

Whitlam Land Sales Residential Estate Housing Development Guide

Various Blocks Stages 1 & 2 - January 2025:

Section 10: Blocks 13, 14, 15

Section 16: Block 2

Section 46: Blocks 12, 13, 15

Housing Development Guide Whitlam -Single residential blocks in Stages 1 & 2 – January 2025

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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	August 2022	Draft
2.0	June 2023	Over the Counter Sales Documentation
3.0	November 2023	Over the Counter Sales Documentation
4.0	January 2025	Last 7 blocks in Stages 1 & 2

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.

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

If you are deaf, or have a speech or hearing impairment, and need the teletypewriter service, please phone 13 36 77 and ask for Access Canberra on 13 22 81.

For speak and listen users, please phone 1300 555 727 and ask for Access Canberra on 13 22 81.

For more information on these services visit <u>www.relayservice.com.au</u>.

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.



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 requirements that apply to Single residential blocks in Stages 1 & 2 January 2025.

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, 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.

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 30months 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 Transport Canberra and City Services on 13 22 81.

To claim your bond following the completion of your house, you will need to complete the form at Appendix E and send it in via email to suburbanland@act.gov.au along with the following information:

- Certificate of occupancy
- Photos of the verge showing its current condition
- If relevant, written agreement from Transport Canberra and City Services to a change in the verge treatment

When assessing a claim for bond return, the Suburban Land Agency may conduct an inspection of the verge to verify that it has been returned to its original condition.

If the Suburban Land Agency is not satisfied that the verge is in an acceptable condition, at its sole discretion it may choose to not return the bond and instead use the funds to repair the verge to its original condition.

If you require the use of the verge during construction, please contact Access Canberra on 13 22 81.

2.2. 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 \$10,000, 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 home:

- 1. Energy: Build an all-electric home that is not connected to the gas network; and
- 2. **Roof Colour**: Build a home that has a "light" coloured roof with a solar absorptance value of less than 0.5; and
- 3. Hot Water System: Install an electric heat pump or electric boost solar water heater; and
- 4. Solar PV: Install a Solar PV system with a minimum total rate output of 5kW; and
- 5. **Cooktop**: Install an electric oven and an electric cooktop in the kitchen; and
- 6. **Heating and Cooling**: Install an electric heating and/or cooling system; and
- 7. Energy Monitoring: Install an Energy Monitoring and/or Management system in the home; and
- 8. EV Charging Point: Install an electric vehicle charge point in the garage or carport.

For more information please refer to the "Home Energy Rebate Program Eligibility Guidelines" via the Suburban Land Agency website http://suburbanland.act.gov.au/whitlam/energy-rebate.

2.3. Gas

A gas network is in Whitlam Stages 1 and 2, however as of 8 December 20023, a new ACT regulation came into affect preventing gas connections to residential buildings. Whitlam Stage 3 is not connected to a gas network and gas will not be available to residents' homes.



2.4. Solid Fuel Heating Systems

All residents within Whitlam 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.

2.5. Acoustic Protection

Facades facing John Gorton Drive and William Hovell Drive require acoustic protection measures to address external road noise. The purpose of this control is to create a façade within the primary building zone of noise affected blocks that stops the noise that may be associated with John Gorton Drive and William Hovell Drive travelling further into the suburb. The relevant blocks are identified on the Block Detail Table in Annexure B.

To achieve the above goal the design of the house must be able to demonstrate that a cross section drawn parallel to the front boundary within the primary building zone can achieve a vertical surface with a height of at least 3m, 4.5m or 6m (as indicated in the Block Detail Table in Annexure B) and the width of the block, excluding side setbacks.

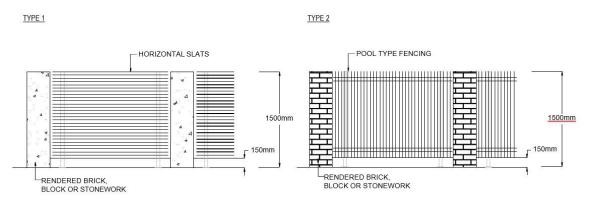
2.6. Mandatory Transparent Fence

A number of blocks require a transparent or semi-transparent fence with a gate to be built along one edge. Depending on the location and block, certain blocks will need to install a maximum 1.5m height fence, other blocks will only require a 3m building setback for the transparent fence. The fence is to be visually softened with planting grown as a hedge along the boundary. This planting is required to be located wholly within the property boundary when grown. This provides better visual amenity from the street frontage.

2.7. Mandatory Courtyard Wall

A number of blocks require a courtyard wall to be built along one edge. This is generally where a block faces Sculthorpe Avenue or is adjoining an open space pedestrian link. The specific blocks are identified on the Block Details Plan and can be identified by a blue line.

The courtyard wall is to be 1.5m high and constructed of rendered brick or stonework in combination with feature panels. Acceptable examples are shown below. Where a wall is required along the front boundary, the wall is required to be setback 600mm from the front boundary to enable landscaping to be planted in front of the wall. (Refer to drawing Planning Control Plan 1, Detail-1, Type 1 & Type 2). Where a boundary wall is required on a side boundary, the courtyard wall should terminate 5m from the primary frontage.



DETAIL 1 - APPLIES TO ROAD 01, ROAD 39 AND OPEN SPACES

2.8. Blocks over 500m2 – Side Setbacks

Blocks over 500m² are to have buildings setback a minimum 3m from the side property boundary 1 and 1.5m off the side boundary 2. Garages are also to be a minimum of 1.5m off the side boundary nominated, side boundary 2. There is to be no zero-side setback or no building right along the boundary. These setbacks provide for better visual amenity from the street frontage and between block. Refer to DS5 - Molonglo Valley District Specifications – Whitlam for required setbacks.

2.9. Cut and Fill

Cut and fill requirements are required to minimize the effect of topography on the built form. This allows for better use of the sites and better outcomes of built homes.

Retaining walls along street frontages and adjacent to public open spaces are to be a maximum 1m height from the footpath level. We encourage the construction of buildings to incorporate any changes in levels within the design of the building. This will ensure the building will sit within the natural topography of the block. It will also ensure dwellings do not cut or fill more than the maximum 1.5m allowed within the ACT Territory Plan requirements. Any changes in the levels are to be softened through terraced landscaped areas of maximum 1m in height. This could be through terraced retaining walls with planting or grassing.

2.10. Mandatory Zero Setback

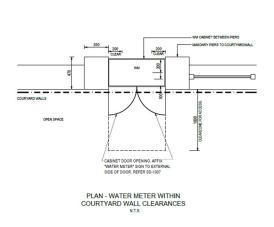
Certain mid-sized blocks as part of a terrace arrangement are nominated with a mandatory zero setback. Blocks nominated with a blue triangle in the terrace arrangement allows zero side setbacks on the length of the boundary that is indicated by the blue triangle. The purpose of this control is to allow those end blocks to have the same setbacks as the other terrace blocks and for a uniform look in the development. Refer to DS5 - Molonglo Valley District Specifications – Whitlam for required setbacks.

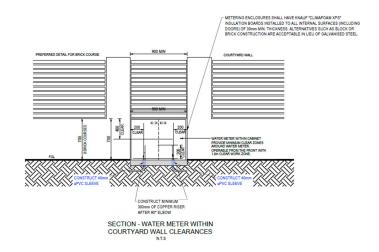
2.11. Bushfire Attack Level (BAL)

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. Blocks 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.

2.12. Access Requirements for Water Meter Located in Courtyard Wall

Specified blocks (as indicated in the Block Detail Table in Annexure B) require the water meter to be installed within the courtyard wall to meet ICON Water requirements.





2.13. Limited Development Potential Blocks

These nominated blocks may require additional design consideration due to block size, slope and orientation to ensure solar access and privacy compliance.



Annexure A - Estate Plan

Below is the Estate Plan for Single residential blocks in Stages 1 & 2 - January 2025















Annexure B - Block Details Table

Below are the Block Details Table for Whitlam:

- Stage 1 Section 16
- Stage 2 Sections 10 & 46

Stage	Section	Block	Area (m2)	Maximum dwelling(s)	Block Typology	Compact Block	Mid-Sized Block	Large Block	Blocks with mid-sized block provision between 500m2 and 550m2	Corner Block	mited Development Potential Block	Bushfire Prone Area Requirements Apply	Noise Protection Requirements Apply	Requires Fencing to Public Areas	Services Easement	Requires Access for Utility Providers	Mandatory Courtyard Wall	de setback requirements min 3.0m side oundary 1 & 1.5m from side boundary 2 & garage. No zero setback	Mandatory 2 Story Built Form or 6m building height on primary frontage	Mandatory minimum building height (in metres) on primary frontage	Zoning	Block Detail Plan Page Number@	Block Fill Plan Page Number
									<u> </u>		ij	Bus	ž					Side		Σ			
1	16	2	441	1	Mid-size		V		<u>8</u>	V	ij	Bus	ž					Sid		Σ	RZ1	14	19
1 2	16	2 13	441 525	1 1	Mid-size Large		V	√	∞ √	√	ij	Bus	¥ √			Н.		Sid.		4.5	RZ1 RZ1	14 16	19 21
1 2 2	16			1 1 1			V	√ √	™ √ √	√ √	√ 	sng	V √			4		Sid.					
		13	525	1 1 1	Large		√ √	_	∞ √ √	√ √ √		Bus	√ √		√			pis poq		4.5	RZ1	16	21
2		13 14	525 517	1 1 1 1	Large Large		√ 	_	√ √ √	√ √ √	\[\sqrt{\sq}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}}\signtimes\seption}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}\sqrt{\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	Bus	√ √ √		√ √	√		Sid		4.5 4.5	RZ1 RZ1	16 16	21 21
2		13 14 15	525 517 472	1 1 1 1 1	Large Large Mid-size		√ √	√ 	√ √ √ √	√ √ √	√ √ √ √	Bus	√ √ √		√ √	√ √		Sid		4.5 4.5 4.5	RZ1 RZ1 RZ1	16 16 16	21 21 21

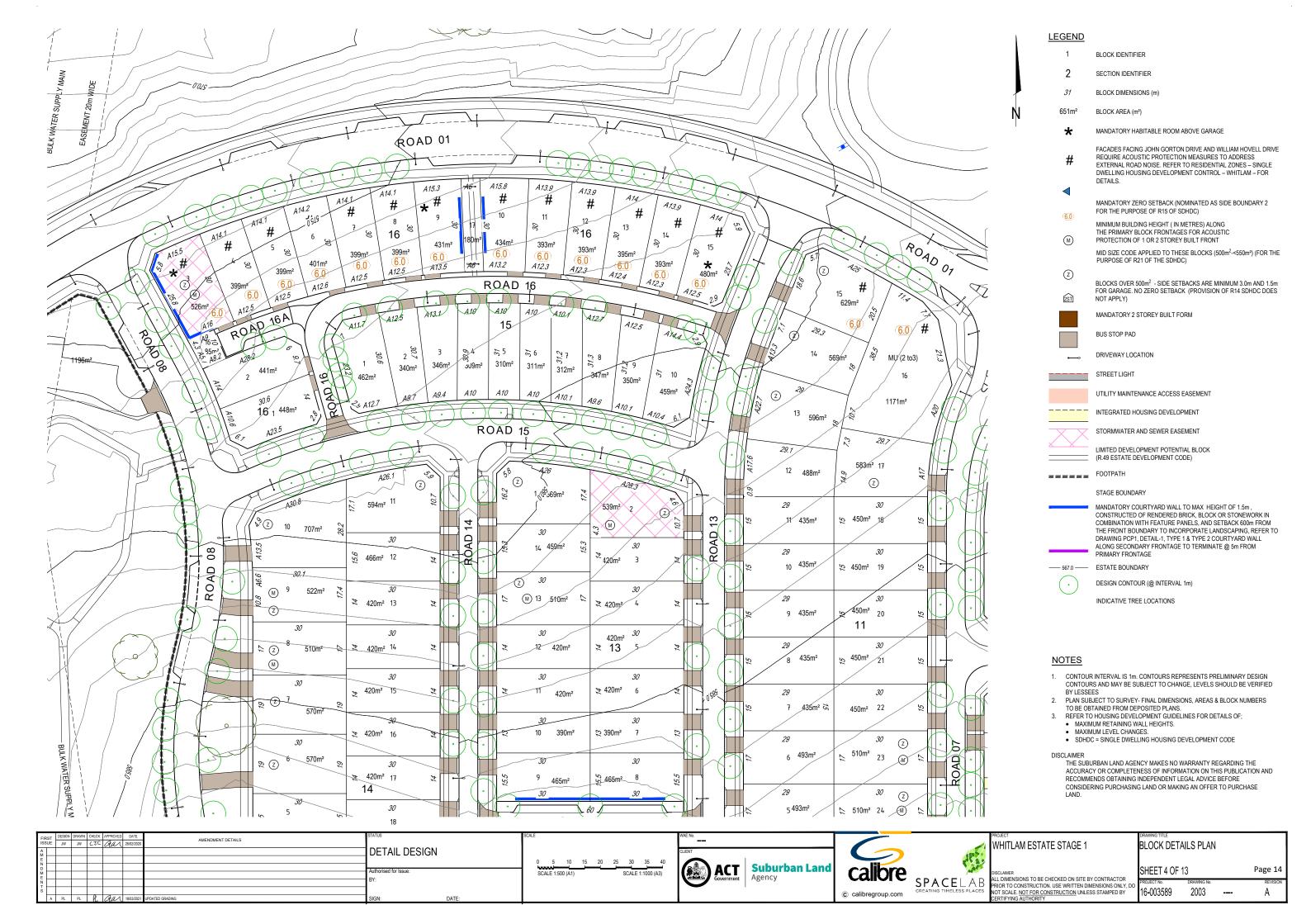


Annexure C - Block Details Plans

Below are the Block Details Plans for Whitlam - Stage 1 - Section 16

*Please Note that:

- Due to a recent change in survey standards, some blocks in the Block Details Plans show incorrect block size. Please refer to the Block Details Table in Annexure B for the correct block size.
- The following Block Details Plans contain references to recently superseded Single Dwelling Housing Development Code. The requirements shown in the Block Detail Plans still apply. Refer to the Molonglo Valley District Specifications https://www.legislation.act.gov.au/ni/2023-738/ for more detail about these requirements.



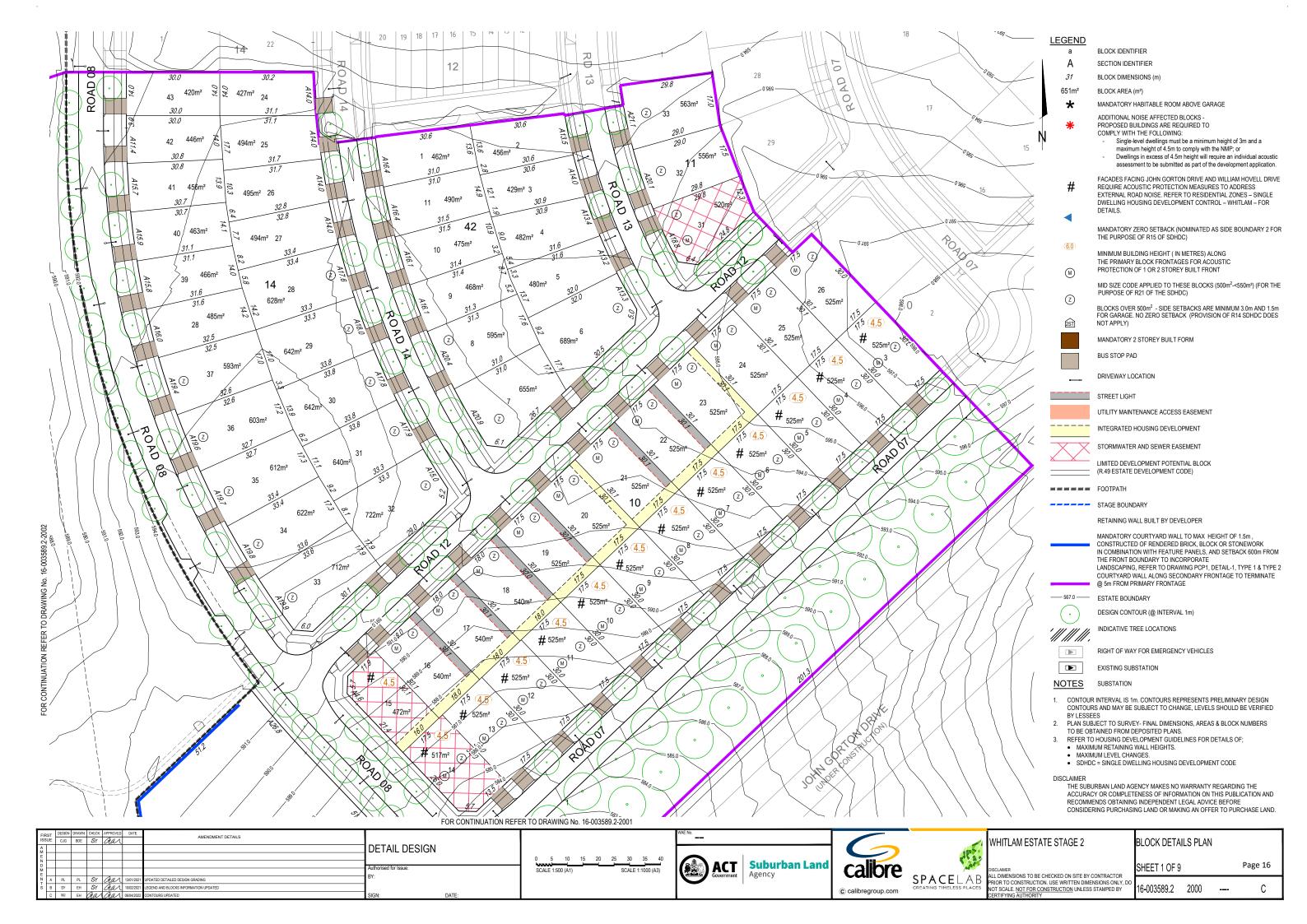


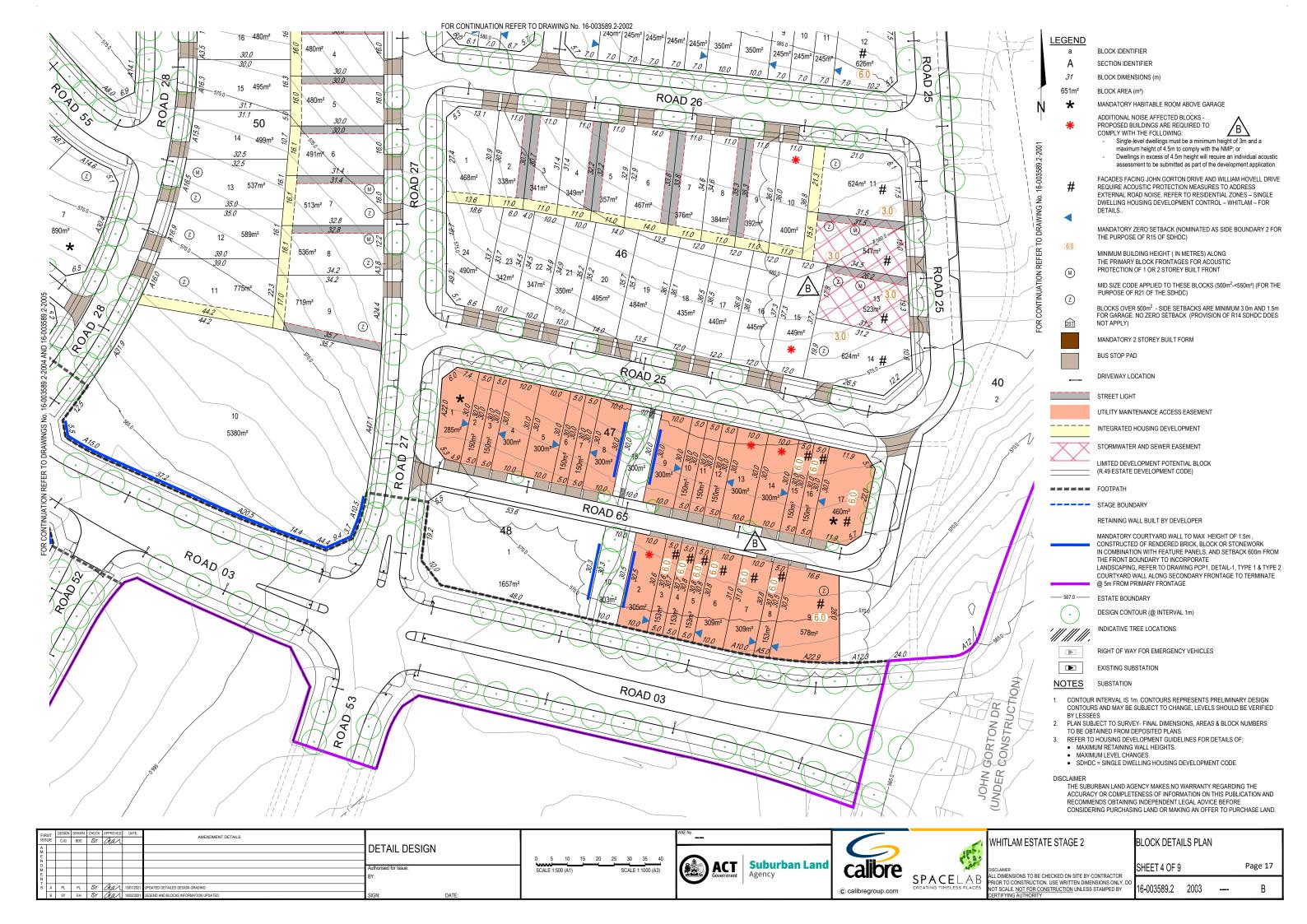
Annexure D - Block Details Plans

Below are the Block Details Plan for Whitlam - Stage 2 - Sections 10 & 46

*Please Note that:

- Due to a recent change in survey standards, some blocks in the Block Details Plans show incorrect block size. Please refer to the Block Details Table in Annexure B for the correct block size.
- The following Block Details Plans contain references to recently superseded Single Dwelling Housing Development Code. The requirements shown in the Block Detail Plans still apply. Refer to the Molonglo Valley District Specifications https://www.legislation.act.gov.au/ni/2023-738/ for more detail about these requirements.

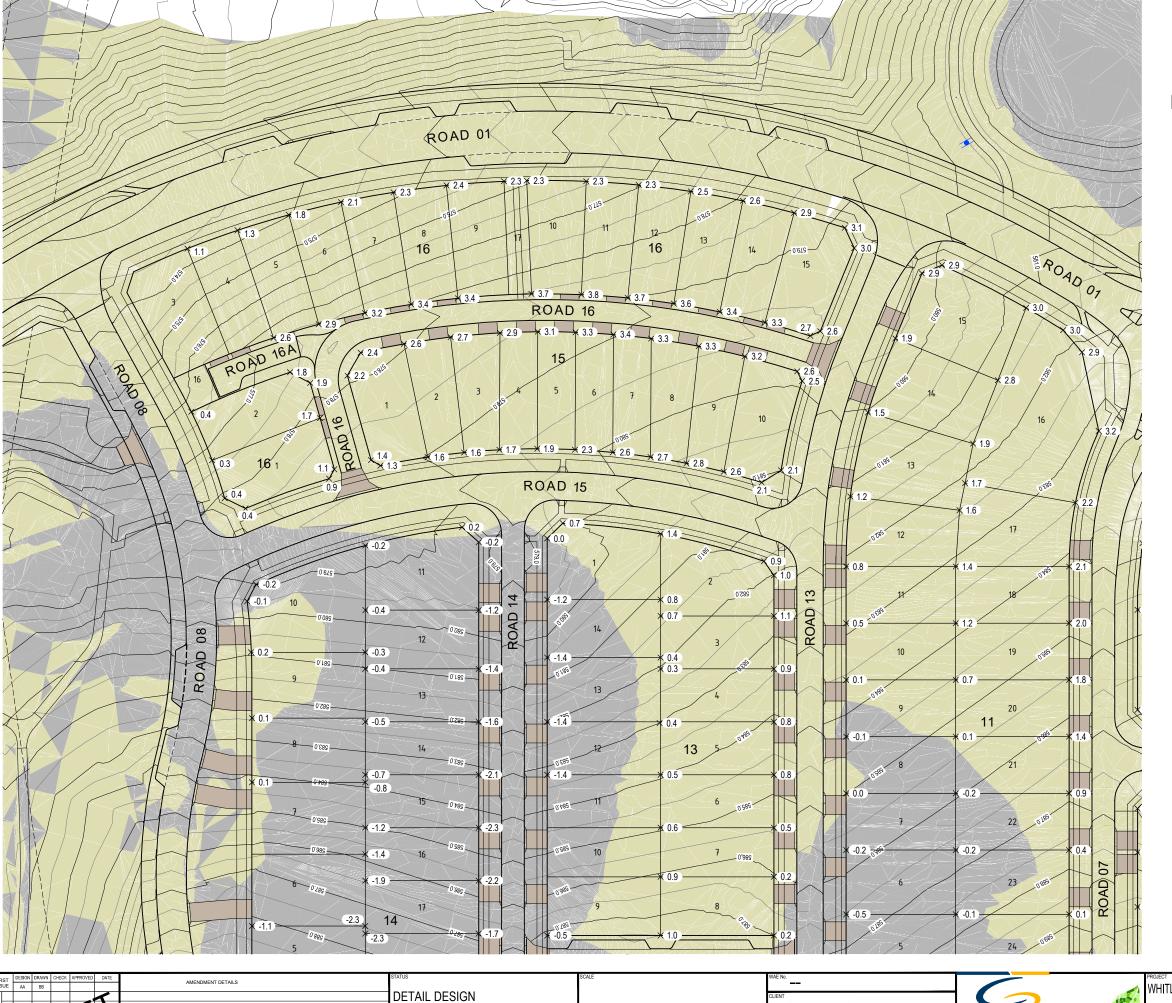






Annexure E - Block Fill Plans

Below are the Block Fill Plan for Whitlam - Stage 1 - Section 16



<u>WARNING</u>

THIS PLAN ONLY INDICATES AREAS OF FILL OF WHICH THE DEVELOPER AND THEIR 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 WHOLE LAND DEPICTED. LESSEES AND PURCHASERS SHOULD MAKE THEIR OWN INQUIRIES IN REGARD TO THE EXACT DRAINAGE, GEOTECHNICAL AND FILL CONDITIONS AFFECTING THEIR BLOCKS.

LEGEND

 $\times 0.3$

BLOCK IDENTIFIER SECTION IDENTIFIER AREA OF KNOWN FILL (DEPTH IN METRES) AREA OF KNOWN CUT (DEPTH IN METRES) DESIGN CONTOUR (@ INTERVAL 0.5m) STAGE BOUNDARY ESTATE BOUNDARY

FILL DEPTHS (IN METRES)



ACT Suburban Land Agency





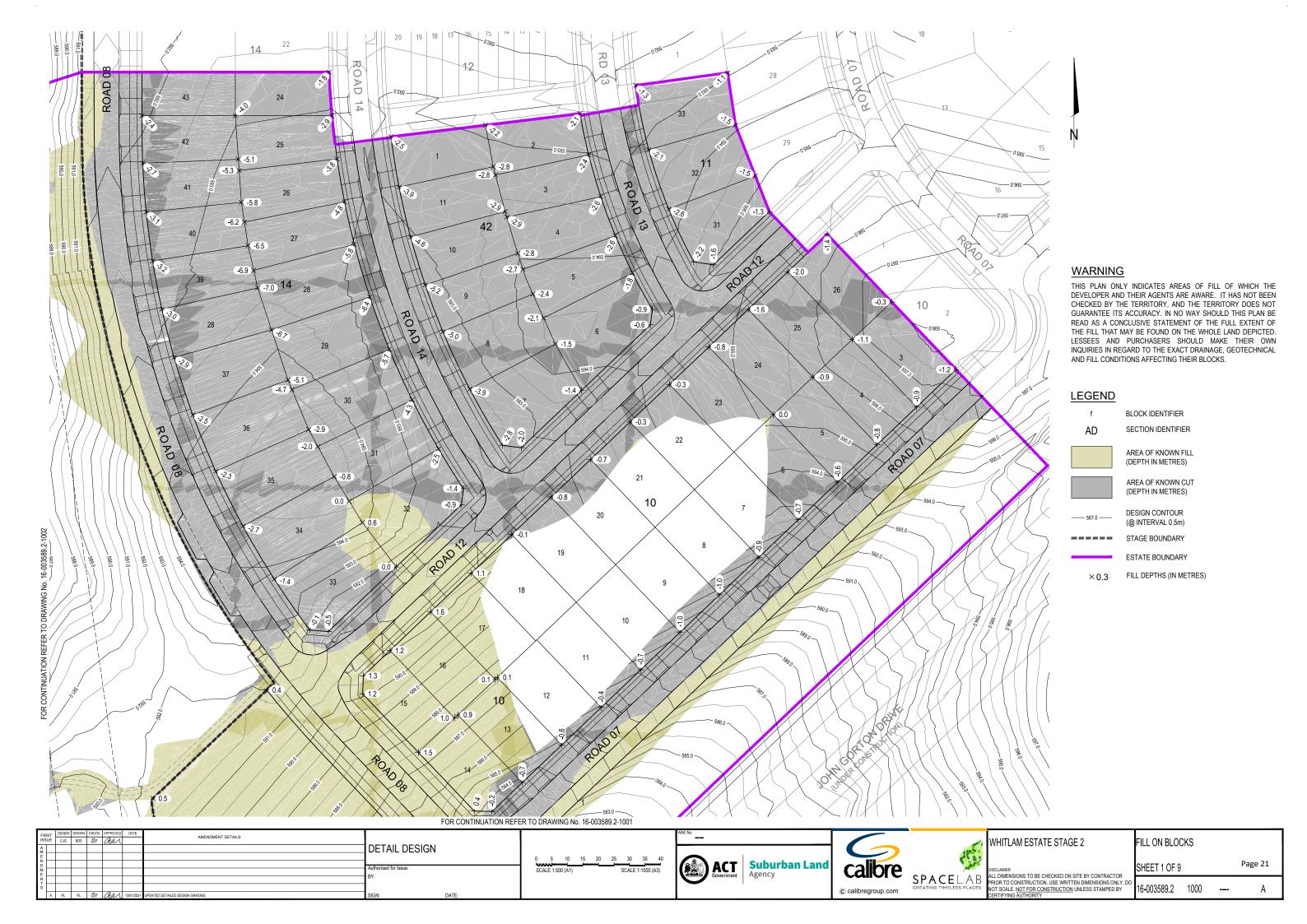
WHITLAM ESTATE STAGE 1 DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR
PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DC
NOT SCALE, NOT FOR CONSTRUCTION
UNLESS STAMPED BY
CERTIFYING AUTHORITY

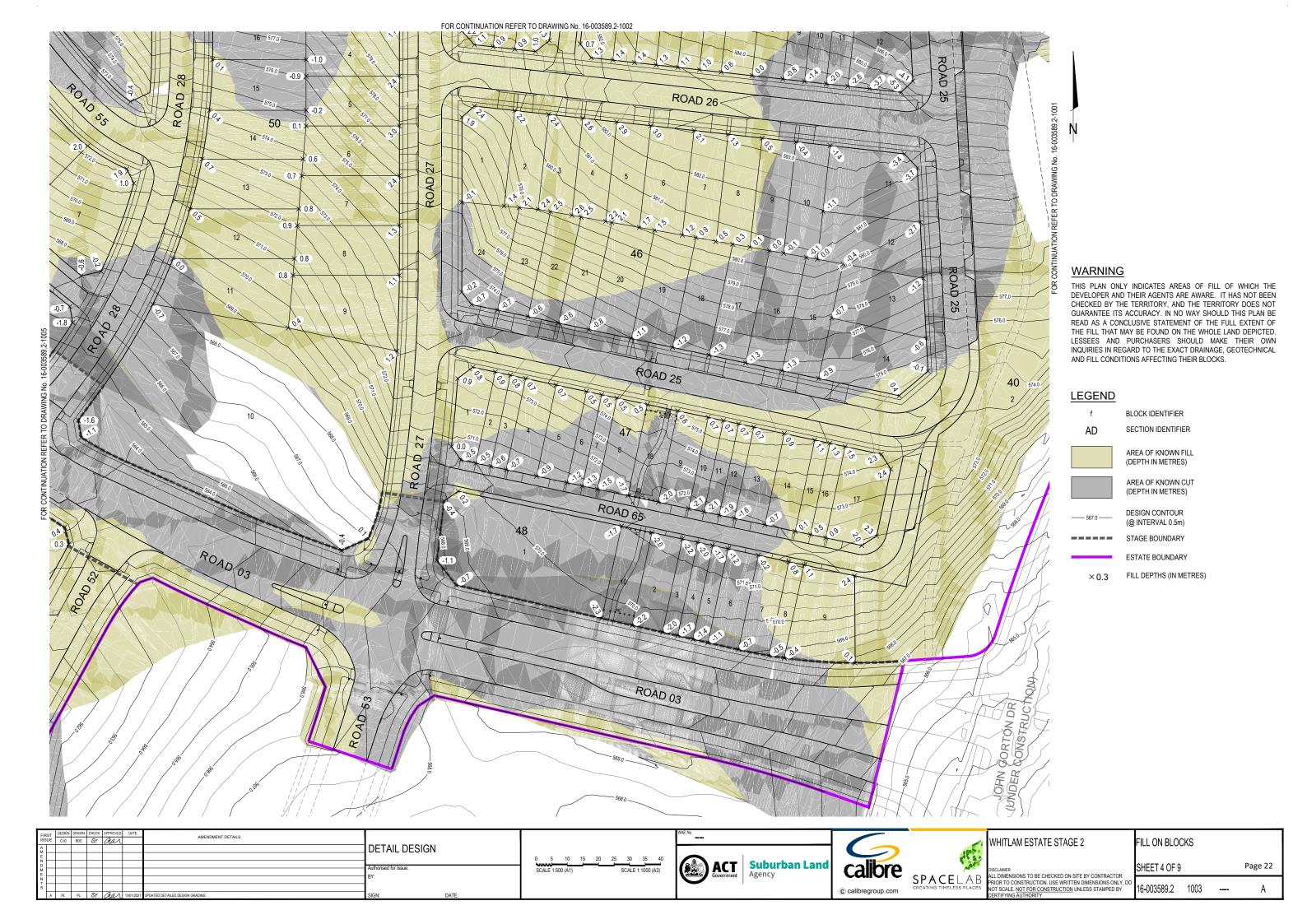
FILL ON BLOCKS SHEET 4 OF 13 Page 19 16-003589 1003



Annexure F - Block Fill Plans

Below are the Block Fill Plans for Whitlam - Stage 2 – Sections 10 & 46







Annexure G – Whitlam Verge Bond Refund Form

Application form for the Whitlam Verge Bond Refund.



APPLICATION For the Whitlam Verge Bond Refund

OCTOBER 2021

APPLICATION

For the Whitlam Verge Bond Refund

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.

During construction on the Land, the Buyer must protect the Verge Assets and remediate and make good any damage to the Verge Assets to the satisfaction of the Seller. Making good includes (but is not limited to) repairing Verge Assets and re-grassing or re-planting the Verge to the satisfaction of the Suburban Land Agency.

To ensure the verges are returned to their original state post construction, a \$1000 bond was 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 via this application form.





! Important

- ✓ This Application Form must be read in conjunction with the Whitlam Housing Development Guide's relevant to your stage.
- ✓ This Application Form must be fully completed by the Buyer or the Eligible Transferee.
- ✓ The Declaration in Section 2 of this Application Form must be signed by each person who is the Buyer or Transferee of the Block.
- ✓ The documents set out in Section 3 of this Application Form must be submitted to the Agency with this Application Form.
- Application Forms which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the Agency.

SECTION 1: APPLICATION DETAILS

Buyer/Eligible Transferee Name							
☐ Buyer who is the current Crown Lessee; or							
☐ Eligible Transferee who is the current Crown Lessee							
First Name	Last Name						
First Name							
Company Name (if any)							
Block Details							
Description of Block on First Grant Contract Block	Section	Suburb					
Street Address of Block							
Buyer or Eligible Transferee's Contact Details							
Postal Address							
Phone Number							
Email Address							
SECTION 2: DECLARATION Buyer/Eligible Transferee Name							
□ lam:							
• The Buyer listed in the First Grant Contract and the cu	ırrent Crown Lessee; or						
An Eligible Transferee and have notified the Suburbar	n Land Agency and am the curr	ent Crown Lessee.					
☐ I certify that this Application Form is submitted within s than 30 months after settlement of the block.	ix months of receiving a certific	cate of occupancy and no later					
☐ I certify that any Verges adjacent to the Block and effect to Settlement or been accepted by Transport Canberra		een restored as they were prior					
☐ I certify that I have remediated and made good any dan Land Agency. Making good includes (but is not limited to Verge to the satisfaction of the Seller.	•						
$\hfill \square$ I certify that all Verges adjacent to the Block are clean a	nd free from building materials	s, refuse or rubbish.					
$\hfill \square$ I certify that documents provided with this Application F	form are true and complete cop	pies of the relevant documents.					
$\hfill \square$ I certify that the information contained in this Application	on form is true and complete ir	n all respects.					
$\hfill \square$ I as the Buyer or Eligible Transferee give permission of the second sec	ne Agency to inspect the Block	and take photos as necessary.					
Signature of the Buyer/Eligible Transferee /Application 1		/ Date//					

Signature of the Buyer/Eligible Transferee /Application 1 ______ Date ____/ ____/

SECTION 3: SUPPORTING DOCUMENTS

I attached copies	s of the following documents:
☐ Photos of the	current verge condition
☐ Certificate of	Occupancy and Use
☐ A letter of app	proval from TCCS for any work conducted in the Verge (if required)
☐ Email confirm	nation of transfer of block (if required)
SECTION	4: PAYMENT DETAILS
FOR REFUND	O OF THE VERGE BOND
The refund is to b	oe paid to the Buyer/Eligible Transferee's bank account, details below.
(The bank must I	be an Australian Bank).
Bank Name	
Bank Branch	
Account Name	
, icocurrentine	
BSB No	Account Number

Submitting your application form

Completed Application Forms should be sent via email with the required supporting documentation to suburbanland@act.gov.au

or send it by post:

Whitlam Verge Bond Refund Suburban Land Agency GPO Box 158, Canberra ACT 2601



Suburban Land Agency 480 Northbourne Avenue Dckson ACT 2602

GPO Box 158 Canberra City ACT 2601

Telephone (02) 6205 0600 (General) Telephone 1800 777 952 (Sales)

Email suburbanland@act.gov.au Web www.suburbanland@act.gov.au

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