

# MONCRIEFF HOUSING DEVELOPMENT GUIDE AMENDMENT 5

The Land Development Agency (LDA) provides a Housing Development Guide for all residential land sold in LDA estates.

Amendment 5 incorporates changes within two areas of The Housing Development Guide detailed below.

Please contact the LDA's selling agent on 1800 123 230 if you have any questions or would like further information.

The following changes apply to the Moncrieff Housing Development Guide:

<b>AMENDMENT 5</b>						
<b>Date</b>			<b>REFERENCE DOCUMENTS</b>			
13 January 2017			4.1 Block Specific Requirements - Block Schedule			
<b>Block schedule update.</b>						
<b>Alpha Section</b>	<b>Alpha Block</b>	<b>Numeric Section</b>	<b>Numeric Block</b>	<b>Area (m<sup>2</sup>)</b>	<b>Max Dwellings</b>	<b>Block Details Plan Sheet Reference Number</b>
<b>Blocks Removed</b>						
		33	4	6470	46	Sheet 14
<b>Blocks Added</b>						
		33	4	6469	46	Sheet 14

<b>Date</b>		<b>REFERENCE DOCUMENTS</b>
13 January 2017		Attachment B – Detailed Block Plan
<b>The Moncrieff Block Detail Plan Section 33 has been updated per most recent survey data.</b>		
<b>Section</b>	<b>Blocks</b>	
33	4	



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# MONCRIEFF HOUSING DEVELOPMENT GUIDE AMENDMENT 4

The Land Development Agency (LDA) provides a Housing Development Guide for all residential land sold in LDA estates.

Amendment 4 incorporates changes within four areas of The Housing Development Guide detailed below.

Please contact the LDA's selling agent on 1800 123 230 if you have any questions or would like further information.

The following changes apply to the Moncrieff Housing Development Guide:

## AMENDMENT 4

Date		REFERENCE DOCUMENTS				
2 November 2016		4.1 Block Specific Requirements - Block Schedule				
Block schedule updated to include section 33 and boundary adjustment for section 32.						
Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
<b>Blocks Removed</b>						
D5	A	32	1	7053	58	Sheet 12 & 15
<b>Blocks Added</b>						
		32	2	17684	0	Sheet 12 & 15
		33	2	50068	0	Sheet 14
		33	3	6196	44	Sheet 14
		33	4	6470	46	Sheet 14
		33	5	2383	0	Sheet 14

Date		REFERENCE DOCUMENTS
2 November 2016		Attachment A – Moncrieff Estate Map
Section 33 and Section 32 updated to reflect current Territory Plan		

<b>Date</b>	<b>REFERENCE DOCUMENTS</b>
<b>26 October 2016</b>	<b>Attachment B – Detailed Block Plan</b>
<b>The Moncrieff Block Detail Plan has been updated to more accurately reflect the Deposited Plan and incorporate new Deposited Plan data.</b>	
<b>Section</b>	<b>Blocks</b>
6	1,2,3,4,5,14,21,22 & 23
10	1,2,3,4,6,7,8,9
20	5,9
19	2
21	27
32	2
33	2,3,4 & 5
37	19
34	10,9,8,7,6
38	12
41	2
47	1,2,3,4,5,6,7,8,9
69	6
76	10
67	12,11
60	10
61	10
64	8,9

<b>Date</b>	<b>REFERENCE DOCUMENTS</b>
<b>2 November 2016</b>	<b>Attachment C – Block Fill Plan</b>
Section 33 block data has been added and Section 32 has been updated as per boundary adjustment.	
<b>Section</b>	<b>Block</b>
32	2
33	2,3 4 & 5



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# MONCRIEFF HOUSING DEVELOPMENT GUIDE VERSION 3

*The Land Development Agency (LDA) provides a Housing Development Guide for all residential land sold in LDA estates.*

*The Housing Development Guide Version 3 dated October 2015 has been updated with the below information.*

*Please contact the LDA's selling agent on 1800 777 952 if you have any questions or would like further information.*

The following changes apply to the Moncrieff Housing Development Guide Amendment 3:

## **AMENDMENT 3**

The Block Schedule has been updated to reflect correct information in line with the Block Details Plans.

<b>Date</b>	<b>Reference Document</b>
22 October 2015	4.1 Block Schedule



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# MONCRIEFF HOUSING DEVELOPMENT GUIDE AMENDMENT 2

*The Land Development Agency (LDA) provides a Housing Development Guide for all residential land sold in LDA estates.*

*The Housing Development Guide Amendment 2 dated July 2015 has been updated with the below information.*

*Please contact the LDA's selling agent on 1800 777 952 if you have any questions or would like further information.*

The following changes apply to the Moncrieff Housing Development Guide Amendment 2:

## **AMENDMENT 2**

The Block Detail Plan has been updated to incorporate numerical block and sections, released to date road names, surveying and design refinements for Moncrieff East and West.  
The Cut and Fill Plan has been updated to incorporate survey and design refinements for Moncrieff East and West.

<b>Date</b>	<b>Reference Document</b>
31 July 2015	Attachment B – Detailed Block Plan Attachment C – Block Fill Plans



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# MONCRIEFF HOUSING DEVELOPMENT GUIDE AMENDMENT 1

The Land Development Agency (LDA) provides a Housing Development Guide for all residential land sold in LDA estates.

*The Moncrieff Housing Development Guide September 2014* has been replaced by the *Moncrieff Housing Development Guide Amendment 1, December 2014*. The changes are explained below.

Please contact the LDA on 1800 777 952 if you have any questions or would like further information.

AMENDMENT 1	
DATE	REFERENCE DOCUMENT
01 December 2014	Attachment B – Detailed Block Plan (Amendment C)
The Moncrieff Block Detail Plan has been updated to incorporate surveying and design refinements for Moncrieff East. The following table notes the blocks that may be affected:	
Section	Blocks
A8	f,g,h,i,j
A9	l,m,n,o,d,e,f,g
A10	b,c,d,e
A12	a,b,s,t,u,v
B5	a
B7	a,b,c
B8	d,e
B9	f,g
B10	a,b,g,h
B13	g,h
B16	b,c,d
C2	a,o,p,g,h
C5	c,d,e,f,g,h,n,o,p,q,r,s
C6	c,d
C12	a,b,c
C15	k,l,p,q
C19	c,d,e,f,g,h,i,j
C20	e,f,g,p,q
C21	d,e,f,g,h,i,j



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# MONCRIEFF HOUSING DEVELOPMENT GUIDE

October 2015



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# 1. INTERPRETING THIS GUIDE

## 1.1 DEFINITIONS

In this Housing Development Guide the following terms have the following meaning unless the context indicates otherwise:

<b>ActewAGL</b>	means a joint venture company that owns, operates and maintains the electricity and gas services, and operates and maintains the water and sewage services on behalf of ACTEW Corporation Limited (ACN 069 381 960).
<b>Block</b>	means a residential block of land within the Stage.
<b>Block Details Plan</b>	means the Block Details Plan at Attachment B of this Housing Development Guide.
<b>Block Fill Plan</b>	means the Block Fill Plans at Attachment C of this Housing Development Guide.
<b>Buyer</b>	means the Buyer specified in the First Grant Contract or potential buyers of Blocks.
<b>Code</b>	means a code in the Territory Plan.
<b>Concept Plan</b>	means a concept plan in the Territory Plan.
<b>Crown Lease</b>	means, in relation to a: <ul style="list-style-type: none"><li>a) single residential Block,<ul style="list-style-type: none"><li>(i) a Standard Lease being a lease that is not subject to the provisions of the <i>Land Rent Act 2008</i> (ACT) and that will be granted by EPD on behalf of the Commonwealth of Australia in a form similar to the specimen lease marked “Specimen Standard Lease” at Attachment E to this Housing Development Guide, or any updated version (current version available for download at <a href="http://www.lda.act.gov.au">www.lda.act.gov.au</a>) that replaces it; or</li><li>(ii) a Land Rent Lease being a lease subject to the provisions of the <i>Land Rent Act 2008</i> (ACT) that will be granted by ACTPLA on behalf of the Commonwealth of Australia in a form similar to the Specimen Lease marked “Specimen Land Rent Lease” at Attachment E to this Housing Development Guide, and includes any updated version (current version available for download at <a href="http://www.lda.act.gov.au">www.lda.act.gov.au</a>) that replaces it; or</li></ul></li><li>b) multi unit Block, a lease that will be granted by EPD on behalf of the Commonwealth of Australia.</li></ul>
<b>Deposited Plan</b>	means the plan relating to the land and registered under Section 7 of the <i>Districts Act 2002</i> (ACT).
<b>EPD</b>	means the Environment and Planning Directorate, incorporating the ACT Planning and Land Authority.
<b>Estate</b>	means the estate specified on the front page of this document.
<b>First Grant Contract</b>	means a contract for the sale of the grant of a Crown Lease for a Block, between the LDA and the Buyer, a sample copy of which is available on the LDA’s website or for collection from the LDA.
<b>Heritage Register</b>	means the interim heritage places register or the heritage places register defined in the <i>Heritage Act 2004</i> (ACT).
<b>LDA</b>	means the Land Development Agency.
<b>NBN Co</b>	means the National Broadband Network.





<b>Settlement</b>	means when the First Grant Contract is completed and a Crown Lease is granted to a Buyer for the Block substantially in the form of the applicable Specimen Crown Lease.
<b>Structure Plan</b>	means a structure plan in the Territory Plan.
<b>TAMS</b>	means the Territory and Municipal Services Directorate.
<b>Territory Land</b>	means land that has not been leased under the <i>Planning and Development Act 2007</i> (ACT) and is under the control of the Territory, including public open spaces.
<b>Territory Plan</b>	means the <i>Territory Plan 2008</i> .
<b>Utility Provider</b>	means the providers of utilities to Blocks including, but not limited to, water, gas, electricity and sewerage.

## 1.2 INTERPRETATION

In this Housing Development Guide:

- a reference to the Seller or to the Buyer includes the executors and administrators of any of them if an individual and the successors of any of them if a corporation;
- the singular includes the plural, and vice versa;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the same meaning as in the *Legislation Act 2001* (ACT);
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it;
- headings are inserted for convenience only;
- the word “including” is used without limitation; and
- if there is more than one Buyer the obligations which they undertake bind them jointly and individually.



## 2. INTRODUCTION TO THIS GUIDE

### 2.1 GENERAL

This Housing Development Guide has been prepared by the LDA to provide a guide to the development of Blocks within the Estate of Moncrieff. In entering into a First Grant Contract the Buyer is acknowledging that they are “buying off the plan” and that final details regarding the land and surrounding areas may change before settlement occurs. The ACT Government will make available a final Deposited Plan of verge and road infrastructure immediately prior to settlement of the First Grant Contract.

### 2.2 HOW TO READ THIS HOUSING DEVELOPMENT GUIDE

The Housing Development Guide is broken into four parts.

Part 1 – Interpreting this Guide.

Part 2 – Introduction to this Guide including reference material and information on what happens if there are changes to this Housing Development Guide.

Part 3 – Standard Servicing Conditions and Advice which applies to most residential properties in the ACT.

Part 4 – Block Specific Requirements applicable to Blocks in the Estate.

### 2.3 WARNING AND DISCLAIMERS

This Housing Development Guide must be adhered to and should be read in conjunction with the First Grant Contract and all applicable laws including the reference material listed below in Section 2.4 of this Housing Development Guide.

This Housing Development Guide does not replace or fully represent the codes, conditions, legislative and regulatory requirements or the terms and conditions set out in the First Grant Contract. However compliance is mandatory under the First Grant Contract.

Buyers should pay special attention to the content of this document (and subsequent updates) which is to be read as warnings for the Buyers:

- regarding the accuracy and limitations of the information provided; and
- that information provided in the Block Details Plans and Block Fill Plans is indicative only and is subject to change in relation to engineering and landscape details.

Buyers should:

- make their own independent enquiries and satisfy themselves as to the accuracy of the information provided;
- seek their own legal, financial, development and other advice including the interpretation of legislation, regulations, the Crown Lease, Territory policies, planning constraints, etc, which apply to or in any way affect any Block being offered for sale by the LDA;
- be aware of the location, nature and extent of any fill on Blocks;
- be aware of any additional construction requirements due to bushfire mitigation measures being required for Blocks located in a home asset protection zone; and
- be aware of the Block specific requirements and sustainability and design requirements described in Part 4 of this Guide.

The Territory and the LDA disclaim all liability (including liability for negligence) in respect of:

- the information provided in this Housing Development Guide, including attachments; and
- any matter contained in the Block Fill Plans at Attachment C of the Housing Development Guide or the existence of regrading, fill or other disability on any land within the Estate, whether caused by the Commonwealth of Australia, the LDA, its agents or servants, previous owners or occupants or otherwise.

### 2.4 REFERENCE MATERIAL

Buyers must comply with the following:

- *Territory Plan 2008*;



- the *Moncrieff Concept Plan*;
- the *Planning and Development Act 2007 (ACT)*; and
- the *Planning and Development Regulation 2008 (ACT)*.

In particular, Buyers should familiarise themselves with any Codes, Structure Plans and Concept Plans relevant to the Estate included in the Territory Plan.

The reference material can be obtained online through:

- the ACT Planning and Land Authority (ACTPLA) website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au) – click on the Territory Plan icon; or
- the ACT Legislation Register: [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

Information about the reference material can also be obtained in person from:

EPD  
Ground Floor South  
Dame Pattie Menzies House  
16 Challis Street  
Dickson ACT 2602  
Telephone: (02) 6207 1923

## 2.5 VARIATIONS TO GUIDE

The LDA reserves the right to vary the Housing Development Guide from time to time.

Variations to the Housing Development Guide will be issued via an addendum to affected Buyers who have entered into a First Grant Contract for a Block (except for variations to Attachment E).

If EPD updates the single residential Crown Lease at Attachment E of this Housing Development Guide, the LDA will not issue an addendum. The current version of the Specimen Crown Leases can be found at [www.lda.act.gov.au](http://www.lda.act.gov.au) Buyers are responsible for making their own enquiries as to the version of the Crown Lease that will be granted at Settlement.

Where there are amendments made by EPD to the residential Codes, which are excerpts from the Territory Plan, the LDA will not issue an addendum. Buyers are responsible for making their own enquiries as to the applicable version of the Territory Plan that applies from time to time. The Territory Plan can be found on the ACTPLA website at [www.actpla.act.gov.au](http://www.actpla.act.gov.au) – click on the Territory Plan icon.



## 3. STANDARD SERVICING CONDITIONS AND ADVICE

### 3.1 SERVICES

#### 3.1.1 Service Easements

Easements for water, electricity, gas, stormwater and sewer and any other services will be depicted on the Deposited Plans which will be available prior to the Crown Lease being granted to the Buyer.

The indicative locations of easements are located in the Block Details Plan at Attachment B of this Housing Development Guide.

Buyers should also be aware of Section 3.1.2 (Utility Provider Access Requirements).

Buyers should make their own enquiries and obtain their own legal advice in relation to the location of service easements over Blocks and their obligations with respect to erecting buildings or structures on, over or under an easement or proposed easement.

Information in relation to the location of service easements may be obtained from:

“Dial Before You Dig”

Telephone: 1100

Website: [www.1100.com.au](http://www.1100.com.au)

Buyers should be aware of Part 8 of the *Utilities Act 2000* (ACT) which prohibits people from interfering with utility services and infrastructure without the responsible Utility Provider’s authority to do so. Repairs may be carried out by a Utility Provider at a Buyer’s cost.

#### 3.1.2 UTILITY PROVIDER ACCESS REQUIREMENTS

Buyers must comply with the service access requirements of Utility Providers and as required by law. A service access is a space required by a Utility Provider to have access to, or protect and maintain, their utility infrastructure.

Some of these service access requirements are described below however Buyers should make their own enquiries and obtain their own legal advice in relation to the service access requirements on their Block.

Buyers should contact Utility Providers in relation to any proposed fencing which crosses a service access space. Further information can be found at [www.actewaql.com.au](http://www.actewaql.com.au)

Buyers must comply with the service access requirements set out in the “Estate Development Code” of the Territory Plan and ActewAGL’s “Water and Sewerage Service and Installation Rules”.

If a hydraulic service is close to part of a proposed building then special provisions may apply to the nearby foundations. Details related to construction (including tree planting) in the vicinity of stormwater easements, are contained in the TAMS document titled “Construction in the Vicinity of Stormwater Easements”, which is available on the TAMS website at:

[www.tams.act.gov.au/roads-transport/Road\\_Infrastructure\\_and\\_Maintenance/stormwater](http://www.tams.act.gov.au/roads-transport/Road_Infrastructure_and_Maintenance/stormwater)

#### 3.1.3 HYDRAULIC SERVICES

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with service ties for each of the hydraulic services being sewer, water supply and stormwater.

Buyers are responsible for arranging the connection of hydraulic services to their Block and for making their own enquiries concerning the location of service ties, water supply and sewerage mains on their Block.

Further information including details about the location of these services within a Block can be obtained from:

EPD Customer Service Centre

8 Darling Street

Mitchell ACT 2911

Telephone: (02) 6207 1923

Facsimile: (02) 6207 6258

Web: [www.environment.act.gov.au](http://www.environment.act.gov.au)

Further information including details about the location of water supply and sewerage mains can be obtained from:



ActewAGL 'The Plan Custodian'  
Telephone: (02) 6242 1170  
Facsimile: (02) 6242 1459

A fee may be charged for paper based information.

### 3.1.4 ELECTRICITY SUPPLY

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with electricity supply at a point nominated by ActewAGL electricity networks.

Buyers are responsible for arranging the connection of the electricity supply to their Block.

Electricity supply connections to all Blocks will be underground. Buyers are responsible for providing facilities for this underground connection.

Equipment associated with electricity distribution ("electricity distribution equipment") may be permanently installed on the nature strip outside the Block. Typical electricity distribution equipment may include an electricity substation, mini-pillar or light pole.

Buyers should make their own enquiries in relation to all matters associated with electricity supply and distribution. In particular, Buyers should determine:

- the terms, conditions and the likely connection dates under which temporary and/or permanent electricity supply will be made available;
- any requirements which may affect the structural or electrical design of a development on their Block; and
- the possible locations of electricity distribution equipment in relation to individual Blocks within the Estate.

Further information can be obtained from:

ActewAGL Electricity Networks Customer Services Shopfront  
Corner of Oakden and Anketell Streets  
Greenway ACT 2900  
Telephone: (02) 6293 5749  
Facsimile: (02) 6293 5750  
Website: [www.actewagl.com.au](http://www.actewagl.com.au)

### 3.1.5 NATURAL GAS

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with service ties for natural gas. Buyers are responsible for arranging the connection of natural gas to their Block.

Further information including information on the availability, terms and conditions under which natural gas will be made available and any requirements which may affect construction on a Block can be obtained from:

ActewAGL "New Connections"  
Telephone: 1800 680 430

### 3.1.6 TELECOMMUNICATIONS

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with a capped conduit for future telecommunication services. Buyers are responsible for arranging the connection of telecommunication services to their Block.

Further information in relation to the telecommunication services to the Estate is included in Section 4.6 of this Housing Development Guide.

### 3.1.7 POSTAL SERVICES

Buyers are responsible for erecting letter boxes on their Block.

Prior to erecting a letter box on a Block, the Buyer must provide the site, location and size of their proposed letter box / boxes on their Block to EPD for approval. The letter box must be accessible from a public road, and is not to be positioned to a frontage with open space.

Further information including details concerning EPD's letter box requirements can be obtained from:

EPD Surveying and Spatial Data  
Telephone: (02) 6207 1600



### 3.1.8 STREET NUMBERS

Street address numbers are allocated by the Territory only, and Buyers should not rely on numbering from any other source.

Emergency and postal services rely on the prominent display of street numbers. Buyers must ensure that, at all times, the correct numbering is obtained and displayed prominently and as early as possible on their Block.

Further information including information relating to street numbering and the correct addressing can be obtained from:

EPD Surveying and Spatial Data  
Telephone: (02) 6207 1600

### 3.1.9 EXISTING SERVICES ON TERRITORY LAND

Buyers should make their own enquiries concerning any excavation works on or near the boundary of their Block, particularly in relation to any Territory assets near the boundary of their Block.

Buyers are responsible for ensuring that Territory Land, or services on Territory Land, are not damaged by any construction on their Block. This includes damage in connection with the temporary storage and/or spreading of surplus excavation over the public verge resulting in changes of level and grade.

Buyers indemnify the Territory for any damages, costs or losses to the Territory in connection with construction on their Block.

Prior to any excavations Buyers should contact:

“Dial Before You Dig”  
Telephone: 1100  
Website: [www.1100.com.au](http://www.1100.com.au)

Buyers should contact TAMS in relation to the condition of existing services on Territory Land including the following:

- footpaths, kerbs and gutters;
- street and traffic lights;
- landscape infrastructure including trees, shrubs and grass;
- access pit covers, valve or hydrant markers;
- electricity distribution equipment; or
- any other installations or services contained within the adjacent road reservations or Territory Land.

Further information, including a determination on the condition of the above, can be obtained from:

Canberra Connect  
Telephone: 13 22 81

### 3.1.10 GARBAGE SERVICES

The Territory will provide garbage collection services to the Estate.

Buyers must make their own enquiries in relation to the garbage collection services provided to the Estate, their obligations and the commencement date of these services.

For some single residential Blocks in the Estate, garbage may be collected from shared garbage collection points. This means that residents of some Blocks in the Estate may be required to carry their garbage bins to shared garbage collection areas identified in the Block Details Plan at Attachment B of this Housing Development Guide.

The development of such Blocks is approved based on the mobile bins for the household garbage and recycling services being serviced from the approved shared garbage collection points. This means that the Territory cannot provide an alternative service if the residents of the identified Blocks are unable to deliver their bins to these collection points.

Further information relating to garbage collection can also be obtained from Canberra Connect or TAMS.

TAMS  
Telephone: 13 22 81  
Facsimile: (02) 6207 6255  
Email: [nowaste@act.gov.au](mailto:nowaste@act.gov.au)



## 3.2 ENVIRONMENT PROTECTION

### 3.2.1 EROSION AND SEDIMENT CONTROLS

Prior to commencing any construction on a Block, Buyers must prepare, submit and gain approval to a land management protection plan to:

- implement appropriate erosion and sediment control measures to ensure soil or other waste does not leave the Buyer's Block and enter the stormwater system. During construction on their Block, Buyers are responsible for ensuring that sediment controls are inspected each working day and maintained until the Buyer's Block has been stabilised. Soil from roads adjacent to a Buyer's Block must be removed regularly.
- implement appropriate control measures to prevent damage to existing services on Territory Land as identified under 3.1.9.

Further information in relation to erosion and sediment control requirements, including but not limited to grassed areas on the verges, one site entry/exit point, silt fencing, hay bale filters and the inadequacies of shade cloth in preventing discharge of sediment off site, can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

### 3.2.2 AIR AND NOISE POLLUTION

Buyers must comply with all government requirements involved with building works on the Block including, but not limited to, the minimisation of dust, burning waste material and any increased noise activity.

Further information in relation to air and noise pollution requirements can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

### 3.2.3 WASTE

During construction on their Block, Buyers must establish and maintain a waste enclosure or waste containment area on the Block. The enclosure is to be used and must be capable of holding all waste on the Block until the waste can be disposed of in an appropriate manner.

Buyers must remove excavated soil that is surplus to their Block's requirements from their Block and dispose of it at a location approved by the Territory.

Buyers must ensure that all building material and waste stockpiles are:

- fully enclosed to prevent materials being blown off the Block; and
- located on the Block boundary and clear of the verge.

TAMS approval is required to store material on Territory Land. For further information on the approval requirements and process, Buyers should contact:

TAMS Urban Parks and Places  
Telephone: (02) 6207 2500

Further information in relation to the disposal of waste during construction on a Block can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Facsimile: (02) 6207 6255  
Email: [nowaste@act.gov.au](mailto:nowaste@act.gov.au)

### 3.2.4 TURF SUPPLY

Fireweed has recently been found growing in couch turf imported from fireweed infested areas in NSW. It is recommended that turf from known fireweed infested areas no longer be used in the ACT. There are alternative sources of turf that are grown in areas free of fireweed. In addition the supplier should be asked to provide written certification that the turf is fireweed seed free.





Further information in relation to fireweed can be found at:

[http://www.tams.act.gov.au/data/assets/pdf\\_file/0007/489229/Landscaping-Advisory-Note-1-Fireweed-alert.pdf](http://www.tams.act.gov.au/data/assets/pdf_file/0007/489229/Landscaping-Advisory-Note-1-Fireweed-alert.pdf)

### 3.3 DRAINAGE, GEOTECHNICAL INFORMATION, FILL AND OTHER MATTERS

#### 3.3.1 DRAINAGE

Buyers acknowledge the prospect of overland water flow through their Blocks.

Buyers are responsible for ensuring that:

- adequate drainage of their Block is provided in a manner that ensures that there will not be any concentrated overland flow through the Block, particularly during construction; and
- construction on the Block that alters access of stormwater to the existing stormwater system does not result in concentration of runoff onto adjacent Blocks.

Certain laneways and open space areas have been designed and graded to carry excess stormwater as overland flows. Buyers must not modify the grading of laneways and open space areas.

#### 3.3.2 GEOTECHNICAL INFORMATION

Building and development proposals for each Block are required to be supported by a geotechnical report.

The LDA's Block prices have been determined based on valuations that assume the cost of an "H" class classification.

The LDA will make available the geotechnical report (site classification certificate) for each Block within the Estate on the LDA's website at no cost to Buyers, when available, prior to Settlement.

Site classification certificates provide the following information:

- a description of the site;
- a statement of whether the Block is a designated filled block or not;
- a summary of the sub surface soil layers;
- ground water observations at the time of the investigation; and
- site classifications.

#### 3.3.3 REGRADING AND FILL

A plan detailing regrading and fill placed (or as proposed to be placed) by the LDA on Blocks within the Estate is located in the Block Fill Plan at Attachment C of this Housing Development Guide.

Buyers acknowledge the prospect of regrading, filling or similar work having been performed on the Estate prior to or during land servicing, including by previous owners of the land. Such work could include, for example, filling sites of former gullies and agricultural dams.

Buyers should make their own enquiries in relation to any regrading, filling or similar work performed on the Estate and should refer to the warning and disclaimers at Section 2.3 of this Housing Development Guide.

#### 3.3.4 NATURE STRIPS AND TERRITORY LAND SURROUNDING BLOCKS

The Territory Land surrounding each Block includes any nature strips, public footpaths and any public open spaces adjoining the Blocks.

Nature strips will be graded to design levels, top soiled and grassed and generally have street trees planted in them. The LDA will landscape nature strips on completion of the LDA's civil construction works.

It is Territory policy that street trees will be planted on nature strips. Street trees are an important element in a unified landscape and contribute to the "garden city" image.

Nature strips are usually graded towards the street in order to shed water from heavy rainfall, burst water mains or excess discharge from surcharging sewers into the public space and away from private residences.

Nature strips and any Territory Land surrounding Blocks are the property of the Territory. It is an offence to damage or destroy any trees, plants, grass, plantation or public footpaths on Territory Land.





During construction on their Block, Buyers are required to protect all Territory Land surrounding their Block including landscape works on the nature strip and public footpaths. Buyers are to erect temporary protective fencing around the nature strips to ensure that they remain protected during construction. Construction activity associated with the Buyer's Block is not to impede access to public footpaths.

Buyers must apply to TAMS if they wish to undertake any additional landscaping of the nature strips adjoining their Block and any such approvals will be subject to any limitations and restrictions imposed by TAMS.

Further information in relation to additional landscaping can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Website: [www.tams.act.gov.au](http://www.tams.act.gov.au) (search for 'Public Use')

### 3.3.5 DRIVEWAYS

For all single residential Blocks the LDA will construct the driveway from the kerb of the road to the property line specified on the Block Details Plan at Attachment B of this Housing Development Guide. The LDA constructed driveway will be in the location detailed on the Block Details Plan. The LDA will not agree to any requests for construction of the driveway at any location other than the location specified on the Block Details Plan.

The driveway constructed on a Block by a Buyer must align with the driveway constructed by the LDA and detailed in the Block Details Plan.

Driveways will be constructed in accordance with the requirements of this Housing Development Guide and any requirements of TAMS DS5 Design Standards.

If the Buyer wishes to relocate the driveway constructed by the LDA after Settlement, the Buyer must make an application to TAMS and EPD for approval of the relocation and any such approval will be subject to any conditions imposed by TAMS and to the Buyer being responsible for all costs associated with the relocation including potential costs associated with the relocation of any utility services.

Buyers are responsible for any re-construction required of the driveway from the kerb to the property line. Any such re-construction must be to a standard acceptable to TAMS (Asset Acceptance).

Any works associated with changes to services or driveway cross over locations required by Buyer's will be at the Buyer's cost.

Further information in relation to driveways can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Website: [www.tams.act.gov.au](http://www.tams.act.gov.au) (search for 'Driveway')

### 3.3.6 ISSUE OF TREES AND SHRUBS

The Buyer of each Block is entitled to an issue of trees and shrubs from City Operations, Yarralumla Nursery. The entitlement may be collected from the nursery within two years of the commencement of the Crown Lease.

These trees and shrubs may only be planted by the Buyer within the boundary of their Block.

The Territory provides these plants to help new home owners establish residential gardens that complement the landscaping of public land and to enhance the amenity value of residential areas.

Further information in relation to the issue of trees and shrubs can be obtained from:

Canberra Connect  
Telephone: 13 22 81  
Website: [www.tams.act.gov.au/live/yarralumla\\_nursery/plant\\_issue\\_scheme](http://www.tams.act.gov.au/live/yarralumla_nursery/plant_issue_scheme)

### 3.3.7 COMPLIANCE CERTIFICATE

Upon satisfactory completion of all building and development requirements in the Crown Lease the Buyer should apply to EPD for a compliance certificate to enable the future transfer of the Crown Lease (i.e. future sale of the Block).

Further information in relation to these requirements can be obtained from:

EPD  
Ground Floor South  
Dame Pattie Menzies House



16 Challis Street  
Dickson ACT 2602  
Telephone: (02) 6207 1923

### 3.3.8 TREE PRESERVATION

Buyers' attention is drawn to the *Tree Protection Act 2005* (ACT). This Act provides protection to trees defined as 'protected' and requires an approval from the Conservator defined under that Act for undertaking tree damaging or groundwork activities.

Buyers shall be responsible for tree preservation on their Blocks to a standard acceptable to TAMS (Licensing and Compliance).

Further information in relation to Buyers' responsibilities for tree preservation can be obtained from:

Canberra Connect - Tree Protection Unit  
Telephone: 13 22 81  
Website: [www.tams.act.gov.au](http://www.tams.act.gov.au) (search for 'Tree Protection')

### 3.3.9 HERITAGE

Buyers' attention is drawn to the penalties and provisions of the *Heritage Act 2004* (ACT). This Act provides for the protection of heritage places through their inclusion in the Heritage Register.

Offences under the *Heritage Act 2004* (ACT) do not apply to engaging in conduct in accordance with a heritage guideline, a heritage direction, a heritage agreement, a conservation management plan approved by the Heritage Council or an approval for a development under Chapter 7 of the *Planning and Development Act 2007* (ACT).

It will be the Buyer's responsibility to notify the Heritage Council of any significant heritage discoveries onsite. The Heritage Unit will provide guidance to conditions regarding the protection and conservation of heritage places and items, especially during any ground disturbance or construction activities.

Further information in relation to heritage significant discoveries onsite can be obtained from:

ACT Heritage  
Telephone: (02) 6205 0255  
Website: [www.environment.act.gov.au/heritage](http://www.environment.act.gov.au/heritage)

### 3.3.10 Water Sensitive Urban Design

EPD has released the *Waterways: Water Sensitive Urban Design General Code*. This general code provides mandatory targets for mains water use reduction and for the management of storm water runoff quality and quantity.

The targets in the *Waterways: Water Sensitive Urban Design General Code* are to be complied with, either by utilising the measures identified in the code, or by other means that can be demonstrated to meet the mandatory targets.

The Residential Zones Development Code, Residential Zones – Single Dwelling Housing Development Code and the Residential Zones – Multi Unit Housing Development Code in the Territory Plan contain details of how Buyers may address the requirements of water sensitive urban design.

Further information relating to water sensitive urban design can be obtained from:

EPD  
Ground Floor South  
Dame Pattie Menzies House  
16 Challis Street  
Dickson ACT 2602  
Telephone: (02) 6207 1923  
Website: [www.environment.act.gov.au](http://www.environment.act.gov.au) (search for 'Territory Plan 2008').

### 3.3.11 PARTY/SHARED WALLS

Where a party/shared wall is to be constructed, the party/shared wall is to be constructed in accordance with the *Common Boundaries Act 1981*.



## 4. BLOCK SPECIFIC REQUIREMENTS

Set out below are the block specific requirements applicable to the Estate.

As indicated in the Introduction, the information in this publication is a guide only and Buyers must rely on their own independent enquiries and obtain their own advice on planning controls and development requirements that are applicable to the Stage of the Estate.

### 4.1 BLOCK SCHEDULE

This schedule provides information on the Blocks for which Crown Leases will be issued under the *Planning and Development Act 2007 (ACT)*.

The plan for the Estate is detailed in the Estate Plan at Attachment A to this Housing Development Guide.

Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
A1	aa	43	27	242	1	Sheet 18
A1	ab	43	28	315	1	Sheet 18
A1	ac	43	29	180	1	Sheet 18
A1	ad	43	30	180	1	Sheet 18
A1	ae	43	31	180	1	Sheet 18
A1	af	43	32	180	1	Sheet 18
A1	ag	43	33	180	1	Sheet 18
A1	ah	43	34	180	1	Sheet 18
A1	ai	43	35	340	1	Sheet 18
A1	b	43	2	240	1	Sheet 18
A1	c	43	3	240	1	Sheet 18
A1	d	43	4	240	1	Sheet 18
A1	e	43	5	240	1	Sheet 18
A1	f	43	6	180	1	Sheet 18
A1	g	43	7	351	1	Sheet 18
A1	h	43	8	240	1	Sheet 18
A1	i	43	9	180	1	Sheet 18
A1	j	43	10	180	1	Sheet 18
A1	k	43	11	240	1	Sheet 18
A1	l	43	12	240	1	Sheet 18
A1	m	43	13	300	1	Sheet 18
A1	n	43	14	240	1	Sheet 18
A1	o	43	15	240	1	Sheet 18
A1	p	43	16	329	1	Sheet 18
A1	q	43	17	336	1	Sheet 18
A1	r	43	18	245	1	Sheet 18
A1	s	43	19	186	1	Sheet 18
A1	t	43	20	188	1	Sheet 18
A1	u	43	21	188	1	Sheet 18
A1	v	43	22	249	1	Sheet 18



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
A1	w	43	23	246	1	Sheet 18
A1	x	43	24	186	1	Sheet 18
A1	y	43	25	186	1	Sheet 18
A1	z	43	26	184	1	Sheet 18
A10	a	40	1	765	1	Sheet 16
A10	b	40	2	609	1	Sheet 16
A10	c	40	3	420	1	Sheet 16
A10	d	40	4	420	1	Sheet 16
A10	e	40	5	420	1	Sheet 16
A10	f	40	6	450	1	Sheet 16
A10	g	40	7	450	1	Sheet 16
A10	h	40	8	485	1	Sheet 16
A10	i	40	9	598	1	Sheet 16
A10	j	40	10	501	1	Sheet 16
A10	k	40	11	426	1	Sheet 16
A10	l	40	12	426	1	Sheet 16
A10	m	40	13	426	1	Sheet 16
A10	n	40	14	429	1	Sheet 16
A10	o	40	15	426	1	Sheet 16
A11	a	41	1	454	1	Sheet 18
A11	b	41	2	765	1	Sheet 18
A11	c	41	3	615	1	Sheet 18
A11	d	41	4	752	1	Sheet 18
A11	e	41	5	719	1	Sheet 18
A11	f	41	6	355	1	Sheet 18
A11	g	41	7	355	1	Sheet 18
A12	a	37	1	466	1	Sheet 16
A12	b	37	2	453	1	Sheet 16
A12	c	37	3	390	1	Sheet 16
A12	d	37	4	390	1	Sheet 16
A12	e	37	5	390	1	Sheet 16
A12	f	37	6	390	1	Sheet 16
A12	g	37	7	390	1	Sheet 16
A12	h	37	8	390	1	Sheet 16
A12	i	37	9	804	1	Sheet 16
A12	j	37	10	466	1	Sheet 16
A12	k	37	11	405	1	Sheet 16
A12	l	37	12	405	1	Sheet 16
A12	m	37	13	405	1	Sheet 16
A12	n	37	14	405	1	Sheet 16
A12	o	37	15	405	1	Sheet 16



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
A12	p	37	16	405	1	Sheet 16
A12	q	37	17	405	1	Sheet 16
A12	r	37	18	405	1	Sheet 16
A12	s	37	19	501	1	Sheet 16
A12	t	37	20	586	1	Sheet 16
A12	u	37	21	464	1	Sheet 16
A12	v	37	22	497	1	Sheet 16
A13	a	36	1	5586	21	Sheet 13
A3	h	42	8	249	1	Sheet 18
A3	i	42	9	217	1	Sheet 18
A3	j	42	10	217	1	Sheet 18
A3	k	42	11	217	1	Sheet 18
A3	l	42	12	217	1	Sheet 18
A3	m	42	13	249	1	Sheet 18
A3	n	42	14	4405	16	Sheet 18
A4	a	42	1	1586	6	Sheet 17
A4	b	42	2	226	1	Sheet 17
A4	c	42	3	227	1	Sheet 17
A4	d	42	4	227	1	Sheet 17
A4	e	42	5	227	1	Sheet 18
A4	f	42	6	227	1	Sheet 18
A4	g	42	7	249	1	Sheet 18
A4	o	42	15	3352	14	Sheet 17
A5	a	35	9	490	1	Sheet 17
A5	b	35	8	462	1	Sheet 17
A5	c	35	7	375	1	Sheet 17
A5	d	35	6	450	1	Sheet 17
A5	e	35	11	569	1	Sheet 17
A5	f	35	12	530	1	Sheet 17
A5	g	35	5	450	1	Sheet 17
A5	h	35	4	450	1	Sheet 17
A5	i	35	13	525	1	Sheet 17
A5	j	35	14	540	1	Sheet 17
A5	k	35	3	450	1	Sheet 17
A5	l	35	2	450	1	Sheet 17
A5	m	35	15	554	1	Sheet 17
A5	n	35	16	654	1	Sheet 17
A5	o	35	1	495	1	Sheet 17
A5	p	35	10	2263	9	Sheet 17
A6	a	34	12	651	1	Sheet 17
A6	b	34	13	515	1	Sheet 17



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
A6	c	34	14	465	1	Sheet 17
A6	d	34	15	400	1	Sheet 17
A6	e	34	16	474	1	Sheet 17
A6	f	34	17	441	1	Sheet 17
A6	g	34	18	441	1	Sheet 17
A6	h	34	19	414	1	Sheet 17
A6	i	34	20	630	1	Sheet 17
A7	a	34	1	599	1	Sheet 17
A7	b	34	2	491	1	Sheet 17
A7	c	34	3	498	1	Sheet 17
A7	d	34	4	497	1	Sheet 17
A7	e	34	5	710	1	Sheet 17
A7	f	34	6	467	1	Sheet 17
A7	g	34	7	456	1	Sheet 17
A7	h	34	8	403	1	Sheet 17
A7	i	34	9	404	1	Sheet 17
A7	j	34	11	468	1	Sheet 17
A7	k	34	10	542	1	Sheet 17
A8	a	38	1	511	1	Sheet 16
A8	b	38	2	375	1	Sheet 16
A8	c	38	3	375	1	Sheet 16
A8	d	38	4	400	1	Sheet 16
A8	e	38	5	495	1	Sheet 16
A8	f	38	6	497	1	Sheet 16
A8	g	38	7	472	1	Sheet 16
A8	h	38	8	449	1	Sheet 16
A8	i	38	9	449	1	Sheet 16
A8	j	38	10	500	1	Sheet 16
A8	k	38	11	870	1	Sheet 16
A8	l	38	13	594	1	Sheet 16
A8	m	38	12	692	1	Sheet 16
A9	a	39	1	559	1	Sheet 16
A9	b	39	2	375	1	Sheet 16
A9	c	39	3	480	1	Sheet 16
A9	d	39	4	615	1	Sheet 16
A9	e	39	5	420	1	Sheet 16
A9	f	39	6	420	1	Sheet 16
A9	g	39	7	478	1	Sheet 16
A9	h	39	8	605	1	Sheet 16
A9	i	39	9	426	1	Sheet 16
A9	j	39	10	330	1	Sheet 16



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
A9	k	39	11	447	1	Sheet 16
A9	l	39	12	496	1	Sheet 16
A9	m	39	13	483	1	Sheet 16
A9	n	39	14	483	1	Sheet 16
A9	o	39	15	483	1	Sheet 16
AA	aa	21	9	675	1	Sheet 10
AA	z	21	34	427	1	Sheet 10
AA	ab	21	8	682	1	Sheet 10
AA	ac	21	35	429	1	Sheet 10
AA	ae	21	7	683	1	Sheet 10
AA	ad	21	36	428	1	Sheet 10
AA	af	21	6	688	1	Sheet 10
AA	ag	21	37	424	1	Sheet 10
AA	ai	21	5	686	1	Sheet 10
AA	ah	21	38	423	1	Sheet 10
AA	aj	21	4	686	1	Sheet 7
AA	ak	21	39	426	1	Sheet 7
AA	am	21	3	668	1	Sheet 7
AA	al	21	40	429	1	Sheet 7
AA	an	21	2	612	1	Sheet 7
AA	a	21	1	430	1	Sheet 7
AA	o	21	15	691	1	Sheet 11
AA	n	21	28	433	1	Sheet 11
AA	p	21	14	677	1	Sheet 10
AA	q	21	29	428	1	Sheet 10
AA	s	21	13	673	1	Sheet 10
AA	r	21	30	429	1	Sheet 10
AA	t	21	12	669	1	Sheet 10
AA	u	21	31	436	1	Sheet 10
AA	w	21	11	667	1	Sheet 10
AA	v	21	32	436	1	Sheet 10
AA	x	21	10	675	1	Sheet 10
AA	y	21	33	430	1	Sheet 10
AA	c	21	21	737	1	Sheet 11
AA	b	21	22	495	1	Sheet 11
AA	d	21	20	630	1	Sheet 11
AA	e	21	23	472	1	Sheet 11
AA	g	21	19	636	1	Sheet 11
AA	f	21	24	466	1	Sheet 11
AA	h	21	18	638	1	Sheet 11
AA	i	21	25	464	1	Sheet 11



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AA	k	21	17	632	1	Sheet 11
AA	j	21	26	467	1	Sheet 11
AA	l	21	16	703	1	Sheet 11
AA	m	21	27	486	1	Sheet 11
AB	aa	20	27	191	1	Sheet 11
AB	z	20	26	153	1	Sheet 11
AB	y	20	25	153	1	Sheet 11
AB	x	20	24	153	1	Sheet 11
AB	w	20	23	153	1	Sheet 11
AB	v	20	22	216	1	Sheet 11
AB	u	20	21	601	1	Sheet 11
AB	ab	20	28	551	1	Sheet 11
AB	t	20	20	543	1	Sheet 11
AB	ac	20	29	567	1	Sheet 11
AB	s	20	19	533	1	Sheet 11
AB	ad	20	30	570	1	Sheet 11
AB	r	20	18	596	1	Sheet 11
AB	ae	20	31	644	1	Sheet 11
AB	p	20	16	475	1	Sheet 11
AB	ag	20	32	538	1	Sheet 11
AB	q	20	17	541	1	Sheet 10
AB	ah	20	33	459	1	Sheet 10
AB	o	20	15	473	1	Sheet 10
AB	ai	20	34	458	1	Sheet 10
AB	n	20	14	473	1	Sheet 10
AB	aj	20	35	461	1	Sheet 10
AB	m	20	13	474	1	Sheet 10
AB	ak	20	36	460	1	Sheet 10
AB	al	20	37	457	1	Sheet 10
AB	k	20	11	477	1	Sheet 10
AB	am	20	38	456	1	Sheet 10
AB	j	20	10	476	1	Sheet 10
AB	an	20	39	457	1	Sheet 10
AB	i	20	9	477	1	Sheet 10
AB	ao	20	40	462	1	Sheet 10
AB	ap	20	41	461	1	Sheet 10
AB	h	20	8	473	1	Sheet 10
AB	g	20	7	474	1	Sheet 10
AB	aq	20	42	457	1	Sheet 10
AB	ar	20	43	457	1	Sheet 7
AB	f	20	6	477	1	Sheet 7





Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AB	e	20	5	476	1	Sheet 7
AB	as	20	44	458	1	Sheet 7
AB	at	20	45	460	1	Sheet 7
AB	d	20	4	469	1	Sheet 7
AB	b	20	3	610	1	Sheet 7
AB	c	20	2	602	1	Sheet 7
AB	a	20	1	570	1	Sheet 7
AB	l	20	12	474	1	Sheet 7
AC	w	17	13	606	1	Sheet 10
AC	x	17	14	615	1	Sheet 10
AC	y	17	15	612	1	Sheet 10
AC	v	17	12	506	1	Sheet 10
AC	u	17	16	737	1	Sheet 10
AC	s	17	11	507	1	Sheet 10
AC	t	17	17	729	1	Sheet 10
AC	r	17	10	510	1	Sheet 10
AC	q	17	18	728	1	Sheet 10
AC	o	17	9	510	1	Sheet 10
AC	p	17	19	728	1	Sheet 10
AC	n	17	8	507	1	Sheet 10
AC	m	17	20	732	1	Sheet 10
AC	k	17	7	510	1	Sheet 7
AC	l	17	21	728	1	Sheet 7
AC	j	17	6	507	1	Sheet 7
AC	i	17	22	731	1	Sheet 7
AC	g	17	5	510	1	Sheet 7
AC	h	17	23	728	1	Sheet 7
AC	f	17	4	507	1	Sheet 7
AC	e	17	24	731	1	Sheet 7
AC	c	17	3	505	1	Sheet 7
AC	d	17	25	733	1	Sheet 7
AC	a	17	2	535	1	Sheet 7
AC	b	17	1	764	1	Sheet 7
AD	g	19	7	212	1	Sheet 11
AD	h	19	8	153	1	Sheet 11
AD	i	19	9	153	1	Sheet 11
AD	j	19	10	153	1	Sheet 11
AD	k	19	11	153	1	Sheet 11
AD	l	19	12	210	1	Sheet 11
AD	m	19	13	484	1	Sheet 11
AD	f	19	6	558	1	Sheet 11



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AD	n	19	14	490	1	Sheet 11
AD	e	19	5	526	1	Sheet 11
AD	o	19	15	488	1	Sheet 11
AD	d	19	4	541	1	Sheet 11
AD	p	19	16	491	1	Sheet 11
AD	c	19	3	530	1	Sheet 11
AD	q	19	17	488	1	Sheet 11
AD	b	19	2	564	1	Sheet 11
AD	a	19	1	564	1	Sheet 11
AE	g	9	21	662	1	Sheet 6
AE	f	9	2	502	1	Sheet 6
AE	i	9	3	543	1	Sheet 6
AE	h	9	20	777	1	Sheet 6
AE	k	9	19	778	1	Sheet 6
AE	j	9	4	544	1	Sheet 6
AE	m	9	5	544	1	Sheet 6
AE	l	9	18	779	1	Sheet 6
AE	o	9	17	778	1	Sheet 6
AE	n	9	6	544	1	Sheet 6
AE	q	9	7	544	1	Sheet 6
AE	p	9	16	778	1	Sheet 6
AE	r	9	8	507	1	Sheet 6
AE	s	9	15	693	1	Sheet 6
AE	t	9	14	693	1	Sheet 6
AE	u	9	9	507	1	Sheet 6
AE	v	9	10	507	1	Sheet 6
AE	w	9	13	693	1	Sheet 6
AE	x	9	12	693	1	Sheet 6
AE	a	9	11	507	1	Sheet 6
AE	e	9	1	575	1	Sheet 6
AE	d	9	24	547	1	Sheet 6
AE	c	9	23	534	1	Sheet 6
AE	b	9	22	658	1	Sheet 6
AF	f	8	6	634	1	Sheet 9
AF	g	8	7	572	1	Sheet 9
AF	e	8	5	715	1	Sheet 9
AF	h	8	8	597	1	Sheet 9
AF	d	8	4	663	1	Sheet 9
AF	i	8	9	585	1	Sheet 9
AF	c	8	3	655	1	Sheet 9
AF	j	8	10	582	1	Sheet 9



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AF	b	8	2	670	1	Sheet 9
AF	a	8	1	525	1	Sheet 9
AG	a	7	1	584	1	Sheet 9
AG	b	7	2	476	1	Sheet 9
AG	q	7	17	534	1	Sheet 9
AG	c	7	3	457	1	Sheet 9
AG	p	7	16	533	1	Sheet 9
AG	d	7	4	485	1	Sheet 9
AG	o	7	15	533	1	Sheet 9
AG	e	7	5	483	1	Sheet 9
AG	n	7	14	534	1	Sheet 9
AG	f	7	6	564	1	Sheet 9
AG	m	7	13	533	1	Sheet 9
AG	g	7	7	497	1	Sheet 9
AG	l	7	12	531	1	Sheet 9
AG	h	7	8	496	1	Sheet 9
AG	k	7	11	530	1	Sheet 9
AG	i	7	9	609	1	Sheet 9
AG	j	7	10	559	1	Sheet 9
AH	ab	2	28	540	1	Sheet 5
AH	aa	2	27	450	1	Sheet 5
AH	v	2	22	450	1	Sheet 9
AH	u	2	21	450	1	Sheet 9
AH	t	2	20	221	1	Sheet 9
AH	s	2	19	175	1	Sheet 9
AH	r	2	18	175	1	Sheet 9
AH	q	2	17	175	1	Sheet 9
AH	p	2	16	175	1	Sheet 9
AH	o	2	15	221	1	Sheet 9
AH	n	2	14	450	1	Sheet 9
AH	m	2	13	450	1	Sheet 9
AH	h	2	8	450	1	Sheet 5
AH	g	2	7	540	1	Sheet 5
AH	f	2	6	191	1	Sheet 5
AH	e	2	5	153	1	Sheet 5
AH	d	2	4	153	1	Sheet 5
AH	c	2	3	153	1	Sheet 5
AH	b	2	2	153	1	Sheet 5
AH	a	2	1	191	1	Sheet 5
AH	z	2	26	450	1	Sheet 5
AH	y	2	25	450	1	Sheet 5



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AH	x	2	24	450	1	Sheet 9
AH	w	2	23	450	1	Sheet 9
AH	l	2	12	450	1	Sheet 5
AH	k	2	11	450	1	Sheet 5
AH	j	2	10	450	1	Sheet 5
AH	i	2	9	450	1	Sheet 5
AI	af	3	32	450	1	Sheet 5
AI	ae	3	31	450	1	Sheet 5
AI	x	3	24	450	1	Sheet 5
AI	w	3	23	540	1	Sheet 9
AI	v	3	22	221	1	Sheet 9
AI	u	3	21	175	1	Sheet 9
AI	t	3	20	175	1	Sheet 9
AI	s	3	19	175	1	Sheet 9
AI	r	3	18	175	1	Sheet 9
AI	q	3	17	221	1	Sheet 9
AI	p	3	16	540	1	Sheet 9
AI	o	3	15	450	1	Sheet 5
AI	h	3	8	450	1	Sheet 5
AI	g	3	7	450	1	Sheet 5
AI	f	3	6	191	1	Sheet 5
AI	e	3	5	153	1	Sheet 5
AI	d	3	4	153	1	Sheet 5
AI	c	3	3	153	1	Sheet 5
AI	b	3	2	153	1	Sheet 5
AI	a	3	1	191	1	Sheet 5
AI	ad	3	30	450	1	Sheet 5
AI	ac	3	29	450	1	Sheet 5
AI	ab	3	28	450	1	Sheet 5
AI	aa	3	27	450	1	Sheet 5
AI	z	3	26	450	1	Sheet 5
AI	y	3	25	450	1	Sheet 5
AI	n	3	14	450	1	Sheet 5
AI	m	3	13	450	1	Sheet 5
AI	l	3	12	450	1	Sheet 5
AI	k	3	11	450	1	Sheet 5
AI	i	3	9	450	1	Sheet 5
AI	j	3	10	450	1	Sheet 5
AJ	af	4	32	476	1	Sheet 5
AJ	ae	4	31	476	1	Sheet 5
AJ	aa	4	27	562	1	Sheet 5



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AJ	z	4	26	468	1	Sheet 5
AJ	w	4	23	546	1	Sheet 5
AJ	v	4	22	562	1	Sheet 5
AJ	u	4	21	245	1	Sheet 5
AJ	t	4	20	175	1	Sheet 5
AJ	s	4	19	175	1	Sheet 5
AJ	r	4	18	550	1	Sheet 5
AJ	q	4	17	558	1	Sheet 5
AJ	p	4	16	468	1	Sheet 5
AJ	m	4	13	468	1	Sheet 5
AJ	l	4	12	562	1	Sheet 5
AJ	h	4	8	476	1	Sheet 5
AJ	g	4	7	476	1	Sheet 5
AJ	f	4	6	212	1	Sheet 5
AJ	e	4	5	153	1	Sheet 5
AJ	d	4	4	153	1	Sheet 5
AJ	c	4	3	153	1	Sheet 5
AJ	b	4	2	153	1	Sheet 5
AJ	a	4	1	212	1	Sheet 5
AJ	ad	4	30	562	1	Sheet 5
AJ	ac	4	29	562	1	Sheet 5
AJ	ab	4	28	562	1	Sheet 5
AJ	y	4	25	468	1	Sheet 5
AJ	x	4	24	468	1	Sheet 5
AJ	o	4	15	468	1	Sheet 5
AJ	n	4	14	468	1	Sheet 5
AJ	k	4	11	562	1	Sheet 5
AJ	j	4	10	562	1	Sheet 5
AJ	i	4	9	562	1	Sheet 5
AK	ag	5	33	555	1	Sheet 1
AK	af	5	32	450	1	Sheet 1
AK	ad	5	30	450	1	Sheet 1
AK	ac	5	29	450	1	Sheet 1
AK	w	5	23	540	1	Sheet 5
AK	v	5	22	540	1	Sheet 5
AK	u	5	21	582	1	Sheet 9
AK	h	5	8	450	1	Sheet 1
AK	g	5	7	555	1	Sheet 1
AK	f	5	6	191	1	Sheet 1
AK	e	5	5	153	1	Sheet 1
AK	d	5	4	153	1	Sheet 1



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AK	c	5	3	153	1	Sheet 1
AK	b	5	2	153	1	Sheet 1
AK	a	5	1	191	1	Sheet 1
AK	ae	5	31	450	1	Sheet 1
AK	ab	5	28	630	1	Sheet 1
AK	aa	5	27	555	1	Sheet 6
AK	z	5	26	450	1	Sheet 6
AK	y	5	25	480	1	Sheet 6
AK	x	5	24	540	1	Sheet 6
AK	t	5	20	835	1	Sheet 6
AK	s	5	19	689	1	Sheet 6
AK	r	5	18	502	1	Sheet 6
AK	q	5	17	540	1	Sheet 6
AK	p	5	16	955	1	Sheet 6
AK	o	5	15	760	1	Sheet 6
AK	n	5	14	556	1	Sheet 6
AK	m	5	13	527	1	Sheet 6
AK	l	5	12	525	1	Sheet 1
AK	k	5	11	450	1	Sheet 1
AK	j	5	10	450	1	Sheet 1
AK	i	5	9	450	1	Sheet 1
AL	k	6	11	706	1	Sheet 1
AL	l	6	12	614	1	Sheet 1
AL	n	6	14	540	1	Sheet 6
AL	o	6	15	612	1	Sheet 1
AL	j	6	10	990	1	Sheet 1
AL	p	6	16	565	1	Sheet 1
AL	i	6	9	763	1	Sheet 1
AL	q	6	17	630	1	Sheet 1
AL	e	6	5	665	1	Sheet 1
AL	u	6	21	465	1	Sheet 1
AL	d	6	4	665	1	Sheet 1
AL	v	6	22	465	1	Sheet 1
AL	c	6	3	665	1	Sheet 1
AL	w	6	23	465	1	Sheet 1
AL	b	6	2	676	1	Sheet 1
AL	a	6	1	495	1	Sheet 1
AL	m	6	13	527	1	Sheet 6
AL	h	6	8	611	1	Sheet 1
AL	r	6	18	570	1	Sheet 1
AL	g	6	7	578	1	Sheet 1



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AL	s	6	19	570	1	Sheet 1
AL	f	6	6	560	1	Sheet 1
AL	t	6	20	570	1	Sheet 1
AM	f	10	5	4565	5	Sheet 1
AM	g	10	6	708	1	Sheet 1
AM	e	10	4	504	1	Sheet 1
AM	d	10	3	504	1	Sheet 1
AM	h	10	7	687	1	Sheet 1
AM	i	10	8	666	1	Sheet 1
AM	c	10	2	504	1	Sheet 1
AM	b	10	1	480	1	Sheet 1
AM	a	10	9	669	1	Sheet 1
AN	k	11	11	539	1	Sheet 2
AN	j	11	10	524	1	Sheet 2
AN	i	11	9	526	1	Sheet 2
AN	h	11	8	694	1	Sheet 2
AN	g	11	7	669	1	Sheet 2
AN	f	11	6	602	1	Sheet 2
AN	e	11	5	712	1	Sheet 2
AN	d	11	4	520	1	Sheet 2
AN	c	11	3	454	1	Sheet 2
AN	b	11	2	464	1	Sheet 2
AN	a	11	1	651	1	Sheet 2
AO	g	12	7	527	1	Sheet 2
AO	h	12	8	533	1	Sheet 2
AO	f	12	6	498	1	Sheet 2
AO	i	12	9	511	1	Sheet 2
AO	e	12	5	495	1	Sheet 2
AO	j	12	10	520	1	Sheet 2
AO	d	12	4	495	1	Sheet 2
AO	k	12	11	532	1	Sheet 2
AO	c	12	3	495	1	Sheet 2
AO	l	12	12	544	1	Sheet 2
AO	b	12	2	540	1	Sheet 2
AO	a	12	1	607	1	Sheet 2
AP	a	15	1	558	1	Sheet 3
AP	c	15	3	450	1	Sheet 3
AP	d	15	4	668	1	Sheet 3
AP	e	15	5	573	1	Sheet 3
AP	m	15	13	559	1	Sheet 3
AP	f	15	6	539	1	Sheet 3



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AP	l	15	12	534	1	Sheet 3
AP	g	15	7	439	1	Sheet 8
AP	h	15	8	435	1	Sheet 8
AP	k	15	11	493	1	Sheet 2
AP	j	15	10	585	1	Sheet 7
AP	i	15	9	589	1	Sheet 7
AP	b	15	2	450	1	Sheet 3
AQ	c	23	3	7807	74	Sheet 8
AQ	b	23	2	5279	1	Sheet 8
AQ	a	23	1	10156	0	Sheet 8
AR	a	22	1	15476	0	Sheet 4
AR	b	22	2	9264	90	Sheet 4
AT	n	13	14	227	1	Sheet 2
AT	m	13	13	210	1	Sheet 2
AT	l	13	12	210	1	Sheet 2
AT	k	13	11	210	1	Sheet 2
AT	j	13	10	210	1	Sheet 2
AT	i	13	9	210	1	Sheet 2
AT	h	13	8	210	1	Sheet 2
AT	g	13	7	210	1	Sheet 2
AT	f	13	6	210	1	Sheet 2
AT	e	13	5	210	1	Sheet 2
AT	d	13	4	210	1	Sheet 2
AT	c	13	3	210	1	Sheet 2
AT	b	13	2	210	1	Sheet 2
AT	a	13	1	227	1	Sheet 2
AU	a	14	1	227	1	Sheet 2
AU	b	14	2	210	1	Sheet 2
AU	c	14	3	210	1	Sheet 2
AU	d	14	4	210	1	Sheet 2
AU	e	14	5	210	1	Sheet 2
AU	f	14	6	210	1	Sheet 2
AU	g	14	7	210	1	Sheet 2
AU	h	14	8	210	1	Sheet 2
AU	i	14	9	210	1	Sheet 2
AU	j	14	10	210	1	Sheet 2
AU	k	14	11	210	1	Sheet 2
AU	l	14	12	210	1	Sheet 2
AU	m	14	13	210	1	Sheet 2
AU	n	14	14	227	1	Sheet 2
AV	a	16	1	12603	155	Sheet 3





Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
AV	c	16	2	6860	90	Sheet 8
AV	d	16	3	5802	60	Sheet 8
AW	h	16	7	525	1	Sheet 7
AW	a	16	8	521	1	Sheet 7
AW	b	16	9	452	1	Sheet 7
AW	g	16	6	457	1	Sheet 7
AW	f	16	5	462	1	Sheet 7
AW	c	16	10	455	1	Sheet 7
AW	d	16	11	551	1	Sheet 7
AW	e	16	4	560	1	Sheet 7
B1	a	72	1	360	1	Sheet 21
B1	b	72	2	164	1	Sheet 21
B1	c	72	3	179	1	Sheet 21
B1	d	72	4	182	1	Sheet 21
B1	e	72	5	181	1	Sheet 21
B1	f	72	6	301	1	Sheet 21
B1	g	72	7	298	1	Sheet 21
B1	h	72	8	274	1	Sheet 21
B1	i	72	9	238	1	Sheet 21
B1	j	72	10	195	1	Sheet 21
B1	k	72	11	180	1	Sheet 21
B1	l	72	12	180	1	Sheet 21
B1	m	72	13	180	1	Sheet 21
B1	n	72	14	180	1	Sheet 21
B1	o	72	15	180	1	Sheet 21
B1	p	72	16	180	1	Sheet 21
B1	q	72	17	240	1	Sheet 21
B1	r	72	18	315	1	Sheet 21
B1	s	72	19	348	1	Sheet 21
B10	a	71	1	497	1	Sheet 23
B10	b	71	2	492	1	Sheet 23
B10	c	71	3	455	1	Sheet 23
B10	d	71	4	455	1	Sheet 24
B10	e	71	5	410	1	Sheet 24
B10	f	71	6	410	1	Sheet 24
B10	g	71	7	467	1	Sheet 24
B10	h	71	8	497	1	Sheet 24
B10	i	71	9	569	1	Sheet 24
B10	j	71	10	498	1	Sheet 24
B10	k	71	11	642	1	Sheet 24
B10	l	71	12	492	1	Sheet 24



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B10	m	71	13	410	1	Sheet 24
B10	n	71	14	410	1	Sheet 24
B10	o	71	15	410	1	Sheet 24
B10	p	71	16	410	1	Sheet 24
B10	q	71	17	410	1	Sheet 24
B10	r	71	18	410	1	Sheet 24
B10	s	71	19	590	1	Sheet 23
B11	a	70	1	581	1	Sheet 23
B11	b	70	2	475	1	Sheet 23
B11	c	70	3	475	1	Sheet 23
B11	d	70	4	581	1	Sheet 23
B12	a	67	1	336	1	Sheet 20
B12	b	67	2	250	1	Sheet 20
B12	c	67	3	250	1	Sheet 20
B12	d	67	4	334	1	Sheet 20
B12	e	67	5	580	1	Sheet 20
B12	f	67	6	397	1	Sheet 20
B12	g	67	7	467	1	Sheet 20
B12	h	67	8	496	1	Sheet 23
B12	i	67	9	526	1	Sheet 23
B12	j	67	10	465	1	Sheet 23
B12	k	67	11	458	1	Sheet 23
B12	l	67	12	409	1	Sheet 23
B12	m	67	13	419	1	Sheet 23
B12	n	67	14	396	1	Sheet 23
B12	o	67	15	431	1	Sheet 23
B12	p	67	16	437	1	Sheet 23
B12	q	67	17	523	1	Sheet 23
B12	r	67	18	486	1	Sheet 23
B12	s	67	19	497	1	Sheet 20
B12	t	67	20	503	1	Sheet 20
B12	u	67	21	492	1	Sheet 20
B13	a	68	1	192	1	Sheet 20
B13	b	68	2	153	1	Sheet 20
B13	c	68	3	153	1	Sheet 20
B13	d	68	4	153	1	Sheet 20
B13	e	68	5	153	1	Sheet 20
B13	f	68	6	186	1	Sheet 20
B13	g	68	7	490	1	Sheet 20
B13	h	68	8	498	1	Sheet 20
B13	i	68	9	464	1	Sheet 20



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B13	j	68	10	389	1	Sheet 23
B13	k	68	11	483	1	Sheet 23
B13	l	68	12	486	1	Sheet 23
B13	m	68	13	388	1	Sheet 23
B13	n	68	14	419	1	Sheet 23
B13	o	68	15	412	1	Sheet 23
B13	p	68	16	437	1	Sheet 23
B13	q	68	17	454	1	Sheet 20
B13	r	68	18	376	1	Sheet 20
B13	s	68	19	379	1	Sheet 20
B13	t	68	20	399	1	Sheet 20
B14	a	69	1	577	1	Sheet 20
B14	b	69	2	487	1	Sheet 21
B14	c	69	3	472	1	Sheet 21
B14	d	69	4	400	1	Sheet 21
B14	e	69	5	399	1	Sheet 21
B14	f	69	6	457	1	Sheet 21
B14	g	69	7	174	1	Sheet 21
B14	h	69	8	178	1	Sheet 21
B14	i	69	9	250	1	Sheet 20
B14	j	69	10	404	1	Sheet 20
B14	k	69	11	461	1	Sheet 20
B14	l	69	12	411	1	Sheet 20
B14	m	69	13	405	1	Sheet 20
B15	a	66	1	516	1	Sheet 20
B15	aa	66	27	480	1	Sheet 20
B15	ab	66	28	375	1	Sheet 20
B15	ac	66	29	375	1	Sheet 20
B15	ad	66	30	375	1	Sheet 20
B15	b	66	2	291	1	Sheet 20
B15	c	66	3	239	1	Sheet 20
B15	d	66	4	240	1	Sheet 20
B15	e	66	5	297	1	Sheet 20
B15	f	66	6	190	1	Sheet 20
B15	g	66	7	184	1	Sheet 20
B15	h	66	8	189	1	Sheet 20
B15	i	66	9	183	1	Sheet 20
B15	j	66	10	190	1	Sheet 20
B15	k	66	11	183	1	Sheet 20
B15	l	66	12	192	1	Sheet 20
B15	m	66	13	466	1	Sheet 20



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B15	n	66	14	439	1	Sheet 20
B15	o	66	15	180	1	Sheet 20
B15	p	66	16	180	1	Sheet 20
B15	q	66	17	180	1	Sheet 20
B15	r	66	18	240	1	Sheet 20
B15	s	66	19	180	1	Sheet 20
B15	t	66	20	180	1	Sheet 20
B15	u	66	21	180	1	Sheet 20
B15	v	66	22	299	1	Sheet 20
B15	w	66	23	243	1	Sheet 20
B15	x	66	24	240	1	Sheet 20
B15	y	66	25	240	1	Sheet 20
B15	z	66	26	240	1	Sheet 20
B16	a	65	1	5100	20	Sheet 20
B16	b	65	2	474	1	Sheet 20
B16	c	65	3	577	1	Sheet 20
B16	d	65	4	573	1	Sheet 20
B16	e	65	5	468	1	Sheet 20
B16	f	65	6	240	1	Sheet 20
B16	g	65	7	200	1	Sheet 20
B16	h	65	8	200	1	Sheet 20
B16	i	65	9	200	1	Sheet 20
B16	j	65	10	200	1	Sheet 20
B16	k	65	11	210	1	Sheet 20
B16	l	65	12	210	1	Sheet 20
B16	m	65	13	240	1	Sheet 20
B2	a	73	1	361	1	Sheet 21
B2	b	73	2	178	1	Sheet 21
B2	c	73	3	179	1	Sheet 21
B2	d	73	4	179	1	Sheet 21
B2	e	73	5	180	1	Sheet 21
B2	f	73	6	315	1	Sheet 21
B2	g	73	7	240	1	Sheet 21
B2	h	73	8	240	1	Sheet 21
B2	i	73	9	240	1	Sheet 21
B2	j	73	10	359	1	Sheet 21
B2	k	73	11	367	1	Sheet 21
B2	l	73	12	405	1	Sheet 21
B2	m	73	13	405	1	Sheet 21
B2	n	73	14	405	1	Sheet 21
B2	o	73	15	466	1	Sheet 21



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B2	p	73	16	310	1	Sheet 21
B2	q	73	17	240	1	Sheet 21
B2	r	73	18	180	1	Sheet 21
B2	s	73	19	180	1	Sheet 21
B2	t	73	20	180	1	Sheet 21
B2	u	73	21	180	1	Sheet 21
B2	v	73	22	180	1	Sheet 21
B2	w	73	23	180	1	Sheet 21
B2	x	73	24	180	1	Sheet 21
B2	y	73	25	315	1	Sheet 21
B2	z	73	26	306	1	Sheet 21
B3	a	74	1	212	1	Sheet 21
B3	b	74	2	153	1	Sheet 21
B3	c	74	3	153	1	Sheet 21
B3	d	74	4	153	1	Sheet 21
B3	e	74	5	153	1	Sheet 21
B3	f	74	6	153	1	Sheet 21
B3	g	74	7	153	1	Sheet 21
B3	h	74	8	191	1	Sheet 21
B3	i	74	21	191	1	Sheet 21
B3	j	74	22	237	1	Sheet 21
B3	k	74	23	366	1	Sheet 21
B3	l	74	24	356	1	Sheet 21
B3	m	74	25	423	1	Sheet 21
B4	a	74	9	152	1	Sheet 21
B4	b	74	10	153	1	Sheet 21
B4	c	74	11	153	1	Sheet 21
B4	d	74	12	153	1	Sheet 21
B4	e	74	13	153	1	Sheet 21
B4	f	74	14	229	1	Sheet 21
B4	g	74	15	248	1	Sheet 21
B4	h	74	16	153	1	Sheet 21
B4	i	74	17	153	1	Sheet 21
B4	j	74	18	153	1	Sheet 21
B4	k	74	19	153	1	Sheet 21
B4	l	74	20	153	1	Sheet 21
B5	a	75	1	426	1	Sheet 21
B5	b	75	2	405	1	Sheet 21
B5	c	75	3	405	1	Sheet 21
B5	d	75	4	432	1	Sheet 21
B6	a	76	1	435	1	Sheet 21



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B6	b	76	2	542	1	Sheet 21
B6	c	76	3	450	1	Sheet 21
B6	d	76	4	450	1	Sheet 21
B6	e	76	5	450	1	Sheet 21
B6	f	76	6	486	1	Sheet 21
B6	g	76	7	185	1	Sheet 21
B6	h	76	8	153	1	Sheet 21
B6	i	76	9	153	1	Sheet 21
B6	j	76	10	458	1	Sheet 21
B6	k	76	11	381	1	Sheet 21
B6	l	76	12	392	1	Sheet 21
B6	m	76	13	392	1	Sheet 21
B6	n	76	14	403	1	Sheet 21
B7	a	77	1	497	1	Sheet 24
B7	b	77	2	496	1	Sheet 24
B7	c	77	3	481	1	Sheet 24
B7	d	77	4	405	1	Sheet 24
B7	e	77	5	405	1	Sheet 24
B7	f	77	6	550	1	Sheet 24
B7	g	77	7	450	1	Sheet 24
B7	h	77	8	498	1	Sheet 24
B7	i	77	9	250	1	Sheet 24
B7	j	77	10	279	1	Sheet 24
B7	k	77	11	381	1	Sheet 24
B7	l	77	12	498	1	Sheet 24
B7	m	77	13	428	1	Sheet 24
B7	n	77	14	392	1	Sheet 24
B7	o	77	15	392	1	Sheet 24
B7	p	77	16	392	1	Sheet 24
B7	q	77	17	392	1	Sheet 24
B7	r	77	18	355	1	Sheet 24
B7	s	77	19	406	1	Sheet 24
B7	t	77	20	724	1	Sheet 24
B8	a	79	1	504	1	Sheet 24
B8	b	79	2	411	1	Sheet 24
B8	c	79	3	411	1	Sheet 24
B8	d	79	4	517	1	Sheet 24
B8	e	79	5	673	1	Sheet 24
B8	f	79	6	540	1	Sheet 24
B8	g	79	7	658	1	Sheet 24
B9	a	78	1	442	1	Sheet 24



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
B9	b	78	2	668	1	Sheet 24
B9	c	78	3	432	1	Sheet 24
B9	d	78	4	418	1	Sheet 24
B9	e	78	5	436	1	Sheet 24
B9	f	78	6	430	1	Sheet 24
B9	g	78	7	497	1	Sheet 24
B9	h	78	8	537	1	Sheet 24
B9	i	78	9	504	1	Sheet 24
B9	j	78	10	517	1	Sheet 24
B9	k	78	11	527	1	Sheet 24
B9	l	78	12	518	1	Sheet 24
B9	m	78	13	467	1	Sheet 24
B9	n	78	14	462	1	Sheet 24
B9	o	78	15	500	1	Sheet 24
B9	p	78	16	443	1	Sheet 24
C1	a	44	2	8886	42	Sheet 29
C10	a	54	4	497	1	Sheet 22
C10	b	54	5	435	1	Sheet 22
C10	c	54	6	439	1	Sheet 22
C10	d	54	7	439	1	Sheet 22
C10	e	54	8	496	1	Sheet 22
C10	f	54	9	633	1	Sheet 22
C10	g	54	10	556	1	Sheet 22
C10	h	54	11	556	1	Sheet 22
C10	i	54	1	427	1	Sheet 22
C10	j	54	2	442	1	Sheet 22
C10	k	54	3	488	1	Sheet 22
C11	a	53	4	410	1	Sheet 22
C11	b	53	5	439	1	Sheet 22
C11	c	53	6	439	1	Sheet 22
C11	d	53	7	439	1	Sheet 25
C11	e	53	8	439	1	Sheet 25
C11	f	53	9	484	1	Sheet 25
C11	g	53	10	482	1	Sheet 25
C11	h	53	11	497	1	Sheet 25
C11	i	53	12	716	1	Sheet 25
C11	j	53	13	556	1	Sheet 25
C11	k	53	14	463	1	Sheet 25
C11	l	53	15	463	1	Sheet 25
C11	m	53	16	463	1	Sheet 22
C11	n	53	17	556	1	Sheet 22



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C11	o	53	1	459	1	Sheet 25
C11	p	53	2	450	1	Sheet 22
C11	q	53	3	471	1	Sheet 25
C12	a	52	2	498	1	Sheet 25
C12	b	52	3	460	1	Sheet 25
C12	c	52	4	460	1	Sheet 25
C12	d	52	5	473	1	Sheet 25
C12	e	52	6	386	1	Sheet 25
C12	f	52	7	499	1	Sheet 25
C12	g	52	8	454	1	Sheet 25
C12	h	52	9	462	1	Sheet 25
C12	i	52	10	498	1	Sheet 25
C12	j	52	11	486	1	Sheet 25
C12	k	52	12	459	1	Sheet 25
C12	l	52	1	489	1	Sheet 25
C13	a	56	8	412	1	Sheet 23
C13	b	56	9	442	1	Sheet 23
C13	c	56	10	419	1	Sheet 26
C13	d	56	11	344	1	Sheet 26
C13	e	56	12	344	1	Sheet 26
C13	h	56	15	389	1	Sheet 26
C13	i	56	16	382	1	Sheet 26
C13	j	56	17	458	1	Sheet 26
C13	m	56	2	418	1	Sheet 25
C13	n	56	3	418	1	Sheet 25
C13	f	56	13	344	1	Sheet 26
C13	g	56	14	388	1	Sheet 26
C13	k	56	18	503	1	Sheet 26
C13	l	56	1	533	1	Sheet 25
C13	o	56	4	419	1	Sheet 23
C13	p	56	5	450	1	Sheet 23
C13	q	56	6	419	1	Sheet 23
C13	r	56	7	427	1	Sheet 23
C14	a	58	10	475	1	Sheet 26
C14	b	58	11	471	1	Sheet 26
C14	g	58	16	450	1	Sheet 26
C14	h	58	17	445	1	Sheet 26
C14	i	58	18	403	1	Sheet 26
C14	l	58	21	450	1	Sheet 26
C14	m	58	22	524	1	Sheet 26
C14	n	58	23	549	1	Sheet 26





Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C14	o	58	1	644	1	Sheet 26
C14	r	58	4	425	1	Sheet 26
C14	s	58	5	418	1	Sheet 26
C14	v	58	8	450	1	Sheet 26
C14	w	58	9	450	1	Sheet 26
C14	c	58	12	433	1	Sheet 26
C14	d	58	13	400	1	Sheet 26
C14	e	58	14	450	1	Sheet 26
C14	f	58	15	405	1	Sheet 26
C14	j	58	19	402	1	Sheet 26
C14	k	58	20	405	1	Sheet 26
C14	p	58	2	449	1	Sheet 26
C14	q	58	3	404	1	Sheet 26
C14	t	58	6	405	1	Sheet 26
C14	u	58	7	450	1	Sheet 26
C15	a	57	11	561	1	Sheet 25
C15	b	57	12	541	1	Sheet 25
C15	c	57	13	602	1	Sheet 25
C15	d	57	14	421	1	Sheet 25
C15	e	57	15	451	1	Sheet 25
C15	f	57	16	494	1	Sheet 25
C15	g	57	17	487	1	Sheet 25
C15	h	57	18	540	1	Sheet 25
C15	i	57	19	464	1	Sheet 25
C15	j	57	20	412	1	Sheet 25
C15	k	57	21	429	1	Sheet 25
C15	l	57	22	496	1	Sheet 25
C15	m	57	23	675	1	Sheet 25
C15	n	57	24	540	1	Sheet 25
C15	o	57	1	658	1	Sheet 25
C15	p	57	2	495	1	Sheet 25
C15	q	57	3	486	1	Sheet 25
C15	r	57	4	447	1	Sheet 25
C15	s	57	5	444	1	Sheet 25
C15	t	57	6	447	1	Sheet 25
C15	u	57	7	459	1	Sheet 25
C15	v	57	8	461	1	Sheet 25
C15	w	57	9	427	1	Sheet 25
C15	x	57	10	436	1	Sheet 25
C16	a	60	9	580	1	Sheet 26
C16	b	60	10	552	1	Sheet 26



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C16	c	60	11	633	1	Sheet 26
C16	f	60	14	450	1	Sheet 26
C16	g	60	15	434	1	Sheet 26
C16	h	60	16	454	1	Sheet 26
C16	i	60	17	429	1	Sheet 26
C16	l	60	20	618	1	Sheet 26
C16	m	60	21	540	1	Sheet 26
C16	n	60	1	618	1	Sheet 26
C16	o	60	2	498	1	Sheet 26
C16	p	60	3	444	1	Sheet 26
C16	q	60	4	522	1	Sheet 26
C16	r	60	5	516	1	Sheet 26
C16	d	60	12	481	1	Sheet 26
C16	e	60	13	450	1	Sheet 26
C16	j	60	18	45	1	Sheet 26
C16	k	60	19	483	1	Sheet 26
C16	s	60	6	444	1	Sheet 26
C16	t	60	7	450	1	Sheet 26
C16	u	60	8	534	1	Sheet 26
C17	a	59	11	587	1	Sheet 25
C17	g	59	17	558	1	Sheet 25
C17	h	59	18	672	1	Sheet 27
C17	i	59	19	456	1	Sheet 27
C17	l	59	22	537	1	Sheet 27
C17	m	59	23	665	1	Sheet 27
C17	n	59	1	561	1	Sheet 27
C17	o	59	2	432	1	Sheet 27
C17	p	59	3	481	1	Sheet 27
C17	u	59	8	443	1	Sheet 25
C17	v	59	9	445	1	Sheet 25
C17	w	59	10	475	1	Sheet 25
C17	b	59	12	540	1	Sheet 25
C17	c	59	13	647	1	Sheet 25
C17	d	59	14	467	1	Sheet 25
C17	e	59	15	438	1	Sheet 27
C17	f	59	16	442	1	Sheet 27
C17	j	59	20	456	1	Sheet 27
C17	k	59	21	456	1	Sheet 27
C17	q	59	4	456	1	Sheet 25
C17	r	59	5	429	1	Sheet 25
C17	s	59	6	420	1	Sheet 25



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C17	t	59	7	468	1	Sheet 25
C18	d	62	14	779	1	Sheet 28
C18	e	62	15	459	1	Sheet 28
C18	f	62	16	451	1	Sheet 28
C18	g	62	17	450	1	Sheet 28
C18	i	62	19	540	1	Sheet 28
C18	j	62	20	584	1	Sheet 28
C18	m	62	1	614	1	Sheet 28
C18	n	62	2	564	1	Sheet 28
C18	o	62	3	450	1	Sheet 28
C18	r	62	6	467	1	Sheet 28
C18	s	62	7	482	1	Sheet 28
C18	t	62	8	499	1	Sheet 28
C18	a	62	11	478	1	Sheet 28
C18	b	62	12	479	1	Sheet 28
C18	c	62	13	626	1	Sheet 28
C18	h	62	18	540	1	Sheet 28
C18	k	62	21	621	1	Sheet 28
C18	l	62	22	540	1	Sheet 28
C18	p	62	4	451	1	Sheet 28
C18	q	62	5	456	1	Sheet 28
C18	u	62	9	673	1	Sheet 28
C18	y	62	10	659	1	Sheet 28
C19	a	64	8	652	1	Sheet 28
C19	b	64	9	426	1	Sheet 28
C19	c	64	10	700	1	Sheet 28
C19	d	64	11	450	1	Sheet 28
C19	m	64	2	472	1	Sheet 28
C19	n	64	3	420	1	Sheet 28
C19	o	64	4	420	1	Sheet 28
C19	p	64	5	420	1	Sheet 28
C19	r	64	7	706	1	Sheet 28
C19	e	64	12	450	1	Sheet 28
C19	f	64	13	450	1	Sheet 28
C19	g	64	14	450	1	Sheet 28
C19	h	64	15	450	1	Sheet 28
C19	i	64	16	488	1	Sheet 28
C19	j	64	17	702	1	Sheet 28
C19	k	64	18	465	1	Sheet 28
C19	l	64	1	662	1	Sheet 28
C19	q	64	6	499	1	Sheet 28



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C2	a	46	1	490	1	Sheet 29
C2	b	46	2	450	1	Sheet 29
C2	c	46	3	448	1	Sheet 29
C2	d	46	4	464	1	Sheet 29
C2	e	46	5	419	1	Sheet 29
C2	f	46	6	449	1	Sheet 29
C2	g	46	7	516	1	Sheet 29
C2	h	46	8	499	1	Sheet 29
C2	i	46	9	575	1	Sheet 29
C2	j	46	10	405	1	Sheet 29
C2	k	46	11	405	1	Sheet 29
C2	l	46	12	425	1	Sheet 29
C2	m	46	13	470	1	Sheet 29
C2	n	46	14	463	1	Sheet 29
C2	o	46	15	488	1	Sheet 29
C2	p	46	16	498	1	Sheet 29
C20	a	61	9	587	1	Sheet 27
C20	b	61	10	540	1	Sheet 27
C20	c	61	11	648	1	Sheet 27
C20	d	61	12	461	1	Sheet 27
C20	m	61	2	492	1	Sheet 27
C20	n	61	3	450	1	Sheet 27
C20	o	61	4	451	1	Sheet 27
C20	p	61	5	632	1	Sheet 27
C20	s	61	8	448	1	Sheet 27
C20	e	61	13	470	1	Sheet 27
C20	f	61	14	649	1	Sheet 27
C20	g	61	15	567	1	Sheet 27
C20	h	61	16	540	1	Sheet 27
C20	i	61	17	553	1	Sheet 27
C20	j	61	18	607	1	Sheet 27
C20	k	61	19	540	1	Sheet 27
C20	l	61	1	611	1	Sheet 27
C20	q	61	6	528	1	Sheet 27
C20	r	61	7	499	1	Sheet 27
C21	a	63	4	496	1	Sheet 27
C21	b	63	5	450	1	Sheet 27
C21	c	63	6	450	1	Sheet 27
C21	d	63	7	582	1	Sheet 27
C21	e	63	8	499	1	Sheet 27
C21	f	63	9	451	1	Sheet 27



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C21	g	63	10	610	1	Sheet 27
C21	h	63	11	543	1	Sheet 27
C21	i	63	1	615	1	Sheet 27
C21	j	63	2	684	1	Sheet 27
C21	k	63	3	691	1	Sheet 27
C3	a	44	1	8250	50	Sheet 29
C4	a	47	1	540	1	Sheet 19
C4	b	47	2	422	1	Sheet 19
C4	c	47	3	427	1	Sheet 19
C4	d	47	4	440	1	Sheet 19
C4	e	47	5	449	1	Sheet 19
C4	f	47	6	499	1	Sheet 19
C4	g	47	7	488	1	Sheet 19
C4	h	47	8	485	1	Sheet 19
C4	i	47	9	463	1	Sheet 19
C4	j	47	10	468	1	Sheet 19
C4	k	47	11	404	1	Sheet 19
C4	l	47	12	450	1	Sheet 19
C4	m	47	13	450	1	Sheet 19
C4	n	47	14	405	1	Sheet 19
C4	o	47	15	405	1	Sheet 19
C4	p	47	16	405	1	Sheet 19
C4	q	47	17	405	1	Sheet 19
C4	r	47	18	511	1	Sheet 19
C5	c	45	3	420	1	Sheet 19
C5	d	45	4	420	1	Sheet 19
C5	e	45	5	420	1	Sheet 19
C5	h	45	8	421	1	Sheet 19
C5	i	45	9	450	1	Sheet 19
C5	j	45	10	287	1	Sheet 19
C5	k	45	11	250	1	Sheet 19
C5	o	45	15	350	1	Sheet 19
C5	p	45	16	361	1	Sheet 19
C5	q	45	17	447	1	Sheet 19
C5	s	45	19	419	1	Sheet 19
C5	t	45	20	420	1	Sheet 19
C5	a	45	1	686	1	Sheet 19
C5	b	45	2	646	1	Sheet 19
C5	f	45	6	475	1	Sheet 19
C5	g	45	7	487	1	Sheet 19
C5	l	45	12	250	1	Sheet 19



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C5	m	45	13	287	1	Sheet 19
C5	n	45	14	350	1	Sheet 19
C5	r	45	18	468	1	Sheet 19
C6	a	50	1	497	1	Sheet 22
C6	b	50	2	396	1	Sheet 22
C6	c	50	3	464	1	Sheet 22
C6	d	50	4	565	1	Sheet 22
C6	e	50	5	476	1	Sheet 22
C6	f	50	6	487	1	Sheet 22
C7	a	49	1	495	1	Sheet 22
C7	b	49	2	353	1	Sheet 22
C7	e	49	5	462	1	Sheet 22
C7	f	49	6	417	1	Sheet 22
C7	g	49	7	416	1	Sheet 22
C7	i	49	9	457	1	Sheet 22
C7	c	49	3	455	1	Sheet 22
C7	d	49	4	590	1	Sheet 22
C7	h	49	8	465	1	Sheet 22
C8	a	48	1	487	1	Sheet 22
C8	b	48	2	419	1	Sheet 22
C8	c	48	3	413	1	Sheet 22
C8	f	48	6	524	1	Sheet 22
C8	g	48	7	619	1	Sheet 22
C8	h	48	8	547	1	Sheet 22
C8	l	48	12	426	1	Sheet 22
C8	d	48	4	370	1	Sheet 22
C8	e	48	5	405	1	Sheet 22
C8	i	48	9	412	1	Sheet 22
C8	j	48	10	421	1	Sheet 22
C8	k	48	11	415	1	Sheet 22
C9	a	55	1	491	1	Sheet 22
C9	b	55	2	575	1	Sheet 22
C9	c	55	3	560	1	Sheet 23
C9	d	55	4	499	1	Sheet 23
C9	g	55	7	464	1	Sheet 23
C9	h	55	8	526	1	Sheet 23
C9	i	55	9	426	1	Sheet 23
C9	j	55	10	486	1	Sheet 23
C9	k	55	11	418	1	Sheet 23
C9	e	55	5	475	1	Sheet 23
C9	f	55	6	481	1	Sheet 23



Alpha Section	Alpha Block	Numeric Section	Numeric Block	Area (m <sup>2</sup> )	Max Dwellings	Block Details Plan Sheet Reference Number
C9	l	55	12	441	1	Sheet 22
C9	m	55	13	497	1	Sheet 22
D10	a	29	1	5285	36	Sheet 13
D2	a	26	1	10274	78	Sheet 12
D3	a	31	1	407	1	Sheet 12
D3	b	31	2	225	1	Sheet 12
D3	c	31	3	225	1	Sheet 12
D3	d	31	4	225	1	Sheet 12
D3	e	31	5	225	1	Sheet 12
D3	f	31	6	225	1	Sheet 12
D3	g	31	7	452	1	Sheet 12
D4	a	31	8	421	1	Sheet 12
D4	b	31	9	227	1	Sheet 12
D4	c	31	10	229	1	Sheet 12
D4	d	31	11	232	1	Sheet 12
D4	e	31	12	236	1	Sheet 12
D4	f	31	13	490	1	Sheet 12
D6	a	30	2	4725	40	Sheet 12
D7	a	30	1	4363	28	Sheet 12
D8	a	27	1	3643	26	Sheet 12
		28	1	3964	32	Sheet 13
		32	2	17684	0	Sheets 12 & 15
		33	2	50068	0	Sheet 14
		33	3	6196	44	Sheet 14
		33	4	6469	46	Sheet 14
		33	5	2383	0	Sheet 14

Note:

- a) The maximum number of dwelling units indicated for each Block is not to be exceeded.
- b) Refer to Block Details Plan at Attachment B of this Housing Development Guide for Block dimensions. Areas are subject to survey and will be shown on Deposited Plans which will be available prior to the grant of the Crown Lease for the Block.



## 4.2 CAT CONTAINMENT

All residents within the Estate will be required to comply with Territory legislation regarding cat containment.

This Act can be obtained by visiting [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

## 4.3 STORMWATER FLOWS

It is the Buyer's responsibility to ensure the adequate drainage of the Block in a manner which ensures no concentrated flows are directed onto Blocks that are immediately downstream.

## 4.4 STREET TREES

Buyer's attention is drawn to Section 3.3.4 of this Housing Development Guide containing general requirements concerning nature strips.

The LDA intends to plant street trees in the Estate subject to final design approval.

Generally, one tree will be planted on the nature strip adjacent to each Block to avoid the driveway and other service assets.

## 4.5 FINISHED FLOOR LEVELS

Finished Floor Levels for single residential Blocks must be a minimum of 300mm above the lowest point on the Block.

## 4.6 TELECOMMUNICATION INFRASTRUCTURE

The LDA will be installing the pit and pipe design of the estate. The Buyer will need to contact NBN Co. to arrange for connection to the telecommunication network.

NBN Co. will be responsible for the installation of the Network. The Network will be deployed underground, predominantly along the road verge / nature strip. Telecommunication pits will be installed at regular intervals along the road verge / nature strip. These pits will serve as the junction point between the Network and the "lead-in" conduits (pipes). The lead-in conduits are provided up to the Block.

It is the responsibility of the Buyer to arrange for an extension from this lead-in pipe (at Block boundary) to the home for future telecommunication cable installation.

To connect to the Network, and support the provision of communications services including voice, data and television, a specific structured wiring regime is required to be installed in the home (during its construction). It is the responsibility of the Buyer to arrange the installation of that home wiring.

The specifications for telecommunication facilities, including the location of Network infrastructure and other installation details, can be obtained from:

NBN Co.  
Telephone: 1800 687 626  
Email: [info@nbnco.com.au](mailto:info@nbnco.com.au)

## 4.7 UTILITY ACCESS REQUIREMENTS

As specified in Section 3.1.2 of this Housing Development Guide (Utility Provider Access Requirements), Buyers must comply with the service access requirements of Utility Providers and as required by law.

Maintenance and emergency access routes are required where sewerage mains are located on leased land. Details of these requirements are set out in the Sewerage and Stormwater Mains Table at Attachment D of this Housing Development Guide or by contacting ACTEWAGL.

## 4.8 BUSHFIRE PROTECTION

Blocks identified as requiring Bushfire Mitigation Measures will require buildings to be constructed to a minimum standard of Bushfire Attack Level 12.5 [BAL – 12.5] or Bushfire Attack Level 19 [BAL – 19] in accordance with Australian Standard 3959 -2009 '*Construction of Buildings in Bushfire Prone Areas*'. These Blocks are identified in the Block Details Plans at Attachment B.

Landscape (including private gardens) should be designed and regularly maintained to minimise the possibility of ignition from burning ember attack and causing ignition of buildings, structures and materials during a bushfire.





## 4.9 EXTERNAL NOISE MITIGATION

Residential Blocks that are identified as requiring noise mitigation construction are subject to R42 of the *Residential Zones - Single Dwelling Housing Development Code* and Multi Unit Blocks are subject to R67 of the *Residential Zones - Multi Unit Housing Development Code*. These Blocks will need to comply with AS/NZ 3671, AS/NZ 2107 and the *ACT Environment Protection Regulation 2005*.

## 4.10 CORNER BLOCKS

Dwellings sited on corner Blocks (or having dual or more frontages) should present an attractive elevation on all frontages by providing window and articulation elements in wall planes facing both streets, and generally avoid dull, uninteresting street or public open space façades.

Corner Blocks are to respond to their prominence in addressing the street. Two storey buildings are encouraged. Entry to the driveways is as confirmed on the Block Details Plans.

## 4.11 SHARED GARBAGE COLLECTION

A shared garbage collection point will be provided for a number of blocks. Blocks with shared garbage collection are shown on the Block Details Plans.

## 4.12 LIMITED DEVELOPMENT POTENTIAL BLOCKS

Limited Development Potential Blocks are identified in the Block Details Plans at Attachment B. In undertaking the Estate Development Plan approval a selected “test block” is applied to each block to determine adherence against the Block Compliance Table. A number of blocks have been classified as not being able to fit a test block of complying dimensions. These blocks usually have irregular dimensions.

## 4.13 FENCING CONTROLS

Blocks requiring Fencing Controls are identified in the Block Details Plans at Attachment B. Fencing Controls may include specific Acoustic Privacy Fencing for selected blocks with boundaries to Horse Park Drive and Pool Fencing requirements for blocks with boundaries to open space. Fencing of all blocks in the Estate is to be in accordance with the Territory Plan Residential Boundary Fences General Code.

## 4.14 PLANNING CONTROLS

The planning controls affecting the development of residential dwellings can be found in the Territory Plan.

The Territory Plan includes:

- The Moncrieff Concept Plan.
- The Residential Zones Development Code
- The Residential Zones – Single Dwelling Housing Development Code.
- The Residential Zones – Multi Unit Housing Development Code.

These codes can be accessed on the ACTPLA website at [www.actpla.act.gov.au](http://www.actpla.act.gov.au) Click on the Territory Plan icon then select *current version*. Each Code is listed under *Section 3 Residential Zones*.

It is the Buyer's responsibility to confirm applicable legislation at the time of seeking approvals.

Further information on the controls may be obtained at the:

EPD Shop Front  
Ground Floor South  
Dame Pattie Menzies House  
16 Challis Street  
Dickson ACT 2602