Annexure C - Block Details Plans

Below are the Block Details Plans for Whitlam Stage 1 - Sections 4, 5, 6, 13, 14 & 15.
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**NOTES**

1. **CONTOUR INTERVAL IS 1m.** Contours represent preliminary design contours and may be subject to change. Levels should be verified by registered surveyors.

2. **PLAN SUBJECT TO SURVEY - FINAL DIMENSIONS AREAS & BLOCK NUMBERS TO BE OBTAINED FROM SURVEYED PLANS.**

3. **INDICATIVE SPACING REQUIREMENTS FOR DETAILS OF:**
   - Maximum retaining wall heights
   - Maximum level changes
   - School + single dwelling housing development code

**DISCLAIMER**

The Suburban Land Agency makes no warranty regarding the accuracy or completeness of information in this publication and recommends obtaining independent legal advice before considering purchasing land or making an offer to purchase land.

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**LEGEND**

1. **BLOCK IDENTIFIER**
2. **SECTION IDENTIFIER**
3. **BLOCK DIMENSIONS (m)***
4. **BLOCK AREA (m²)**
5. **MANDATORY VARIABLE ROOM ABOVE GARAGE**
6. **FACADES FACING JOHN GORTON DRIVE AND WILLIAM HOLBEIN DRIVE REQUIRE ACOUSTIC PROTECTION MEASURES TO ADDRESS EXTERNAL ROAD NOISE. REFER TO SDHDC FOR DETAILS.**
7. **MANDATORY ZERO SETBACK (APPLICABLE AS SIDE BOUNDARY 2 FOR THE PURPOSE OF ROOF GARDENS) MINIMUM BUILDING HEIGHT: 8 METRES ALONG THE PRIMARY BLOCK FRONTAGES FOR ACOUSTIC PROTECTION OF 1ST OR 2ST BUILT FRONT.**
8. **MINIMUM SIDE SETBACK APPLIED TO THESE BLOCKS (30m² - 58m²) FOR THE PURPOSE OF R21 OF THE SAND.**
9. **BLOCKS OVER 330m² - SIDE SETBACKS ARE MINIMUM 3.5m AND 7.5m FOR 1ST & 2ST BUILT FRONT. (PROVISION OF R14 SCHOOL DOES NOT APPLY).**
10. **MANDATORY 2 STOREY BUILT FORM**
11. **BUS STOP PAD**
12. **UTILITY MAINTENANCE ACCESS EASEMENT**
13. **STORMWATER AND SEWER EASEMENT**
14. **INTEGRATED HOUSING DEVELOPMENT**
15. **LIMITED DEVELOPMENT POTENTIAL BLOCK AS 45/50 ESTATE DEVELOPMENT CODE**
16. **FOOTPATH**
17. **STAGE BOUNDARY**
18. **Mandatory Courtyard Wall to Max Height of 1.5m, constructed of rendered brick, block or stone/wood in combination with texture panels, and setback 5m from the front boundary to incorporate landscaping, refer to drawing PCP1, DETAIL-1, TYPE 1 & TYPE 2 COURTYARD WALL ALONG SECONDARY FRONTAGE TO TERMINATE @ 5m FROM PRIMARY FRONTAGE**
19. **STATE BOUNDARY**
20. **ESTATE BOUNDARY**
21. **DESIGN CONTour (@ INTERVAL 1m)**
22. **INDICATIVE TREE LOCATIONS**

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**PROJECT No.**

**BY:**

**SIGN:**

calibregroup.com

16-003589

UNLESS STAMPED BY

NOT FOR CONSTRUCTION

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**INVESTIGATION:**

CONSIDERING PURCHASING LAND OR MAKING AN OFFER TO PURCHASE

- MAXIMUM LEVEL CHANGES
- SCHOOL + SINGLE DWELLING HOUSING DEVELOPMENT CODE

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**EXTERNAL ROAD NOISE. REFER TO SDHDC FOR DETAILS.**

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**THE PRIMARY BLOCK FRONTAGES FOR ACOUSTIC FACADES FACING JOHN GORTON DRIVE AND WILLIAM HOVELL DRIVE REQUIRE ACOUSTIC PROTECTION MEASURES TO ADDRESS EXTERNAL ROAD NOISE. REFER TO SDHDC FOR DETAILS.**

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**PLAN SUBJECT TO SURVEY - FINAL DIMENSIONS AREAS & BLOCK NUMBERS TO BE OBTAINED FROM SURVEYED PLANS.**

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**INDICATIVE SPACING REQUIREMENTS FOR DETAILS OF:**

- Maximum retaining wall heights
- Maximum level changes