



LEGEND

UTILITY MAINTENANCE ACCESS EASEMENT

STORMWATER EASEMENT

SEWER EASEMENT

STORMWATER AND SEWER EASEMENT

DRIVEWAY LOCATION (SUBJECT TO CHANGE)

POTENTIAL DRIVEWAY LOCATION

FOOTPATH

BUILDINGS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF RESISTANCE ATTACK LEVEL 2.5 BAL-R25 IN ACCORDANCE WITH AS 2651-2009 CONSTRUCTION OF BUILDINGS IN DISASTER PRONE AREAS REFER TO SECTION 4.6

ROADS NOT INDEX AFFECTED (REFER TO SECTION 4.6)

LIMITED DEVELOPMENT POTENTIAL BLOCK (REFER TO SECTION 4.18)

CORNER BLOCK (REFER TO SECTION 4.18)

SECONDARY SIDE BOUNDARY (REFER TO SECTION 4.18)

SURVEILLANCE BLIND (REFER TO SECTION 4.18)

BLOCKS OF 500-549m² (REFER TO SECTION 4.18)

COURTYARD WALL (REFER TO SECTION 4.20)

BLOCK AREA (A-F)

BLOCK DIMENSIONS

STAGE BOUNDARY

NOTES

1. CIRCULAR DRIVEWAY IS ALSO

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MEASUREMENT DETAILS 5 0 5 10 15 20 25 1:1000 North Arrow		THROSBY ESTATE STAGE 2	Client: waddington Calibre Consulting	Block Details Plan Sheet 15 C13776.240015
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LEGEND

- UTILITY MAINTENANCE ACCESS EASEMENT
- STORMWATER EASEMENT
- SEWER EASEMENT
- STORMWATER AND SEWER EASEMENT
- DRIVEWAY LOCATION (SUBJECT TO CHANGE)
- POTENTIAL DRIVEWAY LOCATION
- FOOTPATH

- BUILDINGS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF RESISTANCE TO ATTACK LEVEL 2.5 (BAL-2.5) IN ACCORDANCE WITH AS 3599-2009 CONSTRUCTION OF BUILDINGS IN DISASTROUS PRONE AREAS REFER TO SECTION 4.6
- BLOCKS NOT MORE AFFECTED REFER TO SECTION 4.6
- LIMITED DEVELOPMENT POTENTIAL BLOCK REFER TO SECTION 4.6
- CORNER BLOCK REFER TO SECTION 4.7
- SECONDARY SIDE BOUNDARY REFER TO SECTION 4.7
- SURVEILLANCE BLOCK REFER TO SECTION 4.8
- BLOCKS OF 200-549m² REFER TO SECTION 4.8
- COURTYARD WALL REFER TO SECTION 4.9
- COURTYARD WALL CAN BE EXTENDED ALONG THE BOUNDARY TO THE MINIMUM SETBACK OR ANY STREET FRONTAGE, UNLESS THE SETBACK FROM THE BOUNDARY TO START OF WALL IS SHOWN ON THE PLANS.
- BLOCK AREA (m²)
- BLOCK DIMENSIONS
- STAGE BOUNDARY

NOTES

1. COURTYARD INTERVAL IS 15m.
- DISCLAIMER
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LEGEND

UTILITY HANDMAID ACCESS EASTMENT

STORMWATER EASTMENT

SEWER EASTMENT

STORMWATER AND SEWER EASTMENT

DRAINAGE LOCATION SUBJECT TO CHANGES

POTENTIAL DRAINAGE LOCATION

PROTYPAL

ROADS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF 10% GRADE. ALL ROAD LAYOUTS SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OF 10% GRADE. ALL OTHERS SHALL BE REFERRED TO SECTION 4.01.

ROADS NOT WERE AFFECTED (REFER TO SECTION 4.01)

LIMITED DEVELOPMENT POTENTIAL BLOCK REFER TO SECTION 4.01

CONCRETE BLOCK REFER TO SECTION 4.01

SECONDARY SIDE ROADWAY REFER TO SECTION 4.01

SURVEILLANCE BLOCK REFER TO SECTION 4.01

BLOCKS OF 500-550' REFER TO SECTION 4.01

COURTYARD WALL REFER TO SECTION 4.01

BLOCK AREA 107'

BLOCK OVERLAP

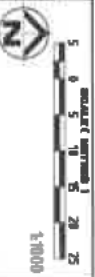
STAGE BOUNDARY

NOTES

1. CONTOUR INTERVAL IS 0.5m.

DISCLAIMER

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THROSBY ESTATE
STAGE 2

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ARCHITECTS & PLANNERS



BLOCK DETAILS PLAN
SHEET 18
C13178-2-20-P18

LEGEND

- UTILITY MAINTENANCE ACCESS EASEMENT
- STORMWATER EASEMENT
- SEWER EASEMENT
- STORMWATER AND SEWER EASEMENT
- DRAINWAY LOCATION SUBJECT TO CHANGE
- POTENTIAL DRAINWAY LOCATION
- FOOTPATH

BUILDINGS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF RESISTANCE TO ATTACK LEVEL 2.5 (BAL-2.5) IN ACCORDANCE WITH AS 3593-2009 CONSTRUCTION OF BUILDINGS IN DISASTER PRONE AREAS REFER TO SECTION 4.6

BLOCKS NOT WISE AFFECTED REFER TO SECTION 4.9

LIMITED DEVELOPMENT POTENTIAL BLOCK REFER TO SECTION 4.10

CORNER BLOCK REFER TO SECTION 4.10

SECONDARY SIDE BOUNDARY REFER TO SECTION 4.10

SURVEILLANCE BLOCK REFER TO SECTION 4.10

BLOCKS OF 500.54sqm REFER TO SECTION 4.10

COURTYARD WALL REFER TO SECTION 4.10

COURTYARD WALL CAN BE EXTENDED ALONG THE BOUNDARY TO THE MINIMUM SETBACK OF ANY STREET FRONTAGE, UNLESS THE SETBACK FROM THE BOUNDARY TO START OF WALL IS SHOWN ON THE PLANS.

BLOCK AREA (sqm)

BLOCK DIMENSIONS

STAGE BOUNDARY

NOTES

1. COURTYARD INTERVAL IS 15m

DISCLAIMER

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SCALE 1:1000

THROSBY ESTATE STAGE 2

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calibre CONSULTING

BLOCK DETAILS PLAN SHEET 19 C187702-20P19



LEGEND

- UTILITY MAINLINE ACROSS EASEMENT
- STORMWATER EASEMENT
- SEWER EASEMENT
- STORMWATER AND SEWER EASEMENT
- DRIVEWAY LOCATION SUBJECT TO CHANGES
- POTENTIAL DRIVEWAY LOCATION
- FOOTPATH

BAL 125

BUILDINGS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF RESILIENT ATTACH LEVELS BAL-125 IN ACCORDANCE WITH AS 2599-2009 CONSTRUCTION OF BUILDINGS IN DISASTER PRONE AREAS REFER TO SECTION 4.20

ROCKS AFFECTED BY NOSE FROM EXTERNAL SUBJECT, ADJACENT MEASURES REQUIRED TO ADDRESS EXTERNAL ROAD INUSE REFER TO SECTION 4.5

LIMITED DEVELOPMENT POTENTIAL BLOCK REFER TO SECTION 4.18

CORNER BLOCK REFER TO SECTION 4.10

SECONDARY SIDE ROADWAY REFER TO SECTION 4.10

SURVEILLANCE BLOCK REFER TO SECTION 4.10

BLOCKS OF 500-540m² REFER TO SECTION 4.10

COURTYARD WALL REFER TO SECTION 4.02

COURTYARD WALL CAN BE EXTENDED ALONG THE BOUNDARY TO THE MINIMUM SETBACK OR ANY STREET FRONTAGE, UNLESS THE SETBACK FROM THE BOUNDARY TO START OF WALL IS SHOWN ON THE PLANS.

BLOCK AREA (m²)

6.1 BLOCK DIMENSIONS

STAGE BOUNDARY

NOTES

1. CONTOUR INTERVAL IS 0.5m

DISCLAIMER

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LEGEND

- UTILITY MAINTENANCE ACCESS EASEMENT
- STORMWATER EASEMENT
- SEWER EASEMENT
- STORMWATER AND SEWER EASEMENT
- DRAINAGE LOCATION (SUBJECT TO CHANGES)
- POTENTIAL DRAINAGE LOCATION
- FOOTPATH

Buildings to be constructed to a minimum standard of business attack level (BSAL-125) in accordance with AS 3659-2009 Construction of buildings in bushfire prone areas (refer to section 4.1)

- 1 BLOCKS NOT MOVED AFFECTED (REFER TO SECTION 4.6)
- 2 LIMITED DEVELOPMENT POTENTIAL BLOCK (REFER TO SECTION 4.7)
- 3 OTHER BLOCK (REFER TO SECTION 4.8)
- 4 SECONDARY SIDE BOUNDARY (REFER TO SECTION 4.10)
- 5 SURVEILLANCE BLOCK (REFER TO SECTION 4.11)
- 6 BLOCKS OF 250-500m² (REFER TO SECTION 4.11)
- 7 COURTYARD WALL (REFER TO SECTION 4.12)
- 8 BLOCK AREA (m²)
- 9 BLOCK DIMENSIONS
- 10 STAGE BOUNDARY

NOTES

- 1. CONTIGUOUS INTERVAL IS 15m
- 2. DISCOUNT
- 3. THE LAND DEVELOPMENT AGENCY MAKES NO WARRANTY REGARDING THE ACCURACY OF INFORMATION ON THIS PUBLICATION AND RECOMMENDATIONS THEREON. THE PUBLICATION AND RECOMMENDATIONS ON THIS PUBLICATION ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A PROFESSIONAL OPINION OR A PROFESSIONAL GUARANTEE. THE LAND DEVELOPMENT AGENCY MAKES NO WARRANTY REGARDING THE ACCURACY OF INFORMATION ON THIS PUBLICATION AND RECOMMENDATIONS THEREON.



- LEGEND**
- UTILITY MAINTENANCE ACCESS EASEMENT
 - STORMWATER EASEMENT
 - SEWER EASEMENT
 - STORMWATER AND SEWER EASEMENT
 - EASEMENT LOCATION SUBJECT TO CHANGE
 - POTENTIAL DRIVEWAY LOCATION
 - FOOTPATH
 - BUILDINGS TO BE CONSTRUCTED TO A MINIMUM STANDARD OF RESISTANCE AT LEAST LEVEL 2.5 BAL-25 IN ACCORDANCE WITH AS 3959-2009 CONSTRUCTION OF BUILDINGS IN DISASTER PRONE AREAS REFER TO SECTION 4.8
 - BLOCKS NOT NOSE, AFFECTED REFER TO SECTION 4.8
 - LIMITED DEVELOPMENT POTENTIAL BLOCKS REFER TO SECTION 4.7
 - CORNER BLOCKS REFER TO SECTION 4.8
 - SECONDARY SIDE BOUNDARY REFER TO SECTION 4.6
 - SUPERELEVATE BLOCKS REFER TO SECTION 4.5
 - BLOCKS OF 500 SQM+ REFER TO SECTION 4.4
 - COURTYARD WALL REFER TO SECTION 4.7
 - BLOCK AREA (M²)
 - BLOCK DIMENSIONS
 - STAGE BOUNDARY

NOTES

1. DRIVEWAY INTERVAL IS 0.5km
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LEGEND

UTILITY MAINTENANCE ACCESS EASEMENT

STORMWATER EASEMENT

SEWER EASEMENT

STORMWATER AND SEWER EASEMENT

DRAINAGE LOCATION SUBJECT TO CHANGE

POTENTIAL DRAINAGE LOCATION

FOOTPATH

BOUNDARIES TO BE CONSTRUCTED TO A MINIMUM STANDARD OF BURIED ATTACK LEVEL 72.5 BAL-72.5 IN ACCORDANCE WITH AS 3559-2009 CONSTRUCTION OF BUILDINGS IN DISPERSED PRONE AREAS REFER TO SECTION 4.2

BLOCKS NOT MOVED AFFECTED REFER TO SECTION 4.6

LIMITED DEVELOPMENT POTENTIAL BLOCK REFER TO SECTION 4.11

CORNER BLOCK REFER TO SECTION 4.10

SECONDARY SIDE BOUNDARY REFER TO SECTION 4.10

SURVEILLANCE BLOCK REFER TO SECTION 4.10

BLOCKS OF 500-540^m REFER TO SECTION 4.10

COURTYARD WALL REFER TO SECTION 4.10

COURTYARD WALL CAN BE EXTENDED ALONG THE BOUNDARY TO THE MINIMUM SETBACK OR ANY STREET FRONTAGE, UNLESS THE SETBACK FROM THE BOUNDARY TO START OF WALL IS SHOWN ON THE PLANS.

425^m BLOCK AREA (m²)

63.1 BLOCK DIMENSIONS

STAGE BOUNDARY

NOTES

1. CORRIDOR INTERVAL IS 0.5m.

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