



**ACT**  
Government

**Suburban Land**  
Agency

# Jacka 2 Stage 1 Residential Estate Housing Development Guide

September 2024



# Housing Development Guide

## Jacka 2 – Stage 1

### Contents

Contents .....	1
Version Control .....	3
Accessibility .....	4
Disclaimer.....	4
Specific Requirements .....	5
1. Variations.....	5
2. Additional Requirements.....	5
2.1. Verge Bond.....	5
2.2. Solar Bond .....	5
2.3. Claiming Your Bond .....	6
2.4. Home Energy Package Rebate .....	6
2.5. Front Garden Landscape Rebate .....	7
2.6. Bush Fire Requirements .....	7
2.7. Solid Fuel Heating Systems.....	8
2.8. Retaining Walls .....	8
2.9. Fencing.....	8
2.10. Front Fencing and Fencing to Open Space.....	9
2.11. Principle Private Open Space (PPOS) .....	9
2.12. Mandatory 2 and 3 Storey Built Form .....	10
2.13. Building Setbacks .....	10
2.14. Garages/ Carports.....	10
2.15. Articulation to Corner Blocks and Blocks Adjacent to Open Spaces.....	10
2.16. Midsize Block Provision .....	10



2.17. Mandatory Surveillance Blocks.....	10
2.18. Mandatory Habitable Room Fronting Open Space .....	11
2.19. Letterbox to Open Space.....	11
2.20. Mandatory Build to Boundary.....	11
2.21. Integrated Development Parcel.....	11
2.22. Limited Development Opportunity.....	11
2.23. Water Efficient Fixtures .....	11
2.24. Rainwater Tanks.....	12
2.25. Dog and Cat Containment.....	12
2.26. 7 Star NatHERS .....	12
Annexure A. Estate Plan.....	13
Annexure B. Block Details Table .....	15
Annexure C. Block Details Plans.....	23
Annexure D. Fencing Control Plans.....	32
Annexure E. Integrated development Plans.....	36
Annexure F. Block Fill Plans.....	42



## Version Control

This section of the Specific Requirements shows the different versions that have been issued. On each page of the document there is also a page number, issue date and a version number. You should make sure you are using the most recent version.

Version	Date	Amendment Details
1.0	June 2024	
2.0	September 2024	Planning Policy Discussion

## Accessibility

The ACT Government is committed to making its information, services, events and venues as accessible as possible.

If you have difficulty reading a standard printed document and would like to receive this publication in an alternative format, such as large print, please phone Access Canberra on 13 22 81 or email the Suburban Land Agency at [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au).

If English is not your first language and you require a translating and interpreting service, please phone 13 14 50.

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## Disclaimer

The Suburban Land Agency makes no warranty regarding the accuracy or completeness of the information in this material and recommends 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 Suburban Land Agency will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these materials.

## How to planning policy changes relate to these HDG's?

This Housing Development Guide relates to Jacka 2- Stage 1 which was assessed under the Territory Plan 2008 and approved prior to policy change; specifically, that being the interim Planning Act 2023.

The existing Territory Plan 2008 still exists as a legal document and the Jacka 2- Stage 1 Housing Development Guide is prepared in accordance with the rules and provisions of that legislation and development will be in accordance with the policy at the time of approval.



## Specific Requirements

### 1. Variations

The Suburban Land Agency reserves the right to vary this document from time to time. Variations will be issued via an addendum to affected buyers who have entered into a First Grant Contract for a Block.

### 2. Additional Requirements

Outlined below are additional requirements that apply to Jacka 2 – Stage 1.

#### 2.1. *Verge Bond*

The ACT Government, Suburban Land Agency has installed and established as part of the estate works in your new community, new street trees and grassing to the verge areas. The trees and grass provide a green streetscape and contribute to shading your new home from summer sun, as well as contributing to the creation of habitat for native fauna in the area.

The street trees are looked after by the ACT Government's land custodian, Transport Canberra and City Services (TCCS), whilst the verge grassing is the responsibility of the lease holder of the block behind the verge. As part of the construction of your new home, you are required to protect the verge assets during construction and make good any damage upon completion of your landscape works. The verge includes the area forward of your property boundary line to the kerb and gutter and can include ACT Government assets such as concrete footpaths, driveways, kerb and gutters, light poles, mini pillars, street trees and grassing.

This can include but is not limited to re-grassing the verge if areas fail due to construction related activities. If there is other damage, from construction related activities, such as damage to the new street tree, or concrete footpath you are required to notify the Suburban Land Agency, so an assessment can be made as to the best way to repair these assets. If there is damage to ACT Government assets, please contact the Suburban Land Agency Place Management team at [SLAPlacemanagement@act.gov.au](mailto:SLAPlacemanagement@act.gov.au).

To ensure the verges are returned to their original state post construction, a \$1000 bond will be required at the time of settlement. Within six months of receiving your certificate of occupancy and no later than 30 months after settlement of your block, and once the verge is returned back to its original and established condition, the bond paid at time of settlement (and as detailed in your sales contract), can be reimbursed to you.

If you would like to change the verge surface treatment from grass to something else, such as a garden, please contact TCCS on 13 22 81.

#### 2.2. *Solar Bond*

Solar photovoltaic (PV) is a technology that converts sunlight (solar radiation) into electricity using semiconductors. Solar PV systems enable you to generate your own electricity, helping to reduce your



energy bills. Solar PV panels generate the most energy throughout the year when they are facing north (or closest to), and not overshadowed by buildings or other structures.

You must install a solar PV system with a minimum total rated power output of 5.5 kilowatts (kW) on the roof of the dwelling. Please note that to be eligible for the 2.4. Home Energy Package Rebate, a system of 6.5 kilowatts (kW) is required.

To ensure the installation of solar panels on homes in Jacka, a \$2000 bond will be required at the time of settlement. Within six months of receiving your certificate of occupancy and no later than 30 months after settlement of your block, and once a compliant solar PV system is installed, the bond paid at time of settlement (and as detailed in your sales contract), can be reimbursed to you.

The solar PV system must be sourced from a New Energy Tech Approved Seller, under the New Energy Tech Consumer Code (NETCC) Program. All equipment must be installed, commissioned, tested and certified by an ACT licensed tradesperson. They must also be a Clean Energy Council (CEC) accredited installer.

### **2.3. Claiming Your Bond**

To claim either of the above bonds following the completion of your house, you will need to send an email to [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au) with the following information:

- Certificate of occupancy
- Photos of the verge showing its current condition, and photos of installed solar PV system
- If relevant, written agreement from TCCS to a change in the verge treatment

Please note –

- Documentary evidence must include the address of the dwelling where the item is installed and all relevant details. Evidence can be provided by a retailer, builder or the installer. A tax invoice OR a letter on a company letterhead are acceptable forms of evidence. Where a letter is provided from the builder or retailer the items can be combined.
- Photos are to be taken from ground level and can be combined. Hard copy photos must identify the Block and Section on the reverse side.
- When assessing a claim for bond return, the Suburban Land Agency may conduct an inspection of to verify that the verge has been returned to its original condition and solar PV system installed. If the Suburban Land Agency is not satisfied, at its sole discretion it may choose to not return the bond. If you require the use of the verge during construction, please contact Access Canberra on 13 22 81.

### **2.4. Home Energy Package Rebate**

The Home Energy Package Rebate supports Buyers or Eligible First Transferees in designing an energy efficient home that will increase health and comfort and lower your running costs throughout the life of your home. The Buyer or First Transferee of an Eligible Block will be entitled to receive a Rebate amount of \$7,000, where all the Eligibility Requirements have been fulfilled.



The Home Energy Package requires that Buyers or Eligible First Transferees of an Eligible Block include the following in the design and construction of their All-electric home:

1. **Roof Colour:** Build a home that has a “light” coloured roof with a solar absorptance value of less than 0.5; and
2. **Solar PV System:** Install a Solar PV system with a minimum total rated output of 6.5kW; and
3. **Hot Water System:** Install an energy efficient electric heat pump or electric boost solar hot water system; and
4. **Energy Demand Management System:** Install a home energy demand management system in the home; and
5. **EV Charging Point:** Install an electric vehicle dedicated charge point in the garage or carport.

For more information, please refer to “Home Energy Rebate Program Eligibility Guidelines”.

### **2.5. Front Garden Landscape Rebate**

Your The Front Garden Landscape Rebate supports Buyers or Eligible First Transferees in designing a climate-wise front garden that will help to keep your home cool and comfortable, save water, and support the local environment. The Buyer or First Transferee of an Eligible Block will be entitled to receive a Rebate amount of \$6,000, or \$7,000 for a corner block, where all the Eligibility Requirements have been fulfilled.

The Front Landscape Rebate requires that Buyers or Eligible First Transferees of an Eligible Block adhere to the following requirements in the design and construction of their front gardens:

1. **Paths and Paving:** any additional paths or hard landscaping beyond the driveway, entranceway and path to front door are to be constructed with permeable materials; and
2. **Feature Trees:** plant a minimum of 3 trees, or 6 trees for a corner block, of at least 45 litre pot size with a mature height of at least 3 metres; and
3. **Other Plants:** plant a minimum of 40 other plants, or 50 other plants for a corner block (other plants include shrubs, climbers, groundcover, ornamental grasses etc); and
4. **Species Diversity:** chosen trees and other plants are to be comprised of at least 5 different species; and
5. **Mulching:** all garden beds are to be mulched to a minimum depth of 75mm; and
6. **Non-compliant Landscape Features:** no artificial grass, black or dark gravel, or dyed mulch is to be used.

For more information, please refer to “Front Garden Landscape Rebate Eligibility Guidelines”.

### **2.6. Bush Fire Requirements**

Your level of bush fire risk affects your development requirements – the higher the risk, the more protection you need. The term ‘bush fire attack level’, or BAL, is used to quantify this risk. Refer to Block Details Plans for the block with bush fire requirements for building construction. The block identified will





need to construct buildings using materials and with features that meet the Australian Standard Building requirements for the Bushfire Attack Level (BAL) required for that specified block location.

### 2.7. Solid Fuel Heating Systems

All residents within Jacka 2 are required to comply with the Solid Fuel Heating restriction in the Memorandum of Provisions incorporated into the Crown Lease. Buyers are not to install or use a solid fuel heating system on the premises without the prior written approval of EPSDD.

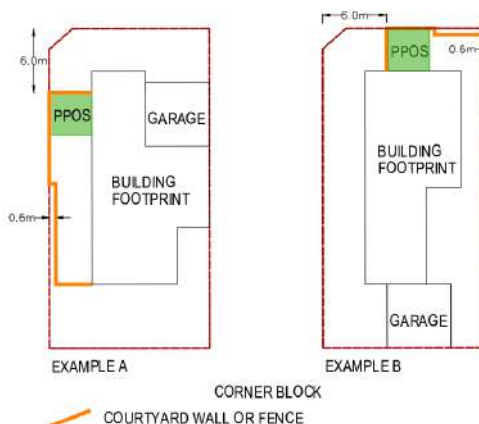
### 2.8. Retaining Walls

The height of site cuts along the side and rear boundaries and within 1.5m of the boundary is restricted to a maximum of 1m, with any boundary retaining wall also not to exceed 1m in height. Where there are services easements, the natural ground level above these easements cannot be altered. Maximum fence height must include any retaining wall that is foundational to the fence or wall. In rear loaded and attached dwellings fronting Romberg Way, retaining and front courtyard walls must be integrated with any front steps as a design solution. Refer to Fencing Controls Plans in Annexure D for the location of Sections requiring consideration towards integrated retaining wall, fencing and slab design.

### 2.9. Fencing

Provide both solid and semi-transparent elements within fencing/ courtyard designs. Colorbond solid fencing, chain mesh fencing, paling fences or raw or treated pine fencing must terminate at a minimum 1m behind the building line. These types of fencing are not permitted beyond the front of the building line. Maximum fence/ wall height is the cumulative height of retaining wall and fence. For garages located on a zero setback, fencing must terminate at the rear of the garage. For corner block:

- Minimum 6m setback to alignment intersection (the fencing cannot go further than 6m from the corner of the blocks to prevent vehicle site lines being obstructed)
- 50% of fencing at 0m setback and 50% of fencing at 0.6m setback (total length)
- No maximum fencing length



Detail 1: Corner Block Fencing Options

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

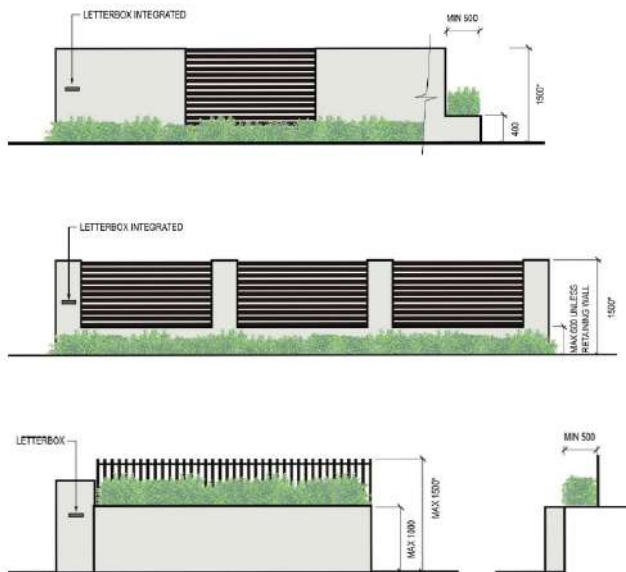


### 2.10. Front Fencing and Fencing to Open Space

Fencing controls are provided for blocks fronting directly onto open space, siding onto open space and interfacing with pedestrian paths. Controls for these conditions include:

1. **Front fence to open space:** Minimum setback of 0.6m for screening plants, Maximum 1.5m high where PPOS is located front of the building line and maximum 1.2m high elsewhere, provide access gates, provide both solid and semi-transparent elements within fencing/ courtyard designs.
2. **Side fence to open space:** Minimum setback of 0m, Maximum 1.5m high, provide both solid and semi-transparent elements within fencing/ courtyard designs.
3. **Side fence to pedestrian link:** Minimum setback of 0m, Maximum 1.5m high, provide access gate, provide both solid and semi-transparent elements within fencing/ courtyard designs.

Refer to Fencing Controls Plans in Annexure D for more details. No front fence, wall or balustrade is required in mixed use zone. There should be a seamless and open frontage from built form to promenade with only vertical separation to immediate natural open space and ponds.



Detail 2: Courtyard Wall or Fence Examples with Integrated Letterbox

### 2.11. Principle Private Open Space (PPOS)

PPOS cannot be lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space. PPOS on blocks in slope responsive areas sometimes require typologies in the form

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of over- under terraces or split-level houses whereby PPOS is permitted and best located on upper levels (balconies and rooftops) to optimise views and orientation.

Terraces fronting Romberg Way also permit upper level PPOS due to block orientation and development optimisation that will enable the rear laneway to provide greenery consistent with Urban Forest objectives and amenity (Refer to Block Details Plans for alternative PPOS solution).

#### **2.12. Mandatory 2 and 3 Storey Built Form**

A maximum of 2 storeys is permitted for single residential. A third storey component may be considered in slope responsive areas and typologies in the form of over- under terraces or split-level houses. There is mandatory 2 and 3 storeys on certain blocks fronting collector road, mixed use centre and/or main pond area and certain open space (Refer to Block Details Plans in Annexure C).

#### **2.13. Building Setbacks**

Minimum building setbacks and mandatory side boundaries are introduced in a number of blocks to create a uniform streetscape and ensure all developments achieve an adequate amount of solar access and privacy (Refer to Block Details Plans for setback requirements).

#### **2.14. Garages/ Carports**

Garages and carports must be integrated with the overall design of the house and consistent with Block Details Plans where location of garage is stipulated.

Studios above garages should provide external stair access and be integrated with the style and materiality of the garage and primary dwelling. Driveways should be light colored, non-reflective and have the minimal allowable footprint under the Planning Code. Permeable paving is encouraged.

#### **2.15. Articulation to Corner Blocks and Blocks Adjacent to Open Spaces**

The house design must address both frontages for corner blocks consistent with the Fencing and Block Details Plans. This may be supplemented with a gate access requirement in some locations to further activate open space, paths and secondary frontages of importance.

#### **2.16. Midsize Block Provision**

Blocks between 500m<sup>2</sup> to 550m<sup>2</sup> are nominated as midsize blocks. Development on these blocks takes advantage of reduced setbacks and other design siting requirements. For more information, refer to latest Development Codes within the Territory Plan.

#### **2.17. Mandatory Surveillance Blocks**

Certain corner residential blocks with frontages to rear lanes are required to incorporate habitable rooms above garages. A habitable room means a room used for normal domestic activities i.e. bedroom, living room, study etc. This aims to provide better passive surveillance of rear lanes. For more information, see Rule 62 of the Estate Development Code within the Territory Plan.



### **2.18. Mandatory Habitable Room Fronting Open Space**

Residential blocks fronting open space in Section G are required to provide a habitable room, other than bedroom, facing the open space. This aims to provide better passive surveillance of the open space by increasing occasional sightlines and views from within the house.

### **2.19. Letterbox to Open Space**

Residential blocks fronting open space in Section G are required to provide park frontage letterboxes. Letterboxes must compliment the home and shall be constructed of a material consistent with a dominant house material. Prefabricated stand-alone style mailboxes are not permitted. Where a courtyard wall is constructed, the letterbox should be integrated into the wall.

### **2.20. Mandatory Build to Boundary**

Certain mid-sized blocks as part of a terrace arrangement are nominated with a mandatory build to boundary. Blocks nominated in the terrace arrangement allows zero side setbacks on the length of the boundary that is indicated by the brown triangle. The purpose of this control is to allow those end blocks to have the same setbacks as the other terrace blocks and for a uniform look in the development.

### **2.21. Integrated Development Parcel**

A number of integrated development parcels (IDPs) are proposed within Jacka 2. These parcels of lands are intended to be subdivided into two or more single dwelling blocks and used for an integrated housing development. Refer to Integrated Development Plans in Annexure E for indicative building envelopes.

### **2.22. Limited Development Opportunity**

Single dwelling blocks that do not comply with R47 of The Estate Development Code (EDC) and are not contained in an integrated housing development parcel are identified in the estate development plan as limited development potential blocks. Refer to Block Details Plans for location of blocks with limited development opportunity.

### **2.23. Water Efficient Fixtures**

Water efficient fixtures and fittings must be installed with the following minimum (although higher star ratings are encouraged) star rating in accordance with the Water Efficiency Labelling & Standards (WELS) Scheme:

1. **Showerheads:** 3 star with flow rate of less than 9 litres/minute
2. **Tapware in kitchens and wet areas:** 4 star
3. **Toilets:** 4 star
4. **Dishwashers** (if fitted): 4 star
5. **Washing machines** (if fitted): 4 star



#### **2.24. Rainwater Tanks**

Rain water tanks must be installed in accordance with R6.1 of the Single Dwelling Housing Development Code including minimum roof capture areas and internal and external connection requirements (See Part 5 for size requirements). Alternatively, a greywater system captures all bathroom and laundry greywater and treats it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps.

#### **2.25. Dog and Cat Containment**

The estate has been declared a cat containment area which means all cats in these areas, regardless of age, must be contained. Impacts of dogs and cats on wildlife, check SLA buyers guide for information. Dog registration is compulsory in ACT.

#### **2.26. 7 Star NatHERS**

The 2022 National Construction Code required all new houses and apartments to meet a minimum energy efficiency rating of 7 stars under the Nationwide House Energy Rating Scheme. Higher ratings are encouraged in the estate.

The scheme covers provisions on orientation and layout, glazing and openings, insulation, ventilation, heating and cooling, lighting and colour/material selection.

Further information can be found on the [Nationwide House Energy Rating Scheme \(NatHERS\)](https://www.natHERS.gov.au/) website.



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## Annexure A - Estate Plan

Below is the Estate Plan for Jacka 2

Stage 1- Sections 22,23,24,25,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44.

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

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**ABN** 27 105 505 367



## JACKA 2 ESTATE MAP



 Stage 1 Boundary  
 Single Residential Blocks  
 Multi Unit  
 Local Centre  
 Pond  
 Not part of this Guide- Subject to Future Approval



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## Annexure B - Block Details Table

Below is the Block Details Table for Jacka 2

Stage 1-Sections 22,23,24,25,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44.

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**ABN** 27 105 505 367



Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
22	1	495	1	Mid-size		v				v											29 (6)	35 (3)	56 (14)	-
	2	391	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	3	420	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	4	622	1	Large			v			v					v						29 (6)	35 (3)	56 (14)	-
	5	453	1	Mid-size		v									v						29 (6)	35 (3)	56 (14)	-
	6	453	1	Mid-size		v									v						29 (6)	35 (3)	56 (14)	-
	7	453	1	Mid-size		v									v						29 (6)	35 (3)	56 (14)	-
	8	453	1	Mid-size		v									v						29 (6)	35 (3)	56 (14)	-
	9	588	1	Large			v								v						29 (6)	35 (3)	56 (14)	-
	10	510	1	Large			v		v						v						29 (6)	35 (3)	57 (15)	-
	11	554	1	Large			v								v						29 (6)	35 (3)	57 (15)	-
	12	686	1	Large			v			v					v						29 (6)	35 (3)	57 (15)	-
	13	681	1	Large			v								v						29 (6)	35 (3)	57 (15)	-
	14	600	1	Large			v			v					v						29 (6)	35 (3)	57 (15)	-
	15	572	1	Large			v														29 (6)	35 (3)	57 (15)	-
	16	582	1	Large			v														29 (6)	35 (3)	57 (15)	-
	17	453	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	18	453	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	19	453	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	20	453	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	21	453	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
23	1	438	1	Mid-size		v				v											29 (6)	35 (3)	56 (14)	-
	2	457	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	3	397	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	4	584	1	Large			v			v											29 (6)	35 (3)	56 (14)	-
	5	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	6	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	7	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	8	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	9	486	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	10	675	1	Large			v														29 (6)	35 (3)	56 (14)	-
	11	681	1	Large			v														29 (6)	35 (3)	55 (13)	-
	12	572	1	Large			v								v						29 (6)	35 (3)	55 (13)	-
	13	572	1	Large			v								v						29 (6)	35 (3)	55 (13)	-
	14	606	1	Large			v								v						29 (6)	35 (3)	55 (13)	-
	15	589	1	Large			v								v						31 (8)	35 (3)	55 (13)	-
	16	501	1	Large			v		v						v						31 (8)	35 (3)	55 (13)	-
	17	501	1	Large			v		v						v						31 (8)	35 (3)	55 (13)	-
	18	501	1	Large			v		v						v						31 (8)	35 (3)	55 (13)	-
	19	501	1	Large			v		v						v						31 (8)	35 (3)	54 (12)	-
	20	501	1	Large			v		v						v						31 (8)	35 (3)	54 (12)	-
	21	501	1	Large			v		v						v						31 (8)	35 (3)	54 (12)	-
	22	629	1	Large			v								v						31 (8)	35 (3)	54 (12)	-
	23	729	1	Large			v			v					v						31 (8)	35 (3)	54 (12)	-

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
23	24	607	1	Large			v								v						31 (8)	35 (3)	54 (12)	-
	25	639	1	Large			v			v					v						31 (8)	35 (3)	54 (12)	-
	26	669	1	Large			v														31 (8)	35 (3)	54 (12)	-
	27	501	1	Large			v		v												31 (8)	35 (3)	54 (12)	-
	28	501	1	Large			v		v												31 (8)	35 (3)	55 (13)	-
	29	501	1	Large			v		v												31 (8)	35 (3)	55 (13)	-
	30	501	1	Large			v		v												31 (8)	35 (3)	55 (13)	-
	31	501	1	Large			v		v												31 (8)	35 (3)	55 (13)	-
	32	501	1	Large			v		v												31 (8)	35 (3)	55 (13)	-
	33	708	1	Large			v														29 (6)	35 (3)	55 (13)	-
	34	617	1	Large			v														29 (6)	35 (3)	55 (13)	-
	35	634	1	Large			v														29 (6)	35 (3)	55 (13)	-
	36	636	1	Large			v														29 (6)	35 (3)	55 (13)	-
	37	562	1	Large			v														29 (6)	35 (3)	56 (14)	-
	38	467	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	39	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	40	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	41	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
	42	455	1	Mid-size		v															29 (6)	35 (3)	56 (14)	-
24	1	584	1	Large			v			v				v							30 (7)	35 (3)	52 (10)	-
	2	501	1	Large			v		v												30 (7)	35 (3)	52 (10)	-
	3	574	1	Large			v			v											30 (7)	35 (3)	52 (10)	-
	4	540	1	Large			v		v												30 (7)	35 (3)	52 (10)	-
	5	540	1	Large			v		v												30 (7)	35 (3)	52 (10)	-
	6	690	1	Large			v														30 (7)	35 (3)	52 (10)	-
	7	2056	11	Multi Unit				v													30 (7)	35 (3)	53 (11)	-
	8	543	1	Large			v		v												30 (7)	35 (3)	53 (11)	-
	9	540	1	Large			v		v												30 (7)	35 (3)	53 (11)	-
	10	510	1	Large			v		v												30 (7)	35 (3)	53 (11)	-
	11	539	1	Large			v		v												31 (8)	35 (3)	53 (11)	-
	12	540	1	Large			v		v												31 (8)	35 (3)	53 (11)	-
	13	580	1	Large			v														31 (8)	35 (3)	53 (11)	-
	14	730	1	Large			v			v											31 (8)	35 (3)	53 (11)	-
	15	633	1	Large			v														31 (8)	35 (3)	53 (11)	-
	16	613	1	Large			v			v											31 (8)	35 (3)	53 (11)	-
	17	577	1	Large			v														31 (8)	35 (3)	53 (11)	-
	18	542	1	Large			v		v												31 (8)	35 (3)	53 (11)	-
	19	634	1	Large			v														31 (8)	35 (3)	53 (11)	-
	20	562	1	Large			v														31 (8)	35 (3)	53 (11)	-
	21	645	1	Large			v														30 (7)	35 (3)	53 (11)	-
	22	732	1	Large			v														30 (7)	35 (3)	53 (11)	-
	23	893	1	Large			v														30 (7)	35 (3)	52 (10)	-
	24	659	1	Large			v														30 (7)	35 (3)	52 (10)	-
	25	564	1	Large			v														30 (7)	35 (3)	52 (10)	-

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
25	1	499	1	Mid-size		v				v		v									28 (5)	35 (3)	52 (10)	-
	2	375	1	Mid-size		v															28 (5)	35 (3)	52 (10)	-
	3	375	1	Mid-size		v															28 (5)	35 (3)	52 (10)	-
	4	562	1	Large			v			v											28 (5)	35 (3)	52 (10)	-
	5	684	1	Large			v														28 (5)	35 (3)	52 (10)	-
	6	507	1	Large			v		v					v							30 (7)	35 (3)	52 (10)	-
	7	498	1	Mid-size		v															30 (7)	35 (3)	52 (10)	-
	8	489	1	Mid-size		v															30 (7)	35 (3)	52 (10)	-
	9	498	1	Mid-size		v															30 (7)	35 (3)	52 (10)	-
	10	499	1	Mid-size		v															30 (7)	35 (3)	52 (10)	-
	11	496	1	Mid-size		v								v							30 (7)	35 (3)	52 (10)	-
	12	631	1	Large			v														30 (7)	35 (3)	53 (11)	-
	13	594	1	Large			v														30 (7)	35 (3)	53 (11)	-
	14	701	1	Large			v														30 (7)	35 (3)	53 (11)	-
	15	626	1	Large			v														30 (7)	35 (3)	53 (11)	-
	16	600	1	Large			v														30 (7)	35 (3)	53 (11)	-
	17	595	1	Large			v			v											30 (7)	35 (3)	53 (11)	-
	18	600	1	Large			v														30 (7)	35 (3)	53 (11)	-
	19	660	1	Large			v			v											30 (7)	35 (3)	53 (11)	-
	20	545	1	Large			v		v												30 (7)	35 (3)	53 (11)	-
	21	626	1	Large			v														30 (7)	35 (3)	53 (11)	-
	22	614	1	Large			v														30 (7)	35 (3)	53 (11)	-
	23	550	1	Large			v														30 (7)	35 (3)	53 (11)	-
	24	567	1	Large			v														30 (7)	35 (3)	52 (10)	-
	25	655	1	Large			v														30 (7)	35 (3)	52 (10)	-
	26	623	1	Large			v														30 (7)	35 (3)	52 (10)	-
	27	596	1	Large			v														30 (7)	35 (3)	52 (10)	-
	28	564	1	Large			v														30 (7)	35 (3)	52 (10)	-
	29	666	1	Large			v														30 (7)	35 (3)	52 (10)	-
31	1	2307	11	Multi Unit				v		v		v									27 (4)	34 (2)	47 (5)	-
	2	450	1	Mid-size		v															27 (4)	34 (2)	47 (5)	-
	3	450	1	Mid-size		v															27 (4)	34 (2)	47 (5)	-
	4	450	1	Mid-size		v															27 (4)	34 (2)	47 (5)	-
	5	450	1	Mid-size		v															27 (4)	34 (2)	47 (5)	-
	6	450	1	Mid-size		v															27 (4)	34 (2)	47 (5)	-
	7	540	1	Large			v		v												27 (4)	34 (2)	48 (6)	-
	8	525	1	Large			v		v												27 (4)	34 (2)	48 (6)	-
	9	450	1	Mid-size		v															27 (4)	34 (2)	48 (6)	-
	10	525	1	Large			v		v												28 (5)	34 (2)	48 (6)	-
	11	540	1	Large			v		v												28 (5)	34 (2)	48 (6)	-
	12	450	1	Mid-size		v															28 (5)	34 (2)	48 (6)	-
	13	420	1	Mid-size		v															28 (5)	34 (2)	48 (6)	-
	14	623	1	Large			v			v											28 (5)	34 (2)	48 (6)	-
	15	601	1	Large			v			v											28 (5)	34 (2)	48 (6)	-
	16	450	1	Mid-size		v															28 (5)	34 (2)	48 (6)	-

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
31	17	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	18	540	1	Large			√		√												28 (5)	34 (2)	48 (6)	-
	19	525	1	Large			√		√												28 (5)	34 (2)	48 (6)	-
	20	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	21	525	1	Large			√		√												28 (5)	34 (2)	48 (6)	-
	22	540	1	Large			√		√												28 (5)	34 (2)	47 (5)	-
	23	450	1	Mid-size		√															28 (5)	34 (2)	47 (5)	-
	24	450	1	Mid-size		√															26 (3)	34 (2)	47 (5)	-
	25	450	1	Mid-size		√															26 (3)	34 (2)	47 (5)	-
	26	450	1	Mid-size		√															26 (3)	34 (2)	47 (5)	-
	27	450	1	Mid-size		√															26 (3)	34 (2)	47 (5)	-
30	2	430	1	Mid-size		√				√											27 (4)	34 (2)	47 (5)	-
	3	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	4	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	5	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	6	479	1	Mid-size		√															28 (5)	34 (2)	47 (5)	-
	7	539	1	Large			√		√												28 (5)	34 (2)	47 (5)	-
	8	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	9	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	10	454	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	11	436	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	12	458	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	13	573	1	Large			√							√							28 (5)	34 (2)	48 (6)	-
	14	652	1	Large			√			√							√	√			28 (5)	34 (2)	48 (6)	40 (4)
	15	553	1	Large			√										√	√			28 (5)	34 (2)	48 (6)	40 (4)
	16	647	1	Large			√										√	√			28 (5)	34 (2)	48 (6)	40 (4)
	17	574	1	Large			√			√							√	√			28 (5)	34 (2)	48 (6)	40 (4)
	18	715	1	Large			√														28 (5)	34 (2)	48 (6)	-
	19	420	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	20	420	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	21	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	22	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	23	450	1	Mid-size		√															28 (5)	34 (2)	48 (6)	-
	24	539	1	Large			√		√												28 (5)	34 (2)	47 (5)	-
	25	480	1	Mid-size		√															28 (5)	34 (2)	47 (5)	-
	26	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	27	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	28	420	1	Mid-size		√															27 (4)	34 (2)	47 (5)	-
	1	430	1	Mid-size		√				√											27 (4)	34 (2)	47 (5)	-
29	2	566	1	Large			√			√											28 (5)	34 (2)	50 (8)	-
	3	420	1	Mid-size		√															28 (5)	34 (2)	51 (9)	-
	4	450	1	Mid-size		√															28 (5)	34 (2)	51 (9)	-
	5	450	1	Mid-size		√															28 (5)	34 (2)	51 (9)	-
	6	464	1	Mid-size		√															28 (5)	34 (2)	51 (9)	-
	7	757	1	Large			√							√							28 (5)	34 (2)	51 (9)	-

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
29	8	518	1	Large			v		v	v				v							28 (5)	34 (2)	51 (9)	-
	9	583	1	Large			v														28 (5)	34 (2)	51 (9)	-
	10	578	1	Large			v														28 (5)	34 (2)	51 (9)	-
	11	682	1	Large			v			v											28 (5)	34 (2)	51 (9)	-
	12	657	1	Large			v							v							28 (5)	34 (2)	51 (9)	-
	13	529	1	Large			v		v												28 (5)	34 (2)	51 (9)	-
	14	539	1	Large			v		v												28 (5)	34 (2)	51 (9)	-
	15	450	1	Mid-size		v															28 (5)	34 (2)	51 (9)	-
	16	450	1	Mid-size		v															28 (5)	34 (2)	51 (9)	-
	17	420	1	Mid-size		v															28 (5)	34 (2)	51 (9)	-
28	1	566	1	Large			v			v											28 (5)	34 (2)	50 (8)	-
	2	447	1	Mid-size		v				v											27 (4)	34 (2)	51 (9)	-
	3	416	1	Mid-size		v															27 (4)	34 (2)	51 (9)	-
	4	617	1	Large			v							v							27 (4)	34 (2)	51 (9)	-
	5	540	1	Large			v		v												27 (4)	34 (2)	51 (9)	-
	6	912	1	Large			v			v											28 (5)	34 (2)	51 (9)	-
	7	847	1	Large			v														28 (5)	34 (2)	51 (9)	39 (3)
32	1	567	1	Large			v			v											28 (5)	34 (2)	51 (9)	39 (3)
	2	329	1	Mid-size		v					v		v			v					27 (4)	34 (2)	50 (8)	39 (3)
	3	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	4	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	5	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	6	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	7	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
33	8	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	9	320	1	Mid-size		v				v	v		v			v					27 (4)	34 (2)	50 (8)	39 (3)
	2	179	1	Compact	v																27 (4)	34 (2)	50 (8)	39 (3)
	3	372	1	Mid-size		v				v	v					v					27 (4)	34 (2)	50 (8)	39 (3)
	4	289	1	Mid-size		v				v		v	v			v			v		27 (4)	34 (2)	50 (8)	39 (3)
	5	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	6	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	7	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	8	209	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	9	209	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	10	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	11	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	12	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	13	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	14	269	1	Mid-size		v						v	v			v			v		27 (4)	34 (2)	50 (8)	39 (3)
	16	299	1	Mid-size		v						v	v			v			v		27 (4)	34 (2)	50 (8)	39 (3)
	17	209	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	18	209	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	19	209	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	20	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	21	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
33	22	179	1	Compact	v							v							v		27 (4)	34 (2)	50 (8)	39 (3)
	23	284	1	Mid-size		v				v		v	v			v			v		27 (4)	34 (2)	50 (8)	39 (3)
34	1	260	1	Mid-size		v				v		v	v			v			v		27 (4)	34 (2)	47 (5)	39 (3)
	2	179	1	Compact	v							v							v		27 (4)	34 (2)	47 (5)	39 (3)
	3	179	1	Compact	v							v							v		27 (4)	34 (2)	47 (5)	39 (3)
	4	269	1	Mid-size		v						v	v			v			v		27 (4)	34 (2)	47 (5)	39 (3)
	5	269	1	Mid-size		v						v	v			v			v		27 (4)	34 (2)	47 (5)	39 (3)
	6	179	1	Compact	v							v							v		27 (4)	34 (2)	47 (5)	39 (3)
	7	179	1	Compact	v							v							v		27 (4)	34 (2)	47 (5)	39 (3)
	8	260	1	Mid-size		v				v		v	v			v			v		27 (4)	34 (2)	47 (5)	39 (3)
36	1	625	1	Large			v			v											26 (3)	34 (2)	46 (4)	-
	2	570	1	Large			v														26 (3)	34 (2)	46 (4)	-
	3	600	1	Large			v		v												26 (3)	34 (2)	46 (4)	-
	4	540	1	Large			v		v												26 (3)	34 (2)	46 (4)	-
	5	535	1	Large			v		v	v											26 (3)	34 (2)	46 (4)	-
	6	535	1	Large			v		v	v											26 (3)	34 (2)	46 (4)	-
	7	540	1	Large			v		v												26 (3)	34 (2)	46 (4)	-
	8	540	1	Large			v		v												26 (3)	34 (2)	46 (4)	-
	9	540	1	Large			v														26 (3)	34 (2)	46 (4)	-
	10	607	1	Large			v			v				v							26 (3)	34 (2)	46 (4)	-
37	1	551	2	Multi Unit				v		v	v	v	v			v			v		26 (3)	34 (2)	45 (3)	-
	2	195	1	Compact	v							v							v		26 (3)	34 (2)	45 (3)	38 (2)
	3	195	1	Compact	v							v							v		26 (3)	34 (2)	45 (3)	38 (2)
	4	306	1	Mid-size		v						v	v			v			v		26 (3)	34 (2)	45 (3)	38 (2)
	5	200	1	Compact	v							v				v			v		26 (3)	34 (2)	45 (3)	38 (2)
	6	180	1	Compact	v							v							v		26 (3)	34 (2)	45 (3)	38 (2)
	7	180	1	Compact	v							v							v		26 (3)	34 (2)	45 (3)	38 (2)
	8	334	1	Mid-size		v				v	v	v	v			v			v		26 (3)	34 (2)	45 (3)	38 (2)
38	1	1687	3	Multi Unit				v		v											26 (3)	34 (2)	45 (3)	-
	2	512	1	Large			v		v												26 (3)	34 (2)	45 (3)	-
	3	450	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	4	450	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	5	450	1	Mid-size		v					s										26 (3)	34 (2)	45 (3)	-
	6	450	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	7	450	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	8	450	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	9	606	1	Large			v			v						v					26 (3)	34 (2)	45 (3)	38 (2)
	10	627	1	Large			v			v						v					26 (3)	34 (2)	45 (3)	38 (2)
	11	557	1	Large			v														26 (3)	34 (2)	45 (3)	-
	12	403	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	13	398	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	14	392	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	15	387	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	16	381	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-
	17	455	1	Mid-size		v															26 (3)	34 (2)	45 (3)	-

Numeric Section	Numeriuc Block	Area (m2)	Maximum Dwelling(s)	Block Typology	Compact Block	Mid-sized Block	Large Block	Multi Unit	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	Surveillance Block	Mandatory Number of Storeys	Mandatory Build to Boundary	Limited Development Potential Block	Bushfire Prone Requirements Apply (BAL)	Mandatory Garage Location	Letterbox to Open Space	Habitable Room, Other than Bedroom Fronting Open Space	Upper Level pPOS Permitted	Active Frontage	Detail Design Plan Page Number (Plan Number)	Fencing Control Plan Page Number (Plan Number)	Block Fills Plan Page Number (Plan Number)	Integrated Development Plan Page Number (Plan Number)
38	18	465	1	Mid-size		√															26 (3)	34 (2)	45 (3)	-
	19	544	1	Large			√		√												26 (3)	34 (2)	45 (3)	-
41	13	564	1	Large			√			√				√							24 (1)	33 (1)	44 (2)	-
	14	453	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	1	668	1	Large			√			√											24 (1)	33 (1)	44 (2)	-
	2	374	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	3	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	4	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	5	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	6	572	1	Large			√			√						√					24 (1)	33 (1)	44 (2)	38 (2)
	7	613	1	Large			√			√						√					24 (1)	33 (1)	44 (2)	38 (2)
	8	450	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	9	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	10	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	11	375	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
	12	448	1	Mid-size		√															24 (1)	33 (1)	44 (2)	-
40	1	360	1	Mid-size		√				√		√	√			√			√		24 (1)	33 (1)	44 (2)	38 (2)
	2	180	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	38 (2)
	3	180	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	38 (2)
	4	270	1	Mid-size		√						√	√			√			√		24 (1)	33 (1)	44 (2)	38 (2)
	5	270	1	Mid-size		√						√	√			√			√		24 (1)	33 (1)	44 (2)	38 (2)
	6	168	1	Compact	√							√				√			√		24 (1)	33 (1)	44 (2)	38 (2)
	7	257	1	Mid-size		√						√	√			√			√		24 (1)	33 (1)	44 (2)	38 (2)
	8	502	2	Multi Unit				√		√		√				√			√		24 (1)	33 (1)	44 (2)	-
43	1	519	1	Large			√		√	√											24 (1)	33 (1)	43 (1)	37 (1)
	2	456	1	Mid-size		√															24 (1)	33 (1)	43 (1)	37 (1)
	3	619	1	Large			√			√						√					24 (1)	33 (1)	43 (1)	-
	4	548	1	Large			√		√	√				√		√					24 (1)	33 (1)	43 (1)	-
	5	412	1	Mid-size		√															24 (1)	33 (1)	43 (1)	-
	6	340	1	Mid-size		√															24 (1)	33 (1)	43 (1)	37 (1)
	7	490	1	Mid-size		√				√											24 (1)	33 (1)	43 (1)	37 (1)
42	1	501	2	Multi Unit				√	√	√	√	√				√			√		24 (1)	33 (1)	43 (1)	-
	2	240	1	Compact	√							√							√		24 (1)	33 (1)	43 (1)	37 (1)
	3	291	1	Mid-size		√						√							√		24 (1)	33 (1)	43 (1)	37 (1)
	4	180	1	Compact	√							√							√		24 (1)	33 (1)	43 (1)	37 (1)
	5	180	1	Compact	√							√							√		24 (1)	33 (1)	43 (1)	37 (1)
	6	240	1	Compact	√							√							√		24 (1)	33 (1)	43 (1)	37 (1)
	7	240	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	37 (1)
	8	180	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	37 (1)
	9	168	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	37 (1)
	10	224	1	Compact	√							√							√		24 (1)	33 (1)	44 (2)	37 (1)
	11	717	2	Multi Unit				√		√	√	√	√			√			√		24 (1)	33 (1)	44 (2)	-
44	1	8451	26	Multi Unit				√		√					√						24 (1)	33 (1)	43 (1)	-
35	1	5311	48	Multi Unit				√				√									25 (2)	33 (1)	49 (7)	-
	2	1971	18	Multi Unit				√				√									27 (4)	34 (2)	49 (7)	-
39	1	8270	55	Multi Unit				√				√							√		25 (2)	33 (1)	-	-



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## Annexure C - Block Details Plans

Below is the Block Details Plans for Jacka 2

Stage 1- Sections 22,23,24,25,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44.

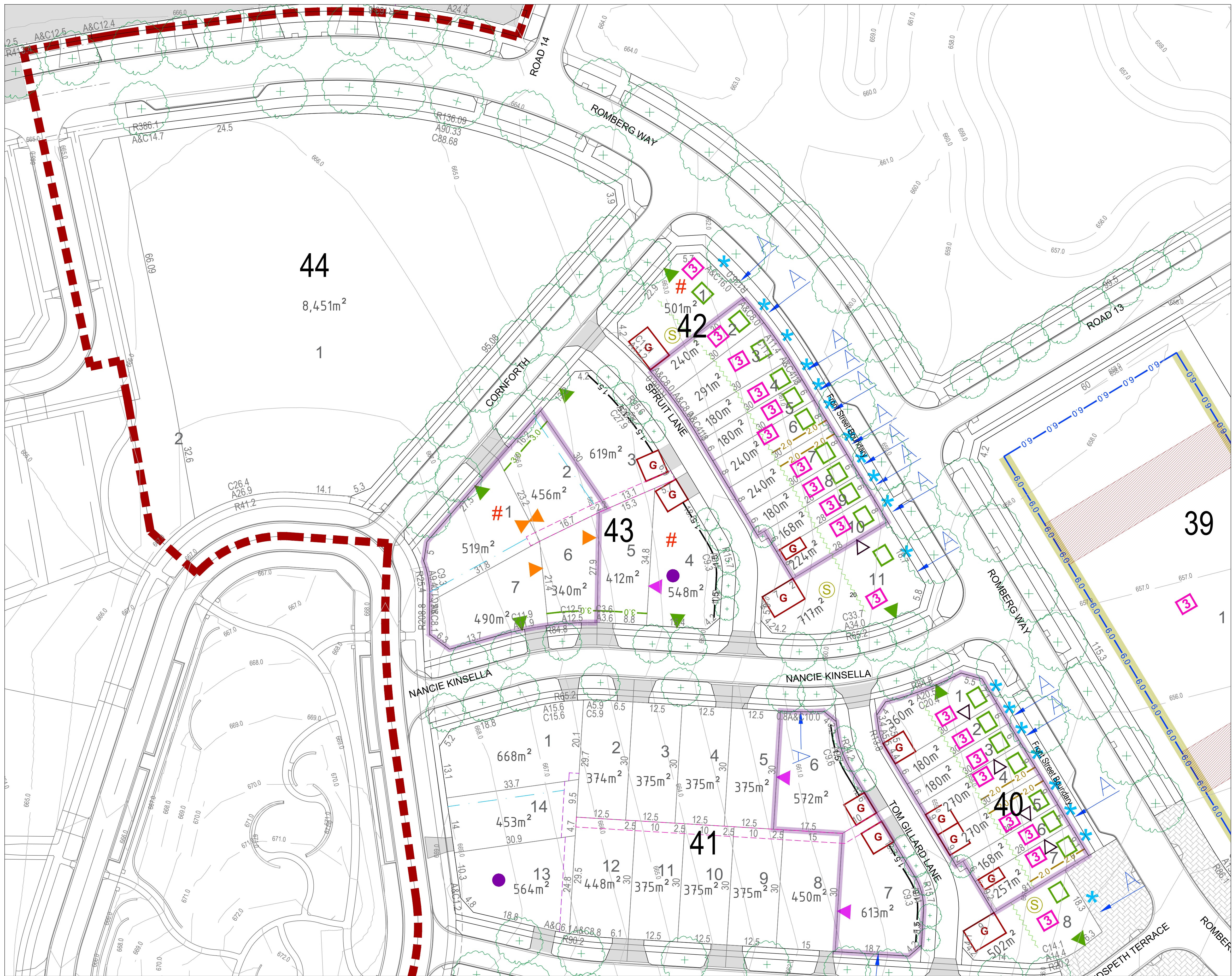
We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

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GPO Box 158, Canberra ACT 2601

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**W** [suburbanland.act.gov.au](http://suburbanland.act.gov.au)  
**ABN** 27 105 505 367





LEGEND

EDP Stage Boundary

GENERAL CONTROLS

Limited Development Opportunity

Integrated Development Parcel

Easement Shared within Blocks

Easement Sewer Access Required

Easement Sewer within Blocks

Mandatory Surveillance Block

HAPZ - CONSTRUCTION TO BAL 12.5 AS3959-2009

PROPOSED DEVELOPMENT CONTROLS

Mandatory Side Boundary 1

Mandatory Side Boundary 2

Mandatory Secondary Street Frontage

Upper Level PPOS Permitted

Upper Level PPOS Permitted (Minimum Dimensions 3.85X1.65m)

Only one (1) Onsite Parking Space Required

Mandatory 2 Storey

Mandatory 3 Storey

Active Frontage

BUILT FORM SETBACKS  
(Excluding Garages/Carports)

Unless alternative setbacks are nominated on this plan, built form side and rear setbacks for integrated development parcels are as per the relevant table in the Territory Plan SDHDC.

Alternative setbacks nominated apply to all floors unless otherwise specified

Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Build to Boundary

Minimum Setback 0m (metres)- Maximum Building Depth 12m

Minimum Setback 0.9m (metres)

Minimum Setback 1.5m (metres)

Minimum Setback 2.0m (metres)

Minimum Setback 3.0m (metres)

Minimum Setback 4.0m (metres)

Minimum Setback 6.0m (metres)

Minimum Ground First and Second Floor Setback 4.0m (metres)

Minimum Second Floor Setback 7.0m (metres)

Building Separation 12.0m (metres)

Maximum Building Depth 16m from the Front Street Boundary

Habitable Room, Other than Bedroom Fronting Open Space

Letterbox to Open Space

Blocks 500m2 to <550m2 Subject to Midsize Block Provisions

Maximum Length of Wall at Specified Setback

GARAGE / CARPORT / STUDIO UNIT SETBACKS

Setbacks as per the relevant code in the Territory Plan unless alternative setbacks are nominated

Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Garage Location

Garage Setback 1.0m (metres)

Garage Setback 1.5m (metres)

Contour Line 1.0m (metres)

Indicative Tree Locations

0 10 20 30 40 50m

SCALE 1:500

@A1

Rev.	Date	Description	Des.	Verif.	Appd.

This plan is pending final approval from EPSDD.

Drawn	SG/LC	Date	26/02/2023
Checked	AT/LC	Date	26/02/2023
Designed	-	Date	-
Verified	-	Date	-
Approved	-	Date	12/09/2024
AT/LC	-	Date	26/02/2023

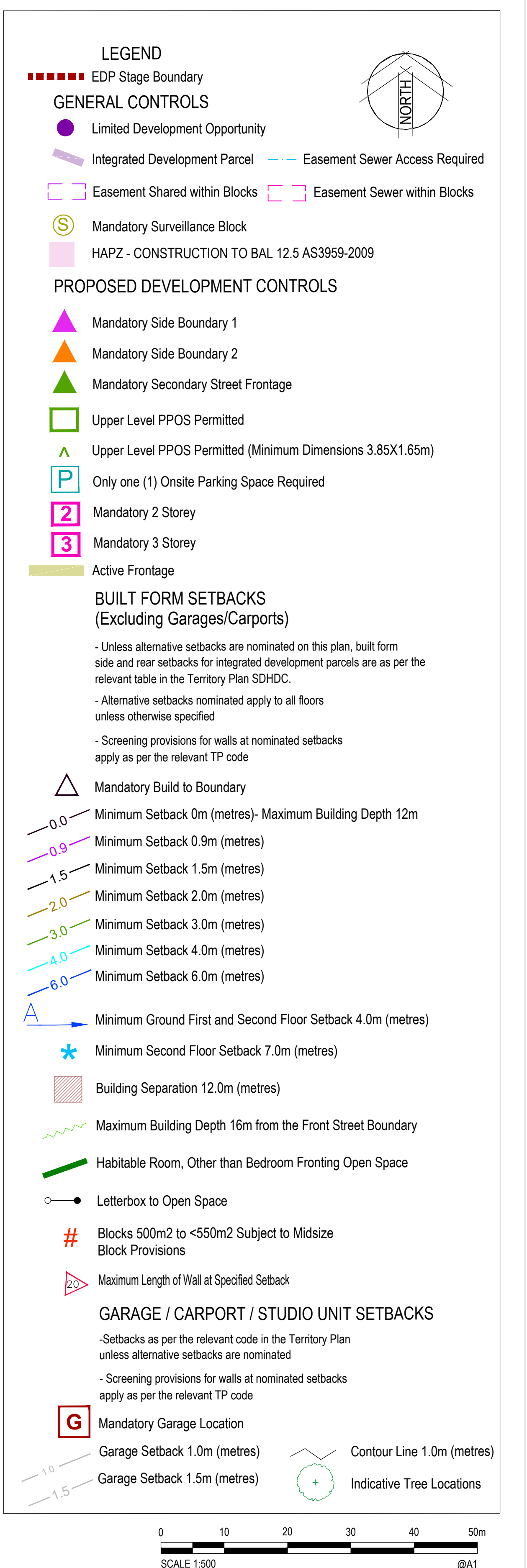
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Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BLOCK DETAILS PLAN SHEET 1 of 8

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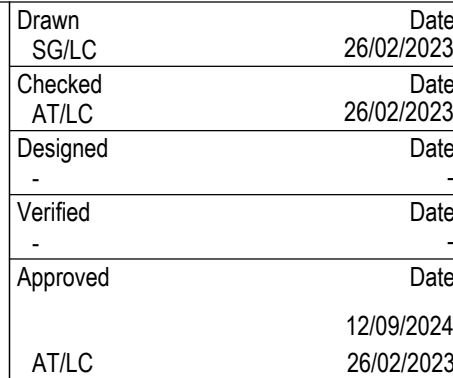
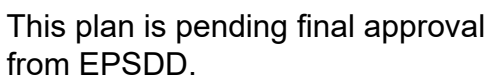
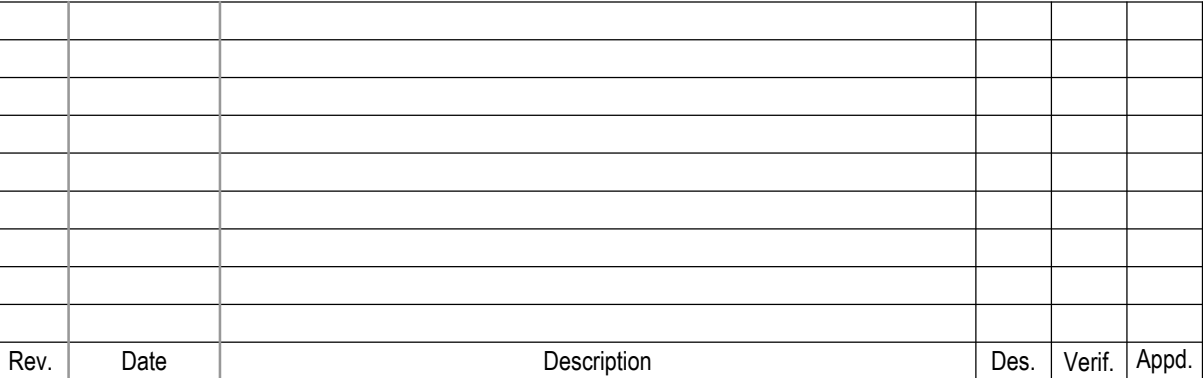
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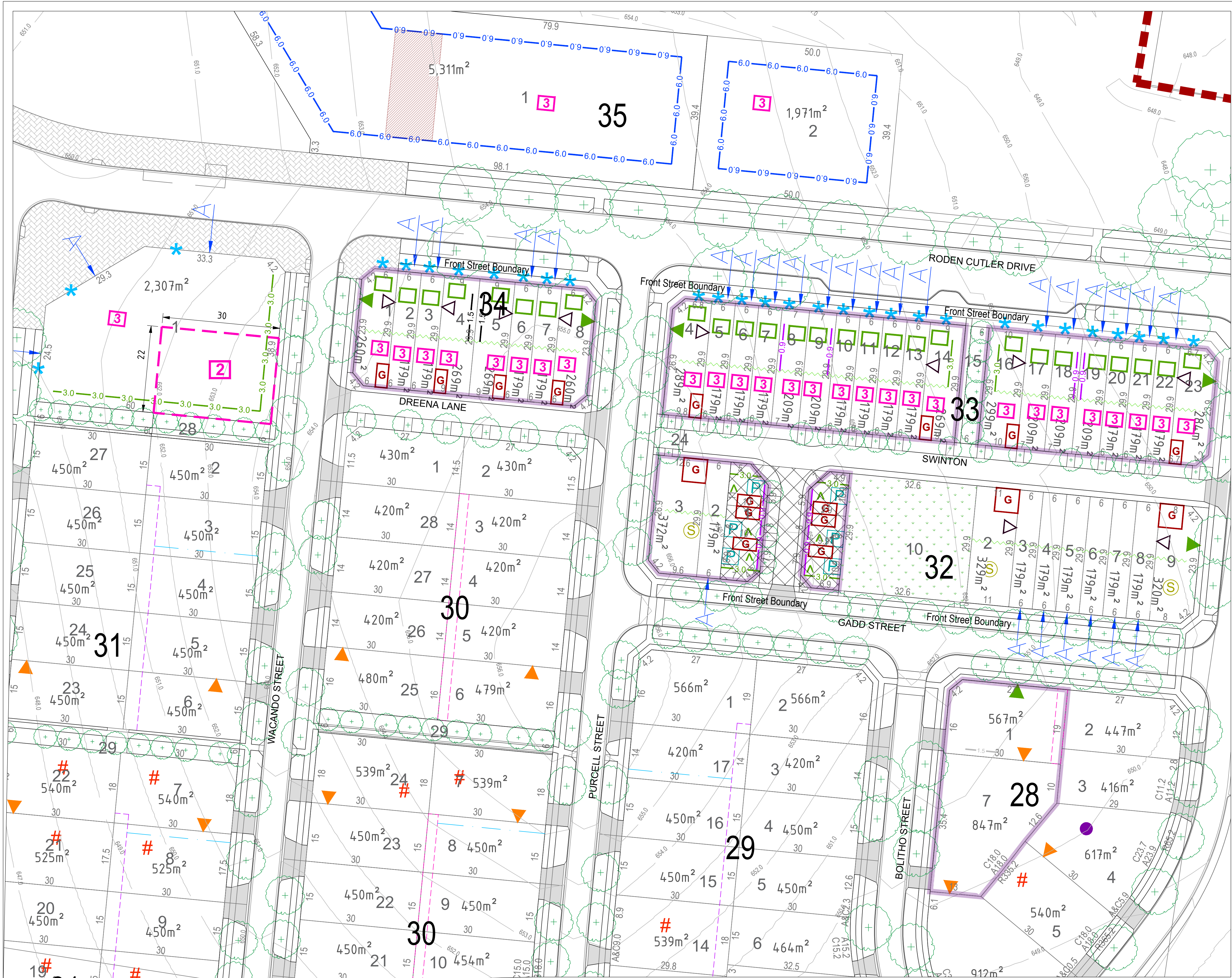
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Drawing Number				Revision





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DETAIL DESIGN			
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Drawing Number			Revision





LEGEND

EDP Stage Boundary

GENERAL CONTROLS

Limited Development Opportunity

Integrated Development Parcel

Easement Shared within Blocks

Easement Sewer within Blocks

Mandatory Surveillance Block

HAPZ - CONSTRUCTION TO BAL 12.5 AS3959-2009

PROPOSED DEVELOPMENT CONTROLS

Mandatory Side Boundary 1

Mandatory Side Boundary 2

Mandatory Secondary Street Frontage

Upper Level PPOS Permitted

Upper Level PPOS Permitted (Minimum Dimensions 3.85X1.65m)

Only one (1) Onsite Parking Space Required

Mandatory 2 Storey

Mandatory 3 Storey

Active Frontage

BUILT FORM SETBACKS  
(Excluding Garages/Carports)

- Unless alternative setbacks are nominated on this plan, built form side and rear setbacks for integrated development parcels are as per the relevant table in the Territory Plan SDHDC.

- Alternative setbacks nominated apply to all floors unless otherwise specified

- Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Build to Boundary

Minimum Setback 0m (metres)- Maximum Building Depth 12m

Minimum Setback 0.9m (metres)

Minimum Setback 1.5m (metres)

Minimum Setback 2.0m (metres)

Minimum Setback 3.0m (metres)

Minimum Setback 4.0m (metres)

Minimum Setback 6.0m (metres)

Minimum Ground First and Second Floor Setback 4.0m (metres)

Minimum Second Floor Setback 7.0m (metres)

Building Separation 12.0m (metres)

Maximum Building Depth 16m from the Front Street Boundary

Habitable Room, Other than Bedroom Fronting Open Space

Letterbox to Open Space

Blocks 500m2 to <550m2 Subject to Midsize Block Provisions

Maximum Length of Wall at Specified Setback

GARAGE / CARPORT / STUDIO UNIT SETBACKS

-Setbacks as per the relevant code in the Territory Plan unless alternative setbacks are nominated

- Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Garage Location

Garage Setback 1.0m (metres)

Garage Setback 1.5m (metres)

Contour Line 1.0m (metres)

Indicative Tree Locations

not part of this guide - subject to future approval

0

10

20

30

40

50m

SCALE 1:500

@A1

Rev.	Date	Description	Des.	Verif.	Appd.

This plan is pending final approval from EPSDD.

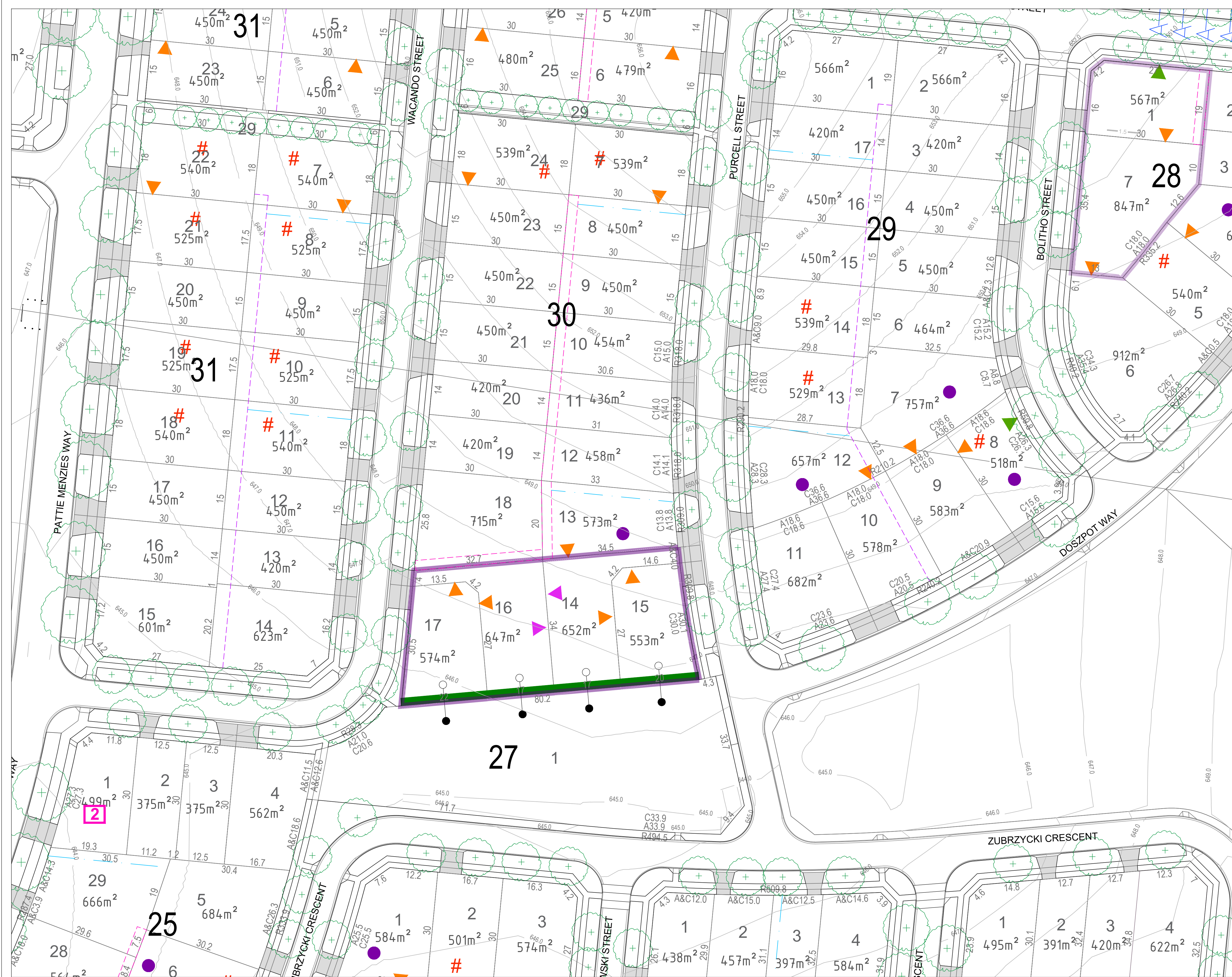
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Checked	AT/LC	Date	26/02/2023
Designed		Date	
Verified		Date	
Approved		Date	
AT/LC		Date	26/02/2023

Client	SUBURBAN LAND AGENCY
Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BLOCK DETAILS PLAN SHEET 4 of 8
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Drawing Number	
Revision	

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Drawing Number			Revision

27





**LEGEND**

**GENERAL CONTROLS**

- EDP Stage Boundary
- Limited Development Opportunity
- Integrated Development Parcel
- Easement Shared within Blocks
- Easement Sewer Access Required
- Easement Sewer within Blocks
- Mandatory Surveillance Block
- HAPZ - CONSTRUCTION TO BAL 12.5 AS3959-2009

**PROPOSED DEVELOPMENT CONTROLS**

- Mandatory Side Boundary 1
- Mandatory Side Boundary 2
- Mandatory Secondary Street Frontage
- Upper Level PPOS Permitted
- Upper Level PPOS Permitted (Minimum Dimensions 3.85X1.65m)
- Only one (1) Onsite Parking Space Required
- Mandatory 2 Storey
- Mandatory 3 Storey
- Active Frontage

**BUILT FORM SETBACKS (Excluding Garages/Carports)**

- Unless alternative setbacks are nominated on this plan, built form side and rear setbacks for integrated development parcels are as per the relevant table in the Territory Plan SDHDC.
- Alternative setbacks nominated apply to all floors unless otherwise specified
- Screening provisions for walls at nominated setbacks apply as per the relevant TP code

**SETBACKS**

- Mandatory Build to Boundary
- Minimum Setback 0m (metres)- Maximum Building Depth 12m
- Minimum Setback 0.9m (metres)
- Minimum Setback 1.5m (metres)
- Minimum Setback 2.0m (metres)
- Minimum Setback 3.0m (metres)
- Minimum Setback 4.0m (metres)
- Minimum Setback 6.0m (metres)
- Minimum Ground First and Second Floor Setback 4.0m (metres)
- Minimum Second Floor Setback 7.0m (metres)
- Building Separation 12.0m (metres)
- Maximum Building Depth 16m from the Front Street Boundary
- Habitable Room, Other than Bedroom Fronting Open Space
- Letterbox to Open Space
- Blocks 500m<sup>2</sup> to <550m<sup>2</sup> Subject to Midsize Block Provisions
- Maximum Length of Wall at Specified Setback

**GARAGE / CARPORT / STUDIO UNIT SETBACKS**

- Setbacks as per the relevant code in the Territory Plan unless alternative setbacks are nominated
- Screening provisions for walls at nominated setbacks apply as per the relevant TP code
- Mandatory Garage Location
- Garage Setback 1.0m (metres)
- Garage Setback 1.5m (metres)
- Contour Line 1.0m (metres)
- Indicative Tree Locations

**SCALE**

0 10 20 30 40 50m

SCALE 1:500

©A1

Rev.	Date	Description	Des.	Verif.	Appd.



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Drawn	SG/LC	Date	26/02/2023
Checked	AT/LC	Date	26/02/2023
Designed	-	Date	-
Verified	-	Date	-
Approved	-	Date	12/09/2024
AT/LC	-	Date	26/02/2023

Client	SUBURBAN LAND AGENCY
Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BLOCK DETAILS PLAN SHEET 5 of 8

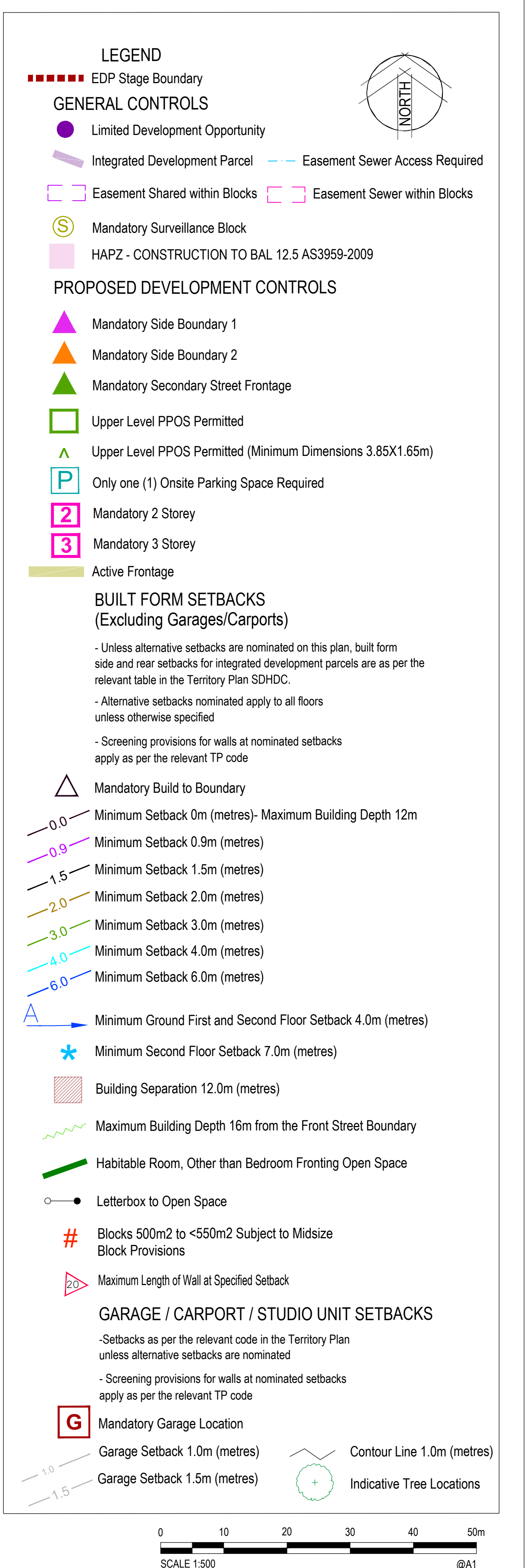
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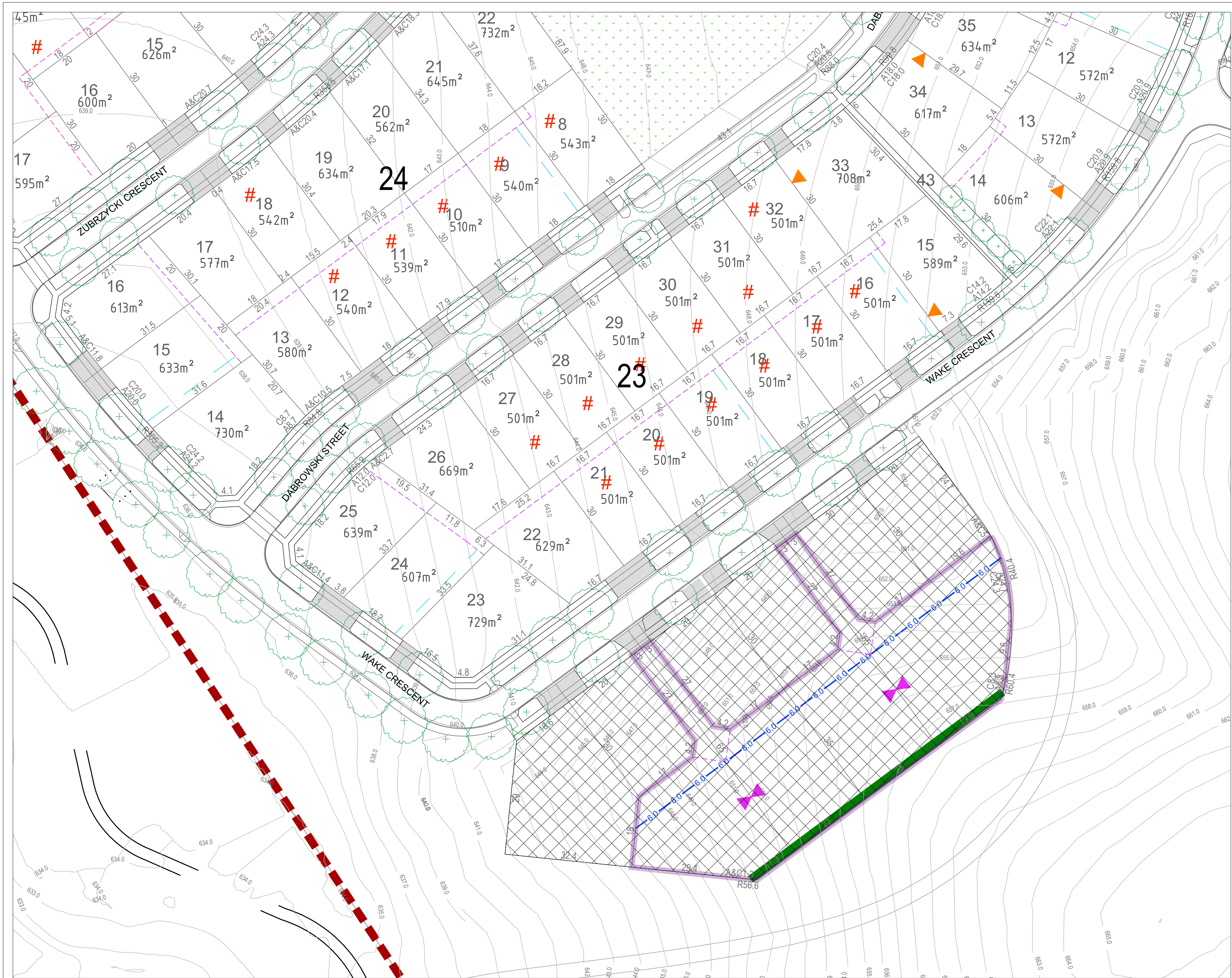






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Drawing Number				Revision





LEGEND

EDP Stage Boundary

GENERAL CONTROLS

Limited Development Opportunity

Integrated Development Parcel

Easement Shared within Blocks

Easement Sewer Access Required

Easement Sewer within Blocks

Mandatory Surveillance Block

HAPZ - CONSTRUCTION TO BAL 12.5 AS3959-2009

PROPOSED DEVELOPMENT CONTROLS

Mandatory Side Boundary 1

Mandatory Side Boundary 2

Mandatory Secondary Street Frontage

Upper Level PPOS Permitted

Upper Level PPOS Permitted (Minimum Dimensions 3.85X1.65m)

Only one (1) Onsite Parking Space Required

Mandatory 2 Storey

Mandatory 3 Storey

Active Frontage

BUILT FORM SETBACKS  
(Excluding Garages/Carports)

- Unless alternative setbacks are nominated on this plan, built form side and rear setbacks for integrated development parcels are as per the relevant table in the Territory Plan SDHDC.

- Alternative setbacks nominated apply to all floors unless otherwise specified

- Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Build to Boundary

Minimum Setback 0m (metres)- Maximum Building Depth 12m

Minimum Setback 0.9m (metres)

Minimum Setback 1.5m (metres)

Minimum Setback 2.0m (metres)

Minimum Setback 3.0m (metres)

Minimum Setback 4.0m (metres)

Minimum Setback 6.0m (metres)

Minimum Ground First and Second Floor Setback 4.0m (metres)

Minimum Second Floor Setback 7.0m (metres)

Building Separation 12.0m (metres)

Maximum Building Depth 16m from the Front Street Boundary

Habitable Room, Other than Bedroom Fronting Open Space

Letterbox to Open Space

Blocks 500m2 to <550m2 Subject to Midsize Block Provisions

Maximum Length of Wall at Specified Setback

GARAGE / CARPORT / STUDIO UNIT SETBACKS

-Setbacks as per the relevant code in the Territory Plan unless alternative setbacks are nominated

- Screening provisions for walls at nominated setbacks apply as per the relevant TP code

Mandatory Garage Location

Garage Setback 1.0m (metres)

Garage Setback 1.5m (metres)

Contour Line 1.0m (metres)

Indicative Tree Locations

not part of this guide - subject to future approval

010

020

030

040

050

060

070

080

090

100

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120

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200

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990

1000

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SCALE 1:500

@A1

Rev.

Date

Description

Des.

Verif.

Appd.

ACT

Government

Suburban Land Agency

HATCH

RobertsDay

redbox design group

Knight Frank

This plan is pending final approval from EPSDD.

Cardno

Shaping the Future

Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035

Level 2, 14 Wormald Street

Symonston ACT 2609

Tel: 02 6112 4500 Fax: 02 6112 4599

Web: www.cardno.com.au

Drawn

SG/LC

Checked

AT/LC

Designed

Verifed

Approved

AT/LC

Date

26/02/2023

Date

26/02/2023

Date

26/02/2023

Date

26/02/2023

Date

26/02/2023

Client

SUBURBAN LAND AGENCY

Project

JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT

STAGE 1 ESTATE DEVELOPMENT PLAN

Title

BLOCK DETAILS PLAN

SHEET 8 of 8

Status

DETAIL DESIGN

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Size

A1

Drawing Number

Revision

31





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**Suburban Land**  
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## Annexure D - Fencing Control Plans

Below is the Fencing Control Plans for Jacka 2

Stage 1- Sections 22,23,24,25,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44.

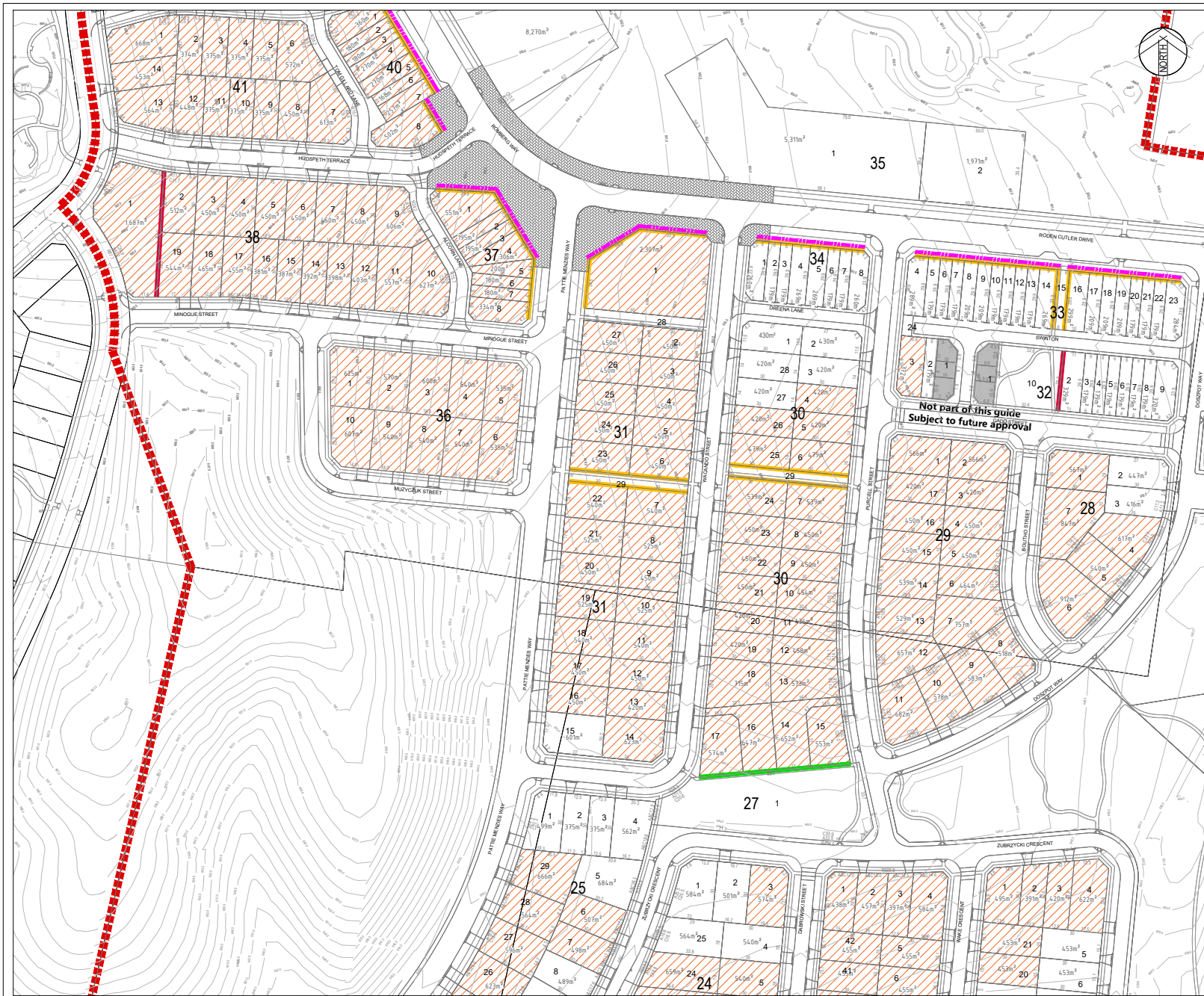
We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

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**ABN** 27 105 505 367

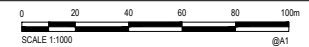




Location (Refer to plan)	Mandatory Fencing	Provide Access Gates	Minimum setback/Maximum height	
			For screening plants	Where located adjacent to the dwelling's PPOS
Fence to pedestrian link	Yes	Yes	100% @ 0m	1.5m 1.5m
Fence to Boundary A	Yes	No	100% @ 0m	1.5m 1.5m
Fence to Boundary B	Yes	Yes	100% @ 0.6m	1.5m 1.5m
Fence to Section B	Yes	Yes	100% @ 0m	1.8m 1.8m

Blocks with design levels more than 1m from boundary to boundary (requires consideration towards integrated retaining wall, fencing and slab design)

All fences to be offset to have 1m clearance around meter



Rev.	Date	Description	Des.	Verf.	Appd.



This plan is pending final approval from EPSDD.

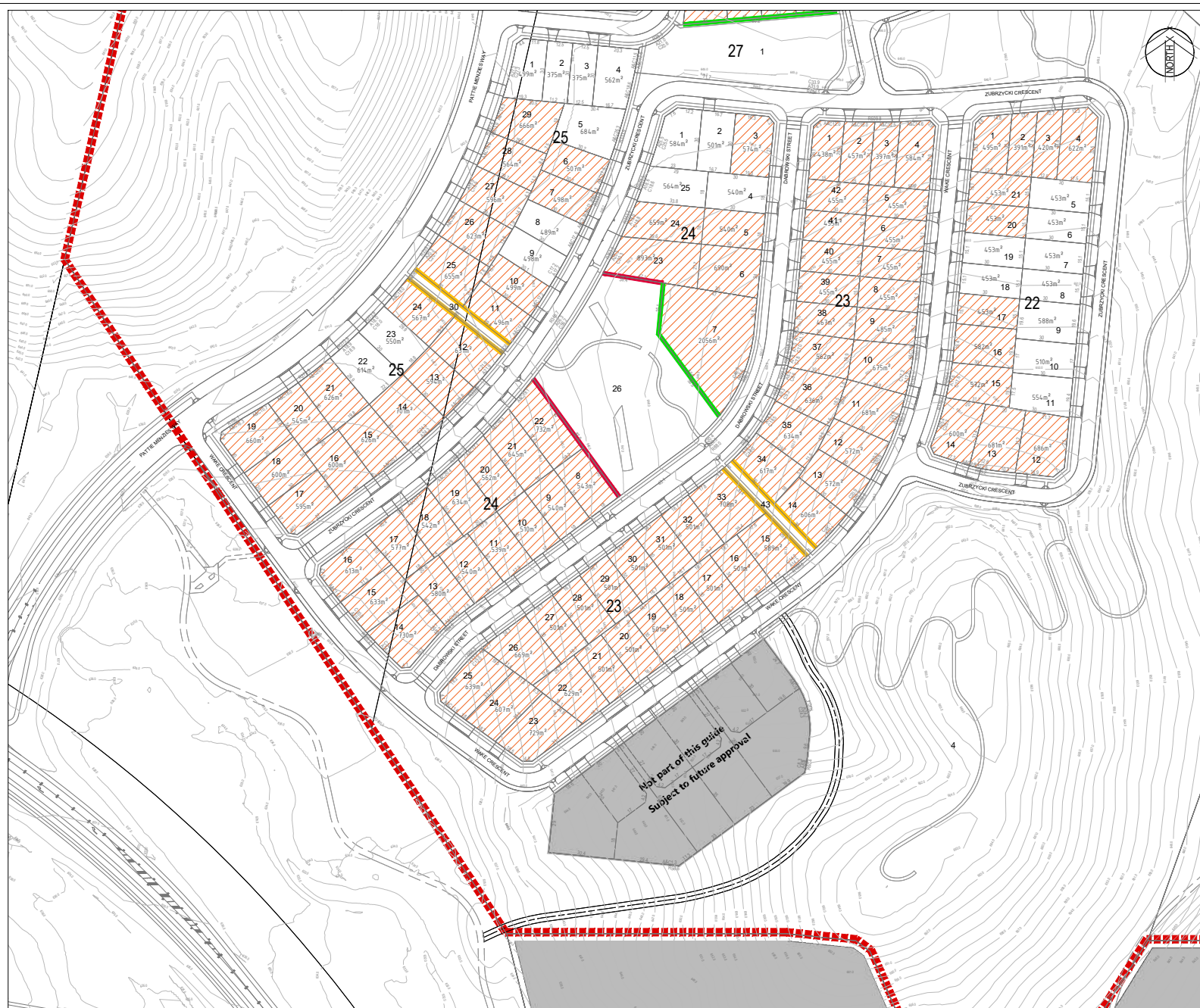


Drawn	SG/LC	Date	26/02/2023
Checked	AT/LC	Date	26/02/2023
Designed		Date	
Verified		Date	
Approved		Date	
AT/LC		Date	26/02/2023


Client	SUBURBAN LAND AGENCY
Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BLOCK DETAILS PLAN SHEET 2 of 3

Status				
Fencing Control Plans				
Page No.	Datum	Scale	Size	
33.02	AHD	1:500	A1	
Drawing Number				Revisi

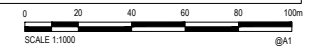




			Minimum setback	Maximum height
Location (Refer to plan)	Mandatory Fencing	Provide Access Gates	For screening plants	Where located adjacent to the dwelling's PPOS
Fence to pedestrian link	Yes	Yes	100% @ 0m	1.5m
Fence to Boundary A	Yes	No	100% @ 0m	1.5m
Fence to Boundary B	Yes	Yes	100% @ 0.6m	1.5m
Fence to Section B	Yes	Yes	100% @ 0m	1.8m

 Blocks with design levels more than 1m from boundary to boundary (requires consideration towards integrated retaining wall, fencing and slab design)

■ All fences to be offset to have 1m clearance around meter

[illegible]

**HATCH** | RobertsDay  
**redibox design group**  
 **Knight  
Frank**

This plan is pending final approval from EPSDD.



Drawn	Date
SG/LC	26/02/2023
Checked	Date
AT/LC	26/02/2023
Designed	Date
-	-
Verified	Date
-	-
Approved	Date
AT/LC	26/02/2023

Client **SUBURBAN LAND AGENCY**

Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
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Title	BLOCK DETAILS PLAN SHEET 3 of 3
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Status	Fencing Control Plans
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Page No. 33.02	Datum AHD	Scale 1:500	Size A1
Drawing Number			Revision



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## **Annexure E - Integrated Development Plans**

Below is the Integrated Development Plans for Jacka 2

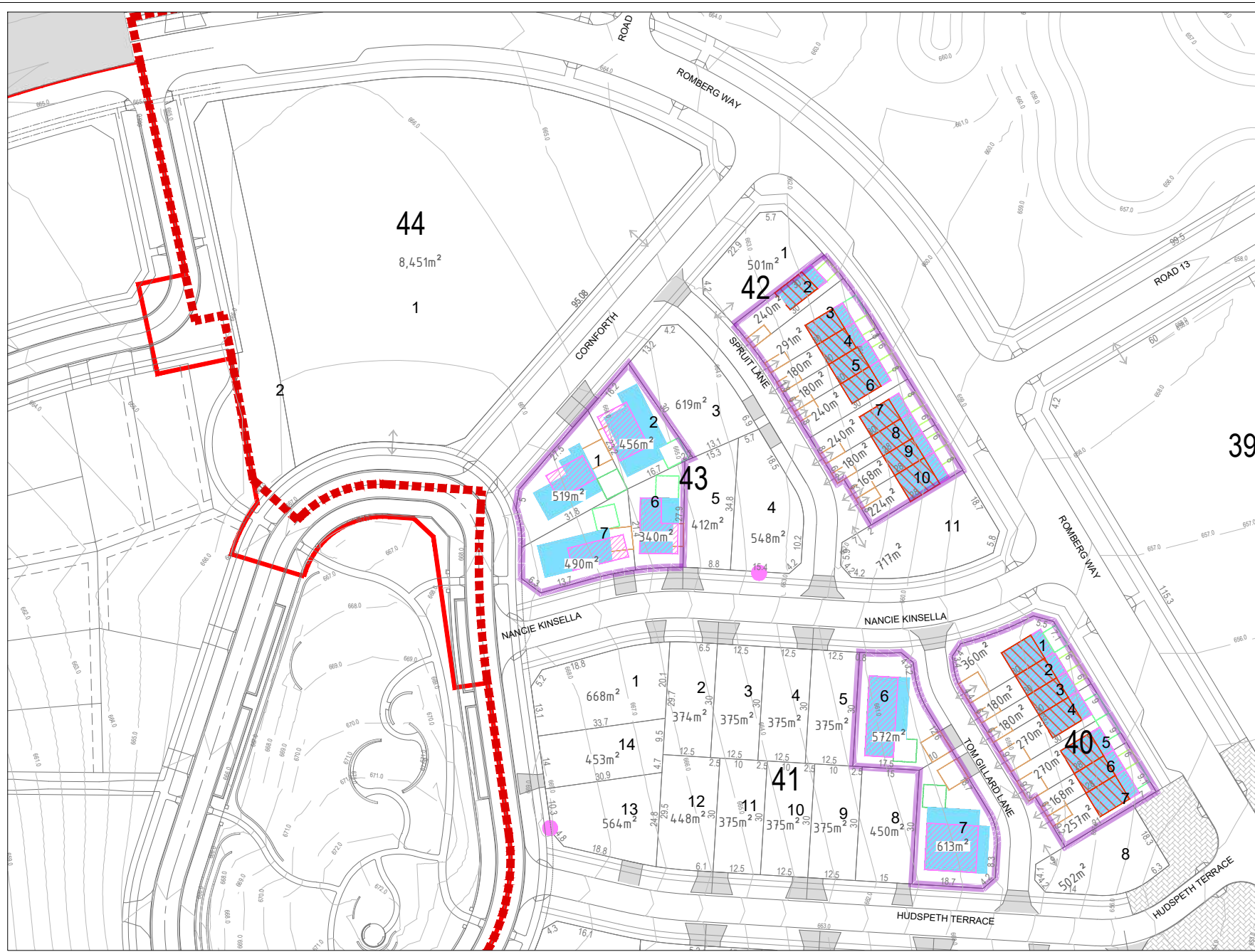
Stage 1-Sections 22,23,24,25,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44.

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

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**W** [suburbanland.act.gov.au](http://suburbanland.act.gov.au)  
**ABN** 27 105 505 367



**LEGEND**

- EDP Stage Boundary
- INTEGRATED DEVELOPMENT PARCELS (Refer to Detail Design Plans)
- Existing Individual Trees to be retained
- Lower Floor Level Indicative Footprint
- Upper Floor Level Indicative Footprint (1st)
- Upper Floor Level Indicative Footprint (2nd)
- Indicative Principle Private Open Space Location (compact blocks)
- Indicative Principle Private Open Space Location (mid-sized blocks)
- Indicative Principle Private Open Space Location (large blocks)
- Indicative Principle Private Open Space Location (upper level)
- Indicative Garage/Carport Location
- Driveway Locations
- Indicative Laneway/ MU site Access Points

Note: Indicative Footprints are not showing the maximum permissible building footprint and are intended to demonstrate that ample build area is achievable

0 10 20 30 40 50m

SCALE 1:500 @A1

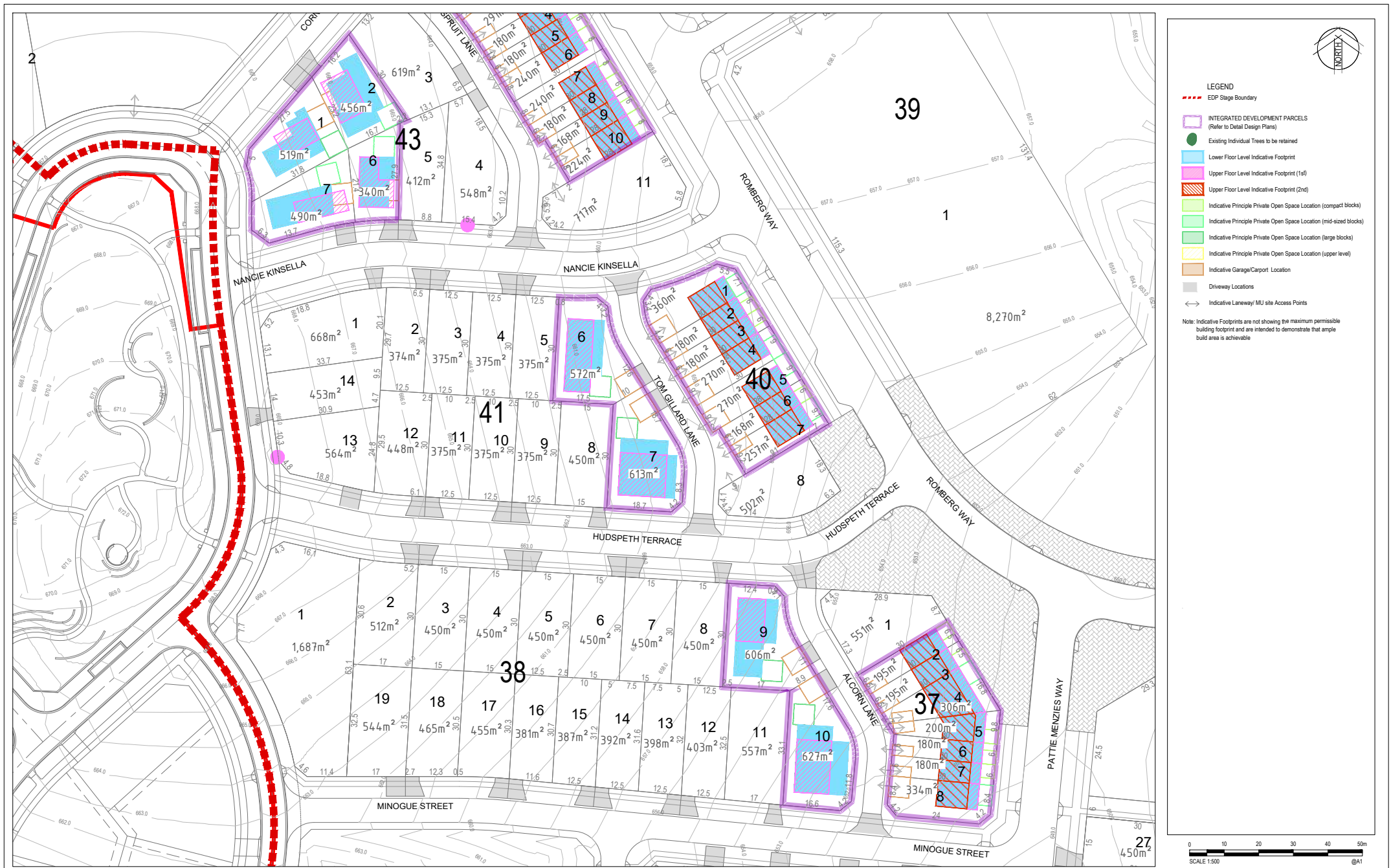
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C	19/08/2019	Stage 1 Estate Development Plan	HV		AT
B	01/03/2019	Agency Circulation	HV		LC
A	23/10/2018	Agency Circulation	HV		LC



Drawn	SG/LC	Date	14/03/2023	Client	SUBURBAN LAND AGENCY
Checked	AT/LC	Date	14/03/2023	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT
Designed		Date			STAGE 1 ESTATE DEVELOPMENT PLAN
Verified		Date		Title	BUILDING ENVELOPE / INTEGRATED DEVELOPMENT PLAN
Approved		Date			SHEET 1 of 5
AT/LC		14/03/2023			

Status	FOR APPROVAL			
Page No.	37	Datum	AHD	Scale
Drawing Number			1:500	Size
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Revision	E			





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C	19/08/2019	Stage 1 Estate Development Plan	HV		AT
B	01/03/2019	Agency Circulation	HV		LC
A	23/10/2018	Agency Circulation	HV		LC



Drawn	SG/LC	Date	14/03/2023	Client	SUBURBAN LAND AGENCY
Checked	AT/LC	Date	14/03/2023	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT
Designed		Date			STAGE 1 ESTATE DEVELOPMENT PLAN
Verified		Date		Title	BUILDING ENVELOPE / INTEGRATED DEVELOPMENT PLAN
Approved		Date			SHEET 2 of 5
AT/LC		17/02/2023			

Status	FOR APPROVAL			
Page No.	38	Datum	AHD	Scale
Drawing Number				1:500
Size	A1	Revision	E	



**LEGEND**

- EDP Stage Boundary
- INTEGRATED DEVELOPMENT PARCELS (Refer to Detail Design Plans)
- Existing Individual Trees to be retained
- Lower Floor Level Indicative Footprint
- Upper Floor Level Indicative Footprint (1st)
- Upper Floor Level Indicative Footprint (2nd)
- Indicative Principle Private Open Space Location (compact blocks)
- Indicative Principle Private Open Space Location (mid-sized blocks)
- Indicative Principle Private Open Space Location (large blocks)
- Indicative Principle Private Open Space Location (upper level)
- Indicative Garage/Carport Location
- Driveway Locations
- Indicative Laneway/ MU site Access Points

Note: Indicative Footprints are not showing the maximum permissible building footprint and are intended to demonstrate that ample build area is achievable

SCALE 1:500 @A1

Rev.	Date	Description	Des.	Verf.	Appd.
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C	19/08/2019	Stage 1 Estate Development Plan	HV		AT
B	01/03/2019	Agency Circulation	HV		LC
A	23/10/2018	Agency Circulation	HV		LC

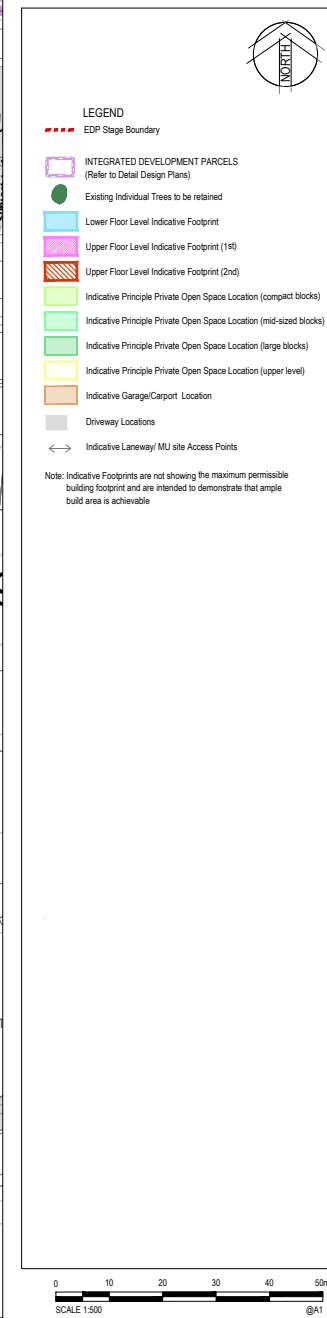


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Checked	AT/LC	Date	14/03/2023
Designed		Date	
Verified		Date	
Approved		Date	
AT/LC		14/03/2023	

Client	SUBURBAN LAND AGENCY
Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BUILDING ENVELOPE / INTEGRATED DEVELOPMENT PLAN SHEET 3 of 5

Status	FOR APPROVAL
Page No.	39
Datum	AHD
Scale	1:500
Size	A1
Revision	E





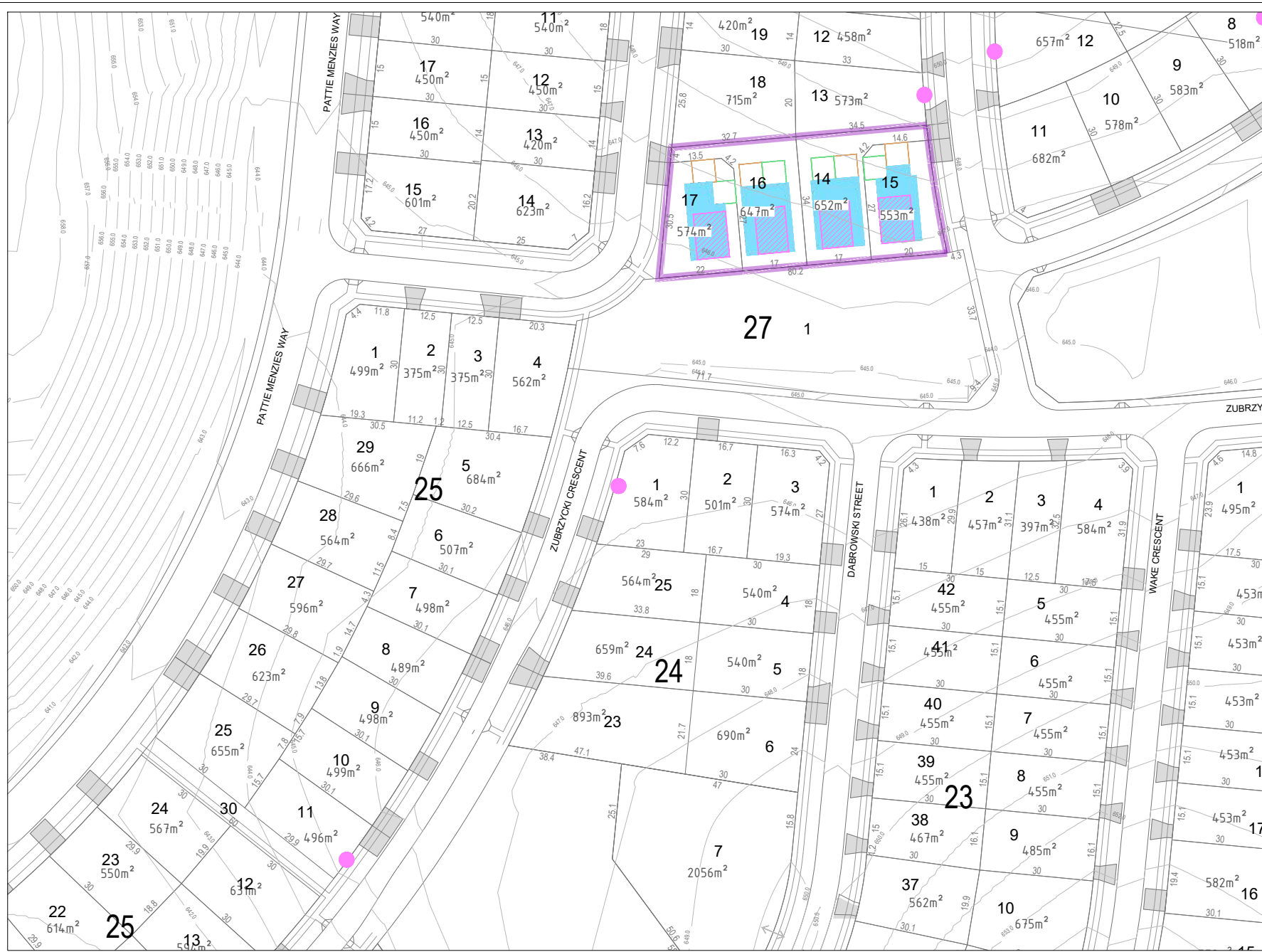
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C	19/08/2019	Stage 1 Estate Development Plan	HV		AT
B	01/03/2019	Agency Circulation	HV		LC
A	23/10/2018	Agency Circulation	HV		LC



Drawn	SG/LC	Date	14/03/2023
Checked	AT/LC	Date	14/03/2023
Designed		Date	
Verified		Date	
Approved		Date	
AT/LC		Date	14/03/2023

Client	SUBURBAN LAND AGENCY
Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Title	BUILDING ENVELOPE / INTEGRATED DEVELOPMENT PLAN SHEET 4 of 5

Status	FOR APPROVAL
Page No.	40
Datum	AHD
Scale	1:500
Size	A1
Revision	E



**LEGEND**

- EDP Stage Boundary
- INTEGRATED DEVELOPMENT PARCELS (Refer to Detail Design Plans)
- Existing Individual Trees to be retained
- Lower Floor Level Indicative Footprint
- Upper Floor Level Indicative Footprint (1st)
- Upper Floor Level Indicative Footprint (2nd)
- Indicative Principle Private Open Space Location (compact blocks)
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- Indicative Principle Private Open Space Location (large blocks)
- Indicative Principle Private Open Space Location (upper level)
- Indicative Garage/Carport Location
- Driveway Locations
- Indicative LaneWAY/ MU site Access Points

Note: Indicative Footprints are not showing the maximum permissible building footprint and are intended to demonstrate that ample build area is achievable

SCALE 1:500 @A1

Rev.	Date	Description	Des.	Verf.	Appd.
E	14/03/2023	Revision for a165 approval	LC		LC
D	29/06/2021	Stage 1 Estate Development Plan RFI	SG		AT
C	19/08/2019	Stage 1 Estate Development Plan	HV		AT
B	01/03/2019	Agency Circulation	HV		LC
A	23/10/2018	Agency Circulation	HV		LC



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Drawn SG/LC	Date 14/03/2023	Client SUBURBAN LAND AGENCY
Checked AT/LC	Date 14/03/2023	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT STAGE 1 ESTATE DEVELOPMENT PLAN
Designed	Date	
Verified	Date	
Approved	Date	
AT/LC	14/03/2023	Title BUILDING ENVELOPE / INTEGRATED DEVELOPMENT PLAN SHEET 5 of 5

Status <b>FOR APPROVAL</b>	Page No. 41	Datum AHD	Scale 1:500	Size A1
Drawing Number				Revision E



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**Suburban Land**  
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## Annexure F - Block Fill Plans

Below is the Integrated Development Plans for Jacka 2  
Stage 1-Sections 24,25,28,29,30,32,33,34,36,37,38,40,41,42,43.

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

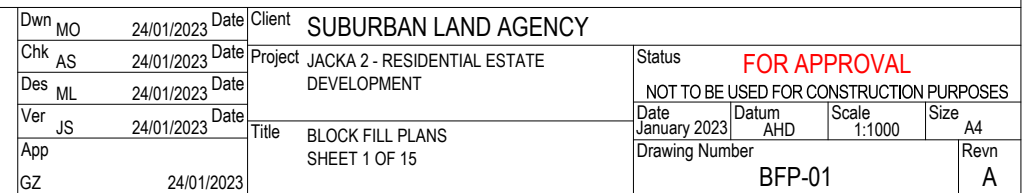
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**W** [suburbanland.act.gov.au](http://suburbanland.act.gov.au)  
**ABN** 27 105 505 367

0 20 40m  
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A	24/01/2023	FOR INFORMATION	ML	JS	GZ
Rev	Date	Description	Des.	Verif.	Appd

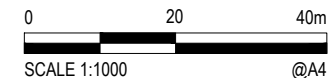
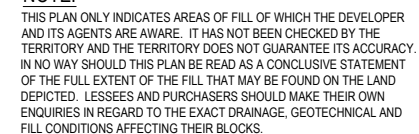




FOR CONTINUATION REFER DRAWING No. BFP-3



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Ver	JS	24/01/2023	Date		Date January 2023	Datum AHD	Scale 1:1000	Size A4
App	GZ 24/01/2023			Title	BLOCK FILL PLANS SHEET 2 OF 15			Drawing Number
							BFP-02	
							Revn A	



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DATE PLOTTED: 11 December 2023 10:47 AM BY: CHEN, CHARLIE

**NOTE:**  
THIS PLAN ONLY INDICATES AREAS OF FILL OF WHICH THE DEVELOPER AND ITS AGENTS ARE AWARE. IT HAS NOT BEEN CHECKED BY THE TERRITORY AND THE TERRITORY DOES NOT GUARANTEE ITS ACCURACY. IN NO WAY SHOULD THIS PLAN BE READ AS A CONCLUSIVE STATEMENT OF THE FULL EXTENT OF THE FILL THAT MAY BE FOUND ON THE LAND DEPICTED. LESSEES AND PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES IN REGARD TO THE EXACT DRAINAGE, GEOTECHNICAL AND FILL CONDITIONS AFFECTING THEIR BLOCKS.

**LEGEND**

1

BLOCK IDENTIFIER

11

SECTION IDENTIFIER

1.0

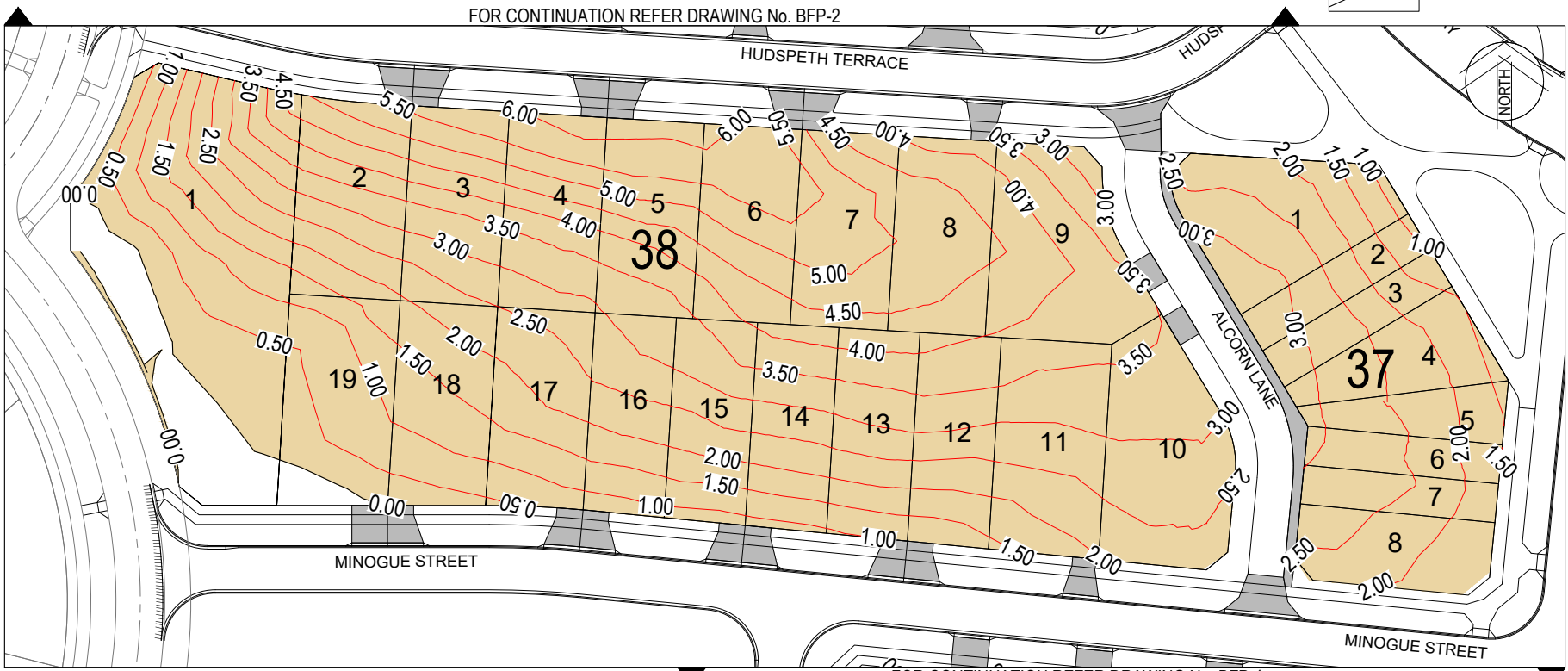
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ESTIMATED FILL DEPTH (m)

FILL

0.0

LIMIT OF FILL

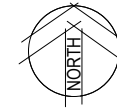
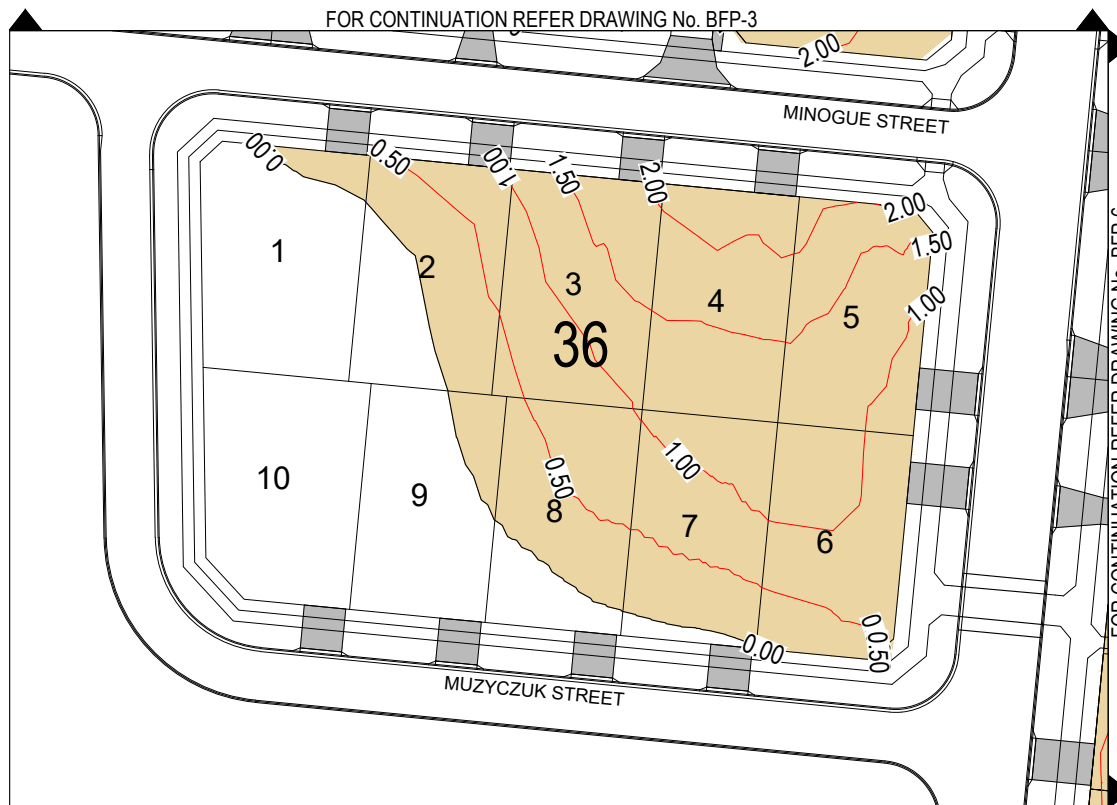


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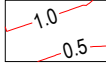

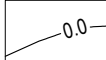
Stantec Australia Pty Ltd | ABN 17 007 820 322  
Eastern Core, Level 4, 2 Constitution Ave  
Canberra, ACT 2601  
Tel: 02 6112 4500  
Web: www.stantec.com/au

Dwn	MO	24/01/2023	Date	Client	SUBURBAN LAND AGENCY						
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DATE PLOTTED: 11 December 2023 10:47 AM BY: CHEN, CHARLIE



### LEGEND

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- 11 SECTION IDENTIFIER
-  ESTIMATED FILL DEPTH (m)
-  FILL
-  LIMIT OF FILL

### NOTE:

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0 20 40m  
SCALE 1:1000 @A4

A	24/01/2023	FOR INFORMATION	ML	JS	GZ
Rev	Date	Description	Des.	Verif.	Appd.



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Dwn	MO	24/01/2023	Date	Client SUBURBAN LAND AGENCY							
Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT				Status <b>FOR APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
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XREFs: EX-Title Block Logo: EX-Taylor: X-GUNGAH LIN: EX-10D: X-OS PATHS: X-CAD Base - 1A: AT GRP TITLE BLOCK: X-CAD Base: STG\_1C: X-CAD Base: STG\_1C: 1A SECTION & BLOCK  
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DATE PLOTTED: 11 December 2023 10:46 AM BY: CHEN, CHARLIE

FOR CONTINUATION REFER DRAWING No. BFP-7

### LEGEND

1 BLOCK IDENTIFIER

11 SECTION IDENTIFIER

1.0  
0.5  
ESTIMATED FILL DEPTH (m)

FILL

0.0  
LIMIT OF FILL

### NOTE:

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FOR CONTINUATION REFER DRAWING No. BFP-6

FOR CONTINUATION REFER DRAWING No. BFP-8

FOR CONTINUATION REFER DRAWING No. BFP-9

FOR CONTINUATION REFER DRAWING No. BFP-3

FOR CONTINUATION REFER DRAWING No. BFP-4



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Dwn	MO	24/01/2023	Date	Client	SUBURBAN LAND AGENCY	
Chk	AS	24/01/2023	Date	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT	
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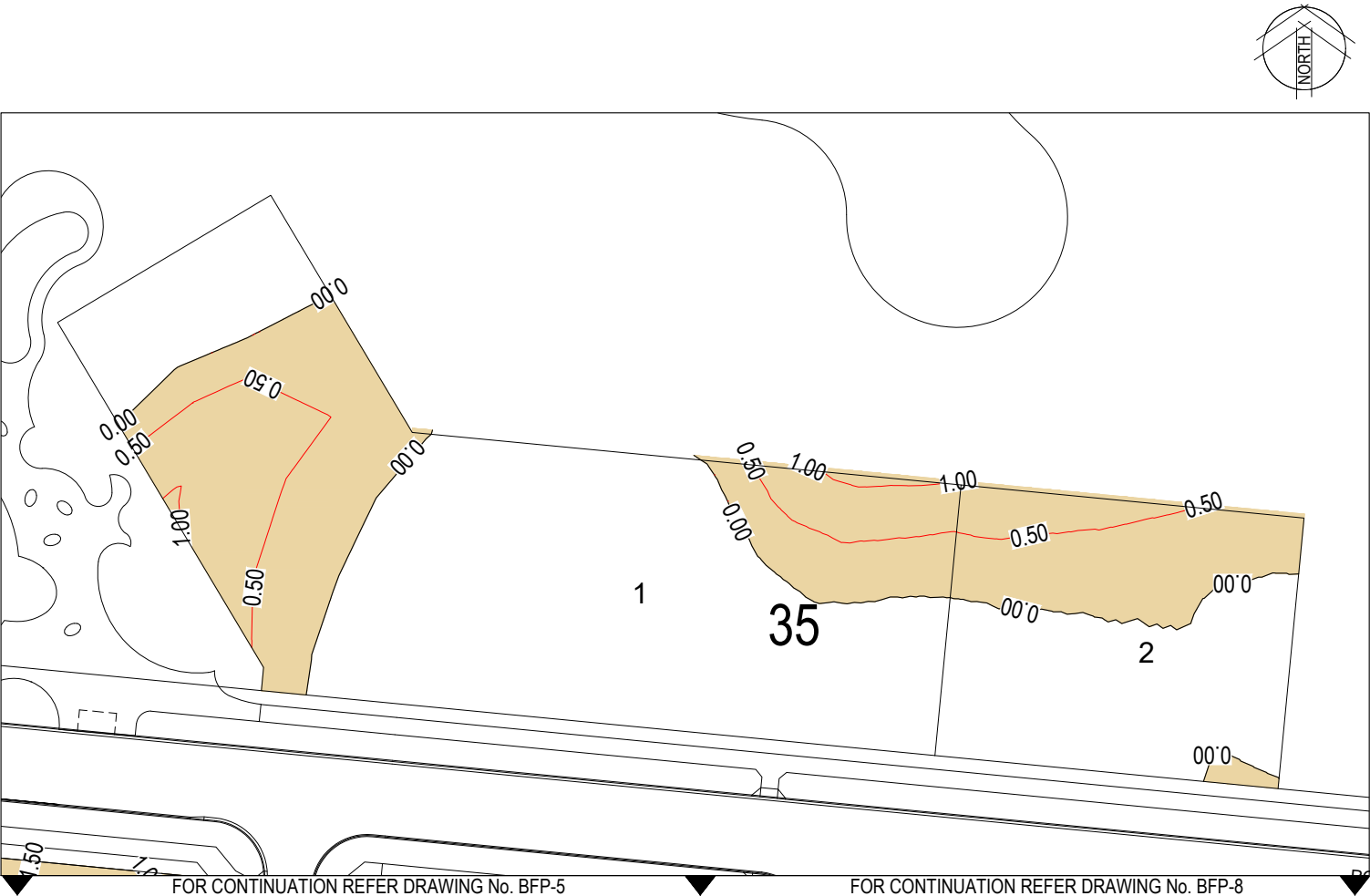
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DATE PLOTTED: 11 December 2023 10:45 AM BY: CHEN, CHARLIE



LEGEND

- 1 BLOCK IDENTIFIER
- 11 SECTION IDENTIFIER
- ESTIMATED FILL DEPTH (m)
  - 1.0
  - 0.5
- FILL
- LIMIT OF FILL

NOTE:  
THIS PLAN ONLY INDICATES AREAS OF FILL OF WHICH THE DEVELOPER AND ITS AGENTS ARE AWARE. IT HAS NOT BEEN CHECKED BY THE TERRITORY AND THE TERRITORY DOES NOT GUARANTEE ITS ACCURACY. IN NO WAY SHOULD THIS PLAN BE READ AS A CONCLUSIVE STATEMENT OF THE FULL EXTENT OF THE FILL THAT MAY BE FOUND ON THE LAND DEPICTED. LESSEES AND PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES IN REGARD TO THE EXACT DRAINAGE, GEOTECHNICAL AND FILL CONDITIONS AFFECTING THEIR BLOCKS.



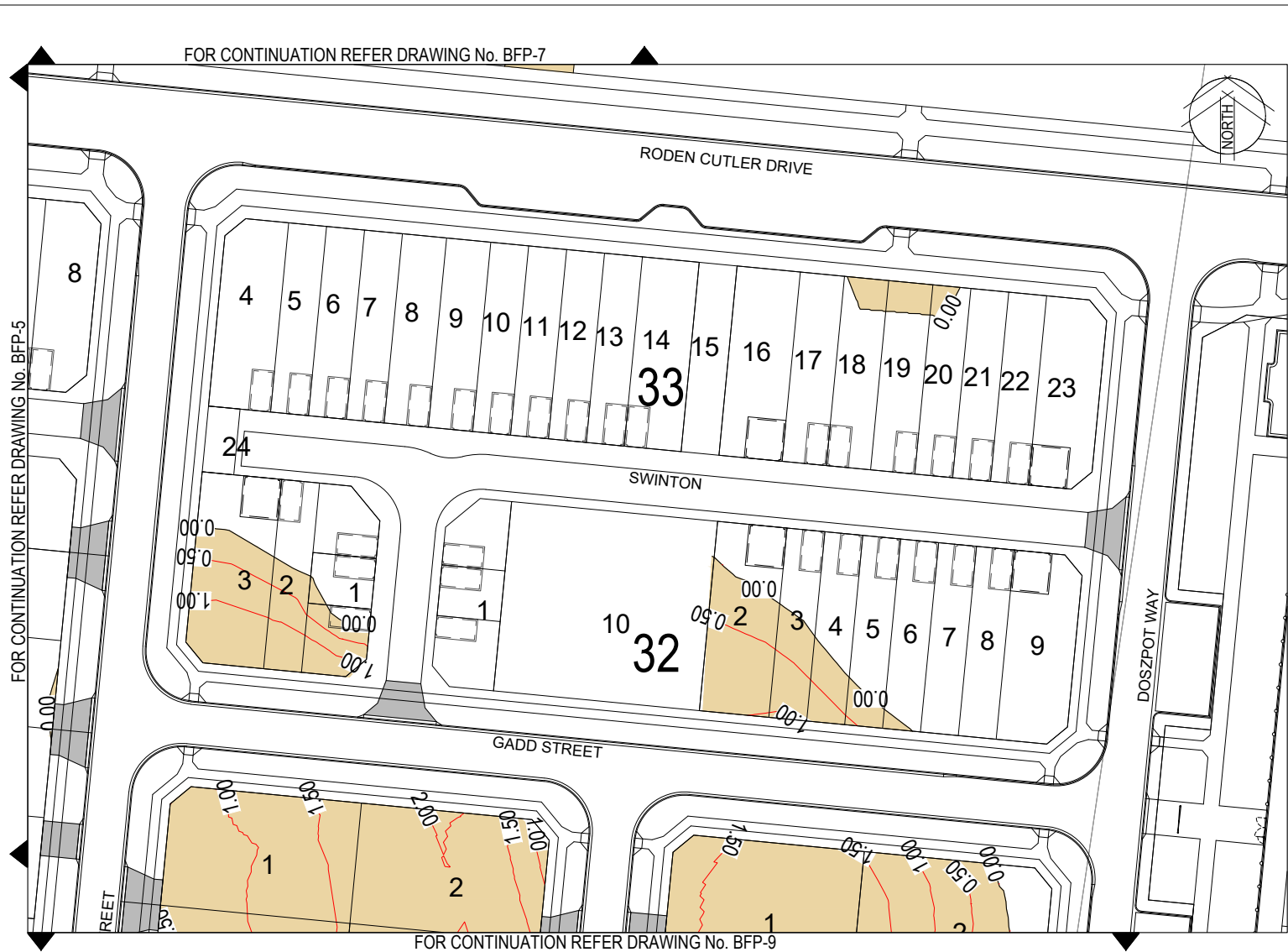
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Rev	Date	Description	Des.	Verif.	Appd.



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Dwn	MO	24/01/2023	Date	Client	SUBURBAN LAND AGENCY					
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Ver	JS	24/01/2023	Date				NOT TO BE USED FOR CONSTRUCTION PURPOSES			
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				BFP-07			A			

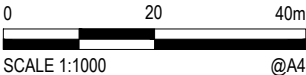
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CAD File: L:\Projects\SLA\_JAC - Jacka 2\WORKING\GRD06 Report\Housing D0s 2022\H0G 2023\Block Fill Plans Standard\BLOCK FILL.dwg  
DATE PLOTTED: 11 December 2023 10:46 AM BY: CHEN, CHARLIE



LEGEND

- 1 BLOCK IDENTIFIER
- 11 SECTION IDENTIFIER
- 1.0  
0.5 ESTIMATED FILL DEPTH (m)
- FILL
- 0.0 LIMIT OF FILL

NOTE:  
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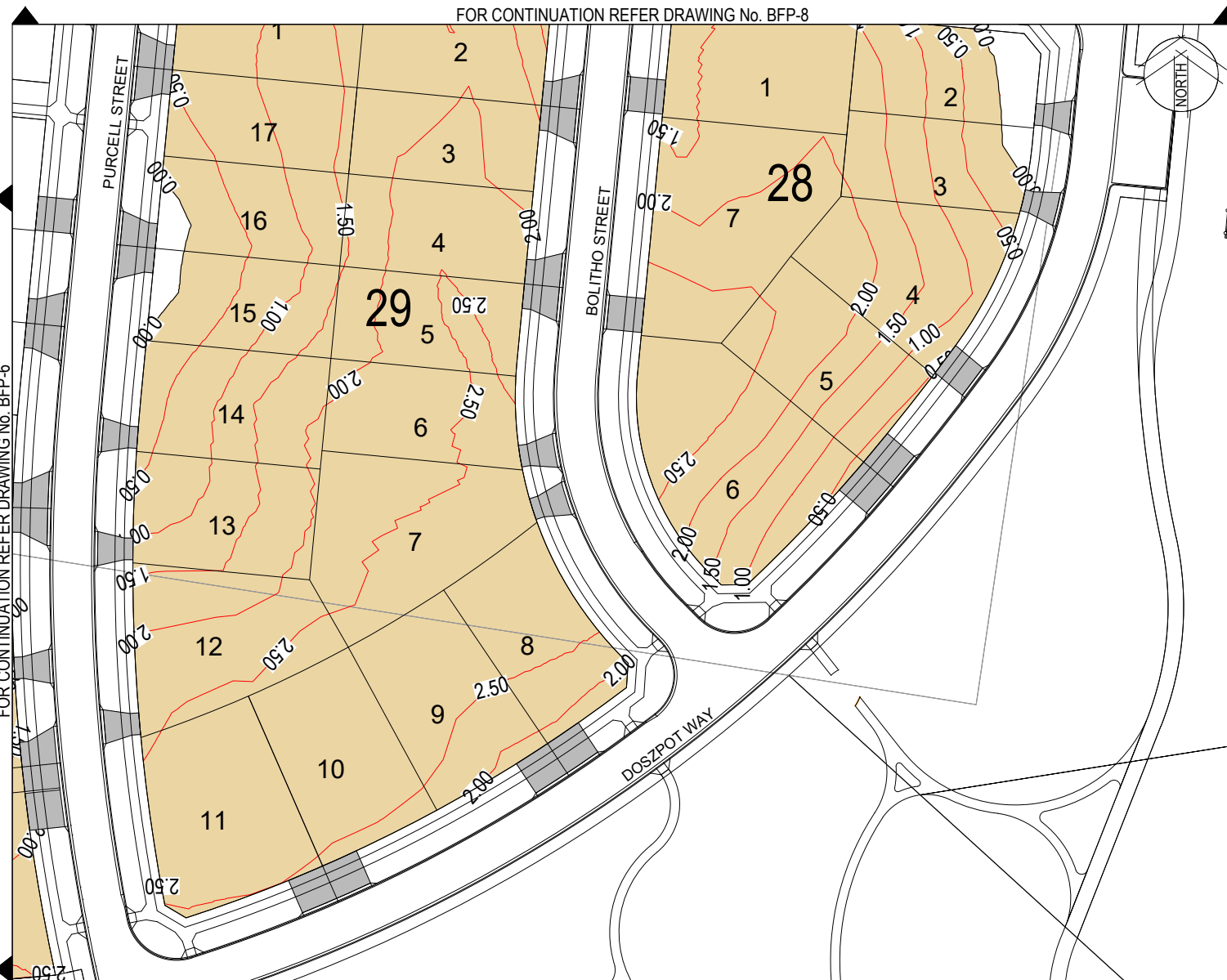


Rev	Date	Description	Des.	Verif.	Appd.
A	24/01/2023	FOR INFORMATION	ML	JS	GZ

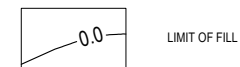
  
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Tel: 02 6112 4500  
Web: www.stantec.com/au

Dwn	MO	24/01/2023	Date	Client	SUBURBAN LAND AGENCY						
Chk	AS	24/01/2023	Date	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT			Status			
Des	ML	24/01/2023	Date	Title	BLOCK FILL PLANS SHEET 8 OF 15			FOR APPROVAL			
Ver	JS	24/01/2023	Date					NOT TO BE USED FOR CONSTRUCTION PURPOSES			
App	GZ	24/01/2023	Date	Title	BLOCK FILL PLANS SHEET 8 OF 15			Date	Datum	Scale	Size
GZ								24/01/2023	January 2023	AHD	1:1000
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								BFP-08		A	

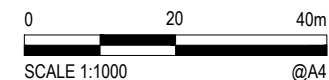
FOR CONTINUATION REFER DRAWING No. BFP-6



1	BLOCK IDENTIFIER
11	SECTION IDENTIFIER

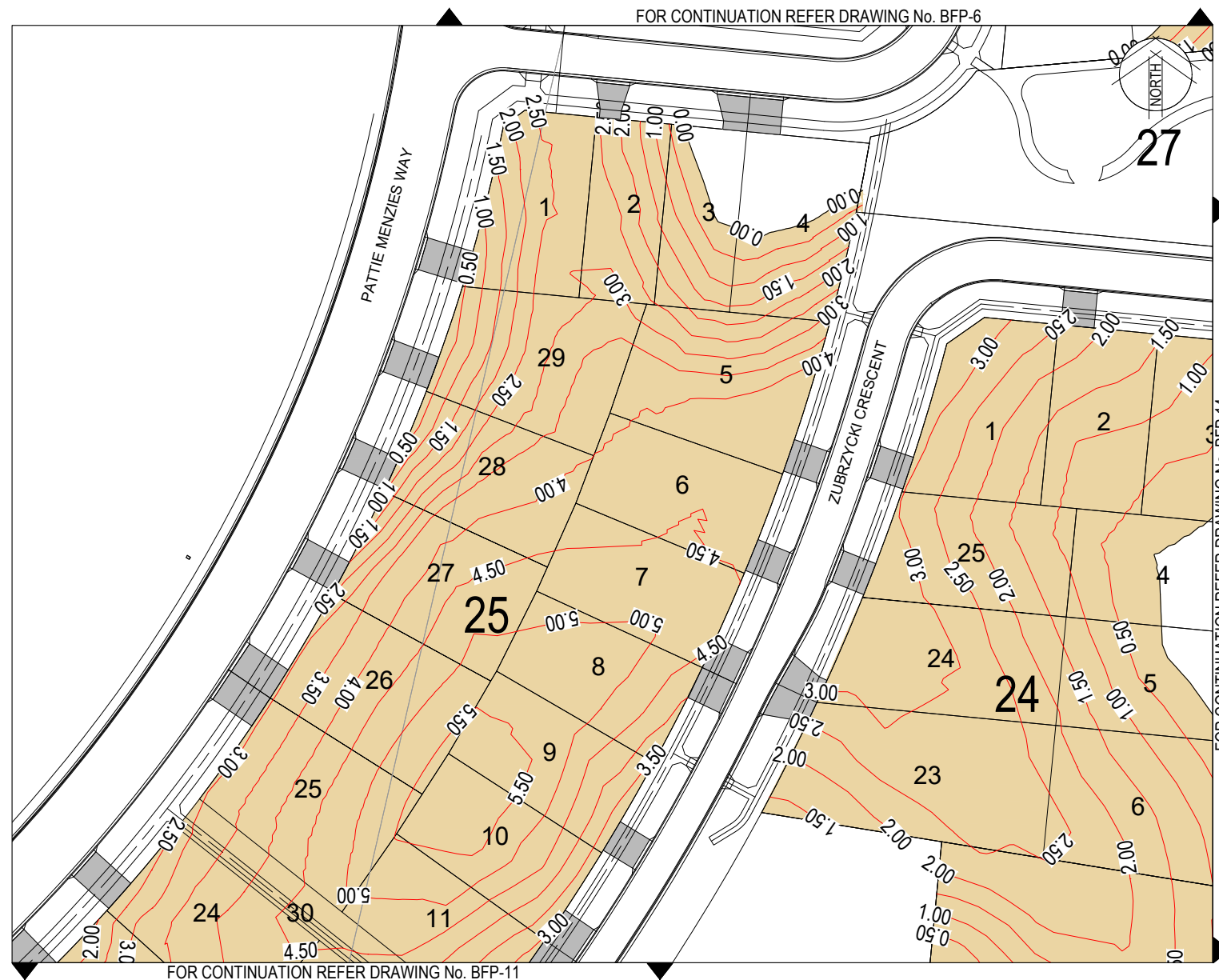


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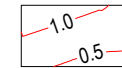
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Chk	AS	24/01/2023	Date	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT			Status			
Des	ML	24/01/2023	Date					FOR APPROVAL			
Ver	JS	24/01/2023	Date					NOT TO BE USED FOR CONSTRUCTION PURPOSES			
App				Title	BLOCK FILL PLANS SHEET 9 OF 15			Date	Datum	Scale	Size
GZ		24/01/2023						January 2023	AHD	1:1000	A4
								Drawing Number			Revn
								BFP-09			A



### LEGEND

1 BLOCK IDENTIFIER

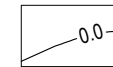
11 SECTION IDENTIFIER



ESTIMATED FILL DEPTH (m)



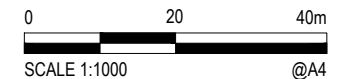
FILL



LIMIT OF FILL

NOTE:

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A	24/01/2023	FOR INFORMATION	ML	JS	GZ
Rev	Date	Description	Des.	Verif.	Appd.



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Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT	Status <b>FOR APPROVAL</b>				
Des	ML	24/01/2023	Date		NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Ver	JS	24/01/2023	Date	Title BLOCK FILL PLANS SHEET 10 OF 15	Date January 2023	Datum AHD	Scale 1:1000	Size A4	
App					Drawing Number				Revn
GZ	24/01/2023				BFP-10				A





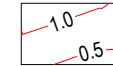
### LEGEND

•

BLOCK IDENTIFIER

11

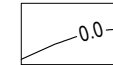
SECTION IDENTIFIER



ESTIMATED FILL DEPTH (m)



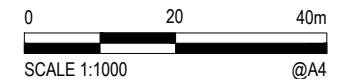
**FILL**



LIMIT OF FILL

NOTE:

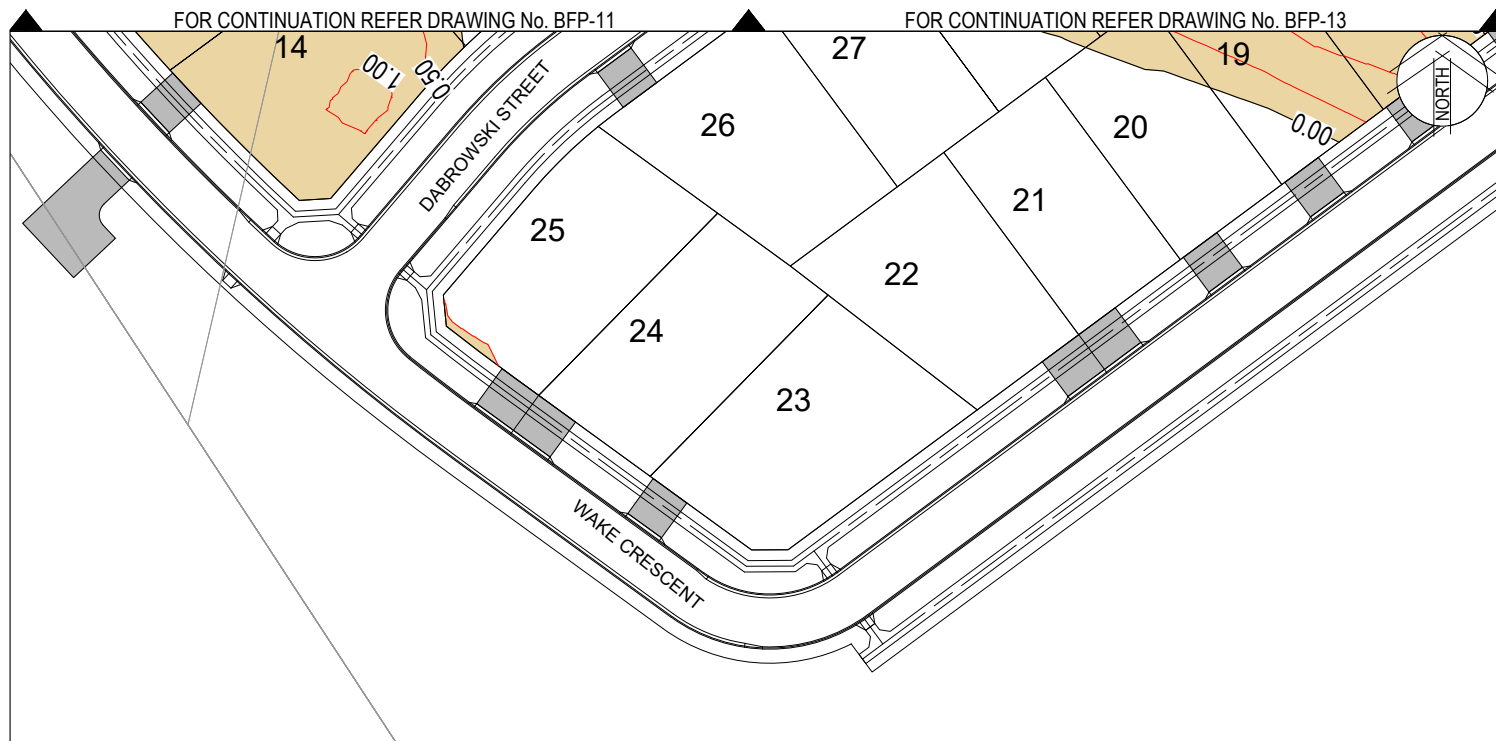
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Dwn	MO	24/01/2023	Date	Client SUBURBAN LAND AGENCY					
Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT	Status <b>FOR APPROVAL</b>				
Des	ML	24/01/2023	Date		NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Ver	JS	24/01/2023	Date	Title BLOCK FILL PLANS SHEET 11 OF 15	Date January 2023	Datum AHD	Scale 1:1000	Size A4	
App					Drawing Number				Revn
GZ	24/01/2023				BFP-11				A

XREFs: EX-Title Block Logo: EX-Taylor: X-GUNGAHLIN: EX-10D: X-OS PATHS: X-CAD Base - 1A: AT GRP TITLE BLOCK: X-CAD Base: STG\_1C: X-CAD Base: STG\_1C: 1A SECTION & BLOCK  
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DATE PLOTTED: 11 December 2023 10:46 AM BY: CHEN, CHARLIE

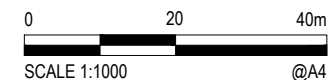


LEGEND

- 1 BLOCK IDENTIFIER
- 11 SECTION IDENTIFIER
- 1.0 0.5 ESTIMATED FILL DEPTH (m)
- FILL
- 0.0 LIMIT OF FILL

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A	24/01/2023	FOR INFORMATION	ML	JS	GZ
Rev	Date	Description	Des.	Verif.	Appd.



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Chk	AS	24/01/2023	Date	Project	JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT		Status			FOR APPROVAL	
Des	ML	24/01/2023	Date	Title	BLOCK FILL PLANS SHEET 12 OF 15		NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Ver	JS	24/01/2023	Date				Date	Datum	Scale	Size	A4
App							January 2023	AHD	1:1000		
GZ		24/01/2023				Drawing Number					Revn
						BFP-12					A



FOR CONTINUATION REFER DRAWING No. BFP-14

1	BLOCK IDENTIFIER
11	SECTION IDENTIFIER



LIMIT OF FILL

0 20 40m  
SCALE 1:1000 @A4

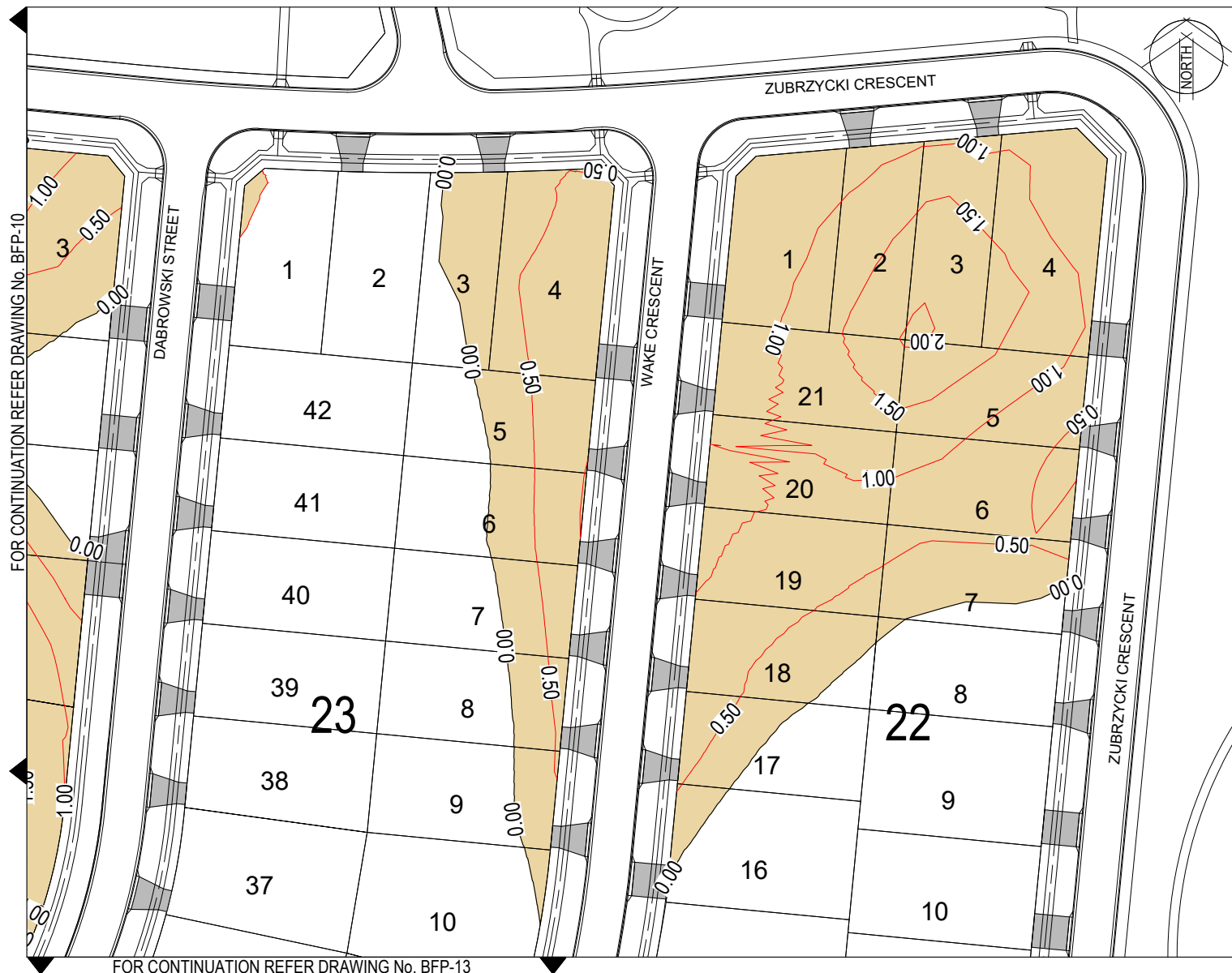
A	24/01/2023	FOR INFORMATION	ML	JS	GZ
Rev	Date	Description	Des.	Verif.	Appd.



Dwn	MO	24/01/2023	Date	Client SUBURBAN LAND AGENCY				
Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT	Status <b>FOR APPROVAL</b>			
Des	ML	24/01/2023	Date		NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Ver	JS	24/01/2023	Date		Date January 2023	Datum AHD	Scale 1:1000	Size A4
App	GZ 24/01/2023			Title BLOCK FILL PLANS SHEET 13 OF 15	Drawing Number			Revn
					BFP-13			A



XREFs: EX-Title Block Logo: EX-Taylor, X-GUNGAH LIN EX-10D, X-OS PATHS; X-CAD Base - 1A, AT GRP TITLE BLOCK; X-CAD Base, STG, 1C; X-CAD Base, STG, 1C; 1A SECTION & BLOCK  
CAD File: L:\Projects\SLA, JAC - Jacka ZW\WORKING\RD06 Report\Housing DGS 2022\HGDG 2023\Block Fill Plans Standard\BLOCK FILL.dwg  
DATE PLOTTED: 11 December 2023 10:46 AM BY: CHEN, CHARLIE

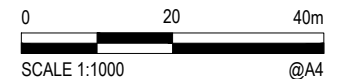


LEGEND

- 1 BLOCK IDENTIFIER
- 11 SECTION IDENTIFIER
- 1.0  
0.5 ESTIMATED FILL DEPTH (m)
- FILL
- 0.0 LIMIT OF FILL

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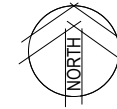
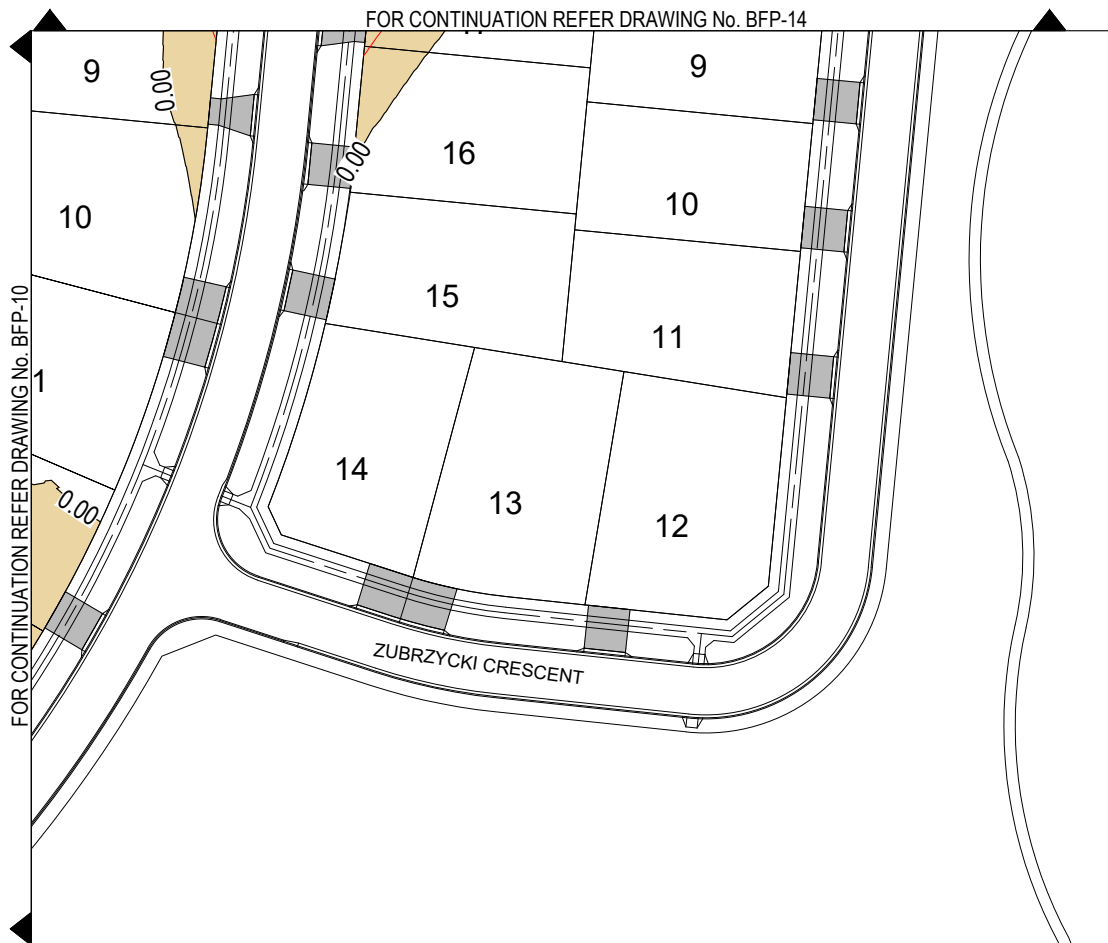
Rev	Date	Description	Des.	Verif.	Appd.
A	24/01/2023	FOR INFORMATION	ML	JS	GZ



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Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT		Status <b>FOR APPROVAL</b>			
Des	ML	24/01/2023	Date			NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Ver	JS	24/01/2023	Date			Date January 2023	Datum AHD	Scale 1:1000	Size A4
App	GZ 24/01/2023			Title BLOCK FILL PLANS SHEET 14 OF 15		Drawing Number			Rev
BFP-14						A			

XREFs: EX-Title Block Logo: EX-Taylor: X-GUNGAHLIN: EX-10D: X-OS PATHS: X-CAD Base - 1A: AT GRP TITLE BLOCK: X-CAD Base: STG\_1C: X-CAD Base: STG\_1B: X-CAD Base: STG\_1C: X-CAD Base: STG\_1D: X-Stage Boundary: STG\_1A: CHAINAGE Drive: 500: X-Stage Boundary: STG\_1C: 1A SECTION & BLOCK  
CAD File: L:\Projects\SLA\_JAC - Jacka ZW\WORKING\GRD06 Report\Housing D0s 2022\HDG 2023\Block Fill Plans Standard\BLOCK FILL.dwg  
DATE PLOTTED: 11 December 2023 10:45 AM BY: CHEN, CHARLIE

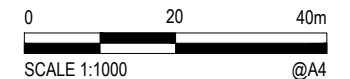


## LEGEND

1	BLOCK IDENTIFIER
11	SECTION IDENTIFIER
	ESTIMATED FILL DEPTH (m)
	FILL
	LIMIT OF FILL

## NOTE:

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Chk	AS	24/01/2023	Date	Project JACKA 2 - RESIDENTIAL ESTATE DEVELOPMENT				Status <div>FOR APPROVAL</div> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Des	ML	24/01/2023	Date								
Ver	JS	24/01/2023	Date	Title BLOCK FILL PLANS SHEET 15 OF 15				Date January 2023	Datum AHD	Scale 1:1000	Size A4
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