGS TO BE CONSTRUCTED TO AUSTRALIAN STANDARD BAL-19 AS. 3959-2009.

- (A) Aspect of northern boundary of adjoining residential block is 0-9° (Refer Coombs & Wright Concept Plan Rule 63)
- (B) Aspect of northern boundary of adjoining residential block is 10-19° (Refer Coombs & Wright Concept Plan Rule 63)
- (C) Aspect of northern boundary of adjoining residential block is 20-29° (Refer Coombs & Wright Concept Plan Rule 63)
- (D) Aspect of northern boundary of adjoining residential block is 30-39° (Refer Coombs & Wright Concept Plan Rule 63)
- (E) Aspect of northern boundary of adjoining residential block is 40-50° (Refer Coombs & Wright Concept Plan Rule 63)

- INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.5m +/- 0.1m AND FOR UPPER FLOOR IS 5.2m +/- 0.4m
- INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.6m +/- 0.1m AND FOR UPPER FLOOR IS 5.6m +/- 0.4m
- INDICATIVE SOLAR SETBACK FOR LOWER FLOOR IS 1.8m +/- 0.1m AND FOR UPPER FLOOR IS 6.3m +/- 0.4m

NOTES:
THE ABOVE INDICATIVE SOLAR SETBACKS HAVE BEEN CALCULATED AS PER RULES IN COOMBS & WRIGHT CONCEPT PLAN RULE 63 ASSUMING LOWER FLOOR BUILDING HEIGHT IS 3M AND UPPER FLOOR BUILDING HEIGHT IS 6M TOTAL. SOLAR SETBACKS APPLY EXCEPT WHERE THE RESIDENTIAL ZONES -SINGLE DWELLING CODES' OR EASEMENTS HAVE GREATER SETBACKS.

IT IS THE BUYER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE RULES/CRITERIA IN THE 'RESIDENTIAL ZONES-SINGLE DWELLING CODES' AND COOMBS & WRIGHT CONCEPT PLAN RULE 63. THE SOLAR SETBACKS SHOWN HERE ARE ONLY EXAMPLES OF COMPLIANCE WITH THE LEGISLATION AND MAY VARY DEPENDING ON THE DESIGN OF YOUR HOUSE AND THE FINAL GRADING OF YOUR BLOCK.

PLAN SUBJECT TO SURVEY - FINAL DIMENSIONS AREAS & BLOCK NUMBERS TO BE OBTAINED FROM DEPOSITED PLANS. DISTANCES ARE IN METRES.
CONTOUR INTERVAL IS 0.5m. CONTOURS REPRESENT PRELIMINARY DESIGN CONTOURS AND MAY BE SUBJECT TO CHANGE. LEVELS SHOULD BE VERIFIED BY LESSEES.
POSITION OF HYDRAULIC & ELECTRICAL SERVICES TO BE CONFIRMED BY ENGINEERING PLANS.
STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DEPENDENT ON FINAL BUILT LOCATIONS OF SERVICES AND DRIVEWAYS.



ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
H	ISSUED FOR APPROVAL - ENG. BASE UPDATES	27.02.12	JE	AJ	IM	AJ
I	ISSUED FOR APPROVAL - ENG. BASE UPDATES	03.08.12	JE	AJ	IM	AJ
J	BLOCK AND SECTION NUMBERS UPDATE	13.03.13	JE	AJ	IM	AJ
D	ISSUED FOR APPROVAL - BLOCK SECTION NUMBERS	14.04.11	JE	AJ	IM	AJ
E	ISSUED FOR APPROVAL - ASPECTS REVIEWED	18.04.11	JE	AJ	IM	AJ
F	ISSUED FOR APPROVAL - AS. 42 SOLAR SETBACKS	19.04.11	JE	AJ	IM	AJ
G	ISSUED FOR APPROVAL - PER ESP COMMENTS 04/11	09.05.11	JE	AJ	IM	AJ

DRAWING STATUS
Warning: unless there is an authorized JEA signature in the approved for issue column, this drawing is not approved for issue.

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PROJECT
COOMBS Residential Estate Stage 1

DRAWING
BLOCK DETAILS PLAN

SCALE: A4 1:1250

PROJECT No: 10/852
DRAWING No: BDP 3
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