



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

Buyers should be aware of Part 14 (Division 14.3) 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.iconwater.com.au

Buyers must comply with the service access requirements set out in the "Estate Development Code" of the Territory Plan and ICON Water "Water and Sewerage Service and Installation Rules".

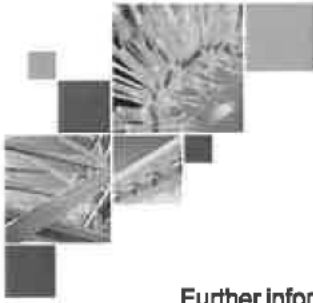
If a hydraulic service is close to part of a proposed building then special provisions may apply to the nearby foundations. Details related to construction (including tree planting) in the vicinity of stormwater easements, are contained in the TAMS document titled "Construction in the Vicinity of Stormwater 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%20Infrastructure%20and%20Maintenance/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

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

Icon Water Limited
Telephone: (02) 6242 2113
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:

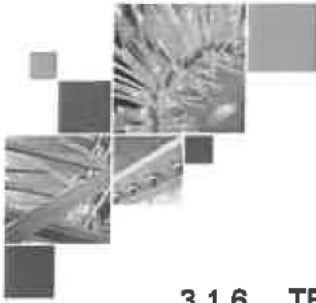
ActewAGL Electricity Networks Customer Services Shopfront
Corner of Oakden and Anketell Streets
Greenway ACT 2900
Telephone: (02) 6293 5749
Facsimile: (02) 6293 5750
Website: www.actewaql.com.au

3.1.5 NATURAL GAS

Prior to the grant of the Crown Lease to the Buyer, provision for Gas supply will be made in the verge for connection to each block. Buyers are responsible for arranging the connection of natural gas to their Block. Gas tie locations shall be subject to approval from ActewAGL or its sub-contractors. If the gas tie location impacts on the concrete driveway crossovers within the verge it will be the responsibility of the Buyer to remove and reinstate the driveway crossover.

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
Throsby Housing Development Guide | November 2015



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.

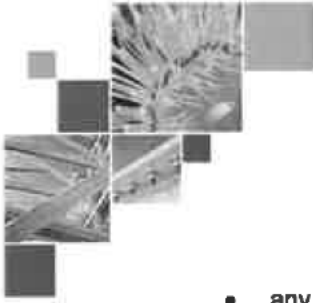
Buyers indemnify the Territory for any damages, costs or losses to the Territory in connection with construction on their Block.

Prior to any excavations Buyers should contact:

"Dial Before You Dig"
Telephone: 1100
Website: www.1100.com.au

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.

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

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

3.2.2 AIR AND NOISE POLLUTION

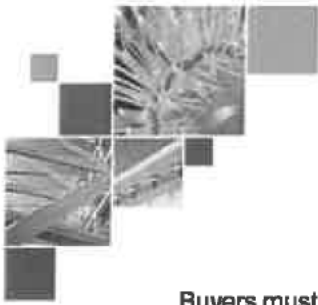
Buyers must comply with all government requirements involved with building works on the Block including, but not limited to, the minimisation of dust, burning waste material and any increased noise activity.

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

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

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

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.

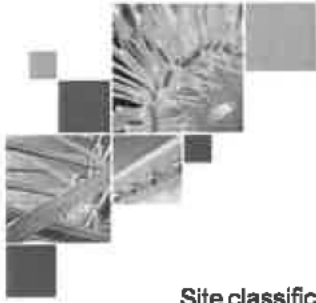
Certain laneways and open space areas have been designed and graded to carry excess stormwater as overland flows. Buyers must not modify the grading of laneways and open space areas.

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:

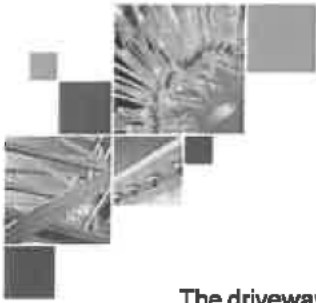
Canberra Connect

Telephone: 13 22 81

Website: www.tams.act.gov.au (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 (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

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).

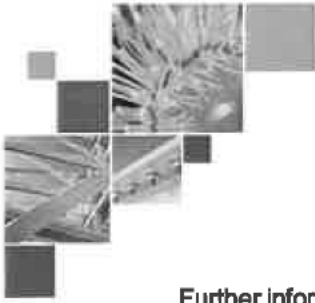
Further information in relation to these requirements can be obtained from:

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 (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

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.planning.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*. Where zero setbacks are permitted, no encroachment will be permitted. It is the lessee's responsibility to confirm construction details via a detailed survey.



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.

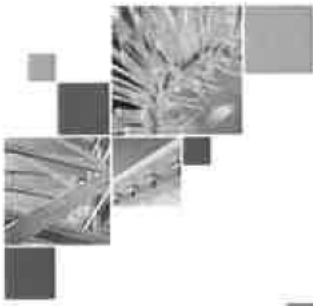
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
2	1	482	1	40
	2	426	1	40
	3	426	1	40
	4	426	1	40
	5	426	1	40
	6	434	1	40
	7	447	1	40
	8	500	1	40
	9	405	1	40
	10	405	1	40
	11	405	1	40
	12	315	1	40
	13	315	1	40
	14	315	1	40
	15	347	1	40
3	1	5202	16	39
4	1	578	1	39
	2	589	1	39
	3	589	1	39
	4	564	1	39
	5	426	1	39
	6	491	1	39
	7	315	1	39
	8	315	1	39
	9	315	1	39
	10	338	1	39
	11	426	1	39



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
4	12	666	1	39
	13	637	1	39
	14	578	1	39
9	1	499	1	37
	2	425	1	37
	3	471	1	37
	4	472	1	37
	5	469	1	37
	6	471	1	37
	7	482	1	37
	8	474	1	37
	9	727	1	37
	10	653	1	37
	11	450	1	37
	12	450	1	37
	13	405	1	37
	14	405	1	37
	15	405	1	37
	16	499	1	37
10	1	556	1	35
	2	679	1	35
	3	614	1	35
	4	619	1	35
	5	600	1	35
	6	617	1	35
	7	557	1	35
	8	548	1	35
	9	556	1	35
	10	541	1	35
	11	549	1	35
11	1	566	1	38
	2	538	1	38
	3	540	1	38
	4	540	1	38
	5	537	1	38
	6	610	1	38
	7	621	1	38



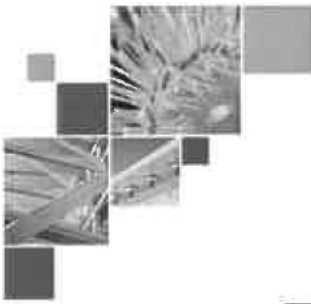
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
11	8	538	1	38
	9	540	1	38
	10	540	1	38
	11	540	1	38
	12	540	1	38
	13	585	1	38
12	1	608	1	34
	2	477	1	34
	3	624	1	34
	4	603	1	34
	5	666	1	34
	6	803	1	34
	7	666	1	34
	8	603	1	34
	9	627	1	34
	10	499	1	34
	11	650	1	35
	12	723	1	35
	13	653	1	35
	14	608	1	34
	15	770	1	34
	16	771	1	34
	17	634	1	34
	18	650	1	34
	19	663	1	34
13	1	499	1	36
	2	404	1	36
	3	405	1	36
	4	405	1	36
	5	450	1	36
	6	450	1	36
	7	450	1	36
	8	677	1	36
	9	524	1	36
	10	584	1	36
	11	450	1	36
	12	450	1	36



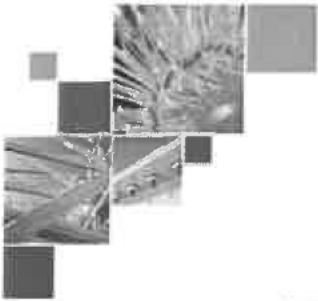
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
13	13	450	1	36
	14	405	1	36
	15	405	1	36
	16	494	1	36
14	1	497	1	36
	2	450	1	36
	3	450	1	36
	4	450	1	36
	5	553	1	36
	6	492	1	36
	7	486	1	36
	8	458	1	36
	9	468	1	36
	10	485	1	36
	11	450	1	36
	12	450	1	36
	13	405	1	36
	14	405	1	36
	15	499	1	36
15	1	437	1	33
	2	405	1	33
	3	405	1	33
	4	814	1	33
	5	849	1	33
	7	497	1	33
	8	467	1	33
	9	416	1	33
	10	575	1	33
	11	585	1	33
	12	416	1	33
	13	467	1	33
	14	710	1	33
	15	413	1	33
	16	405	1	33
	17	405	1	33
	18	405	1	33
	19	405	1	33



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
15	20	315	1	33
	21	347	1	33
	22	450	1	33
16	1	495	1	31
	2	450	1	31
	3	495	1	31
	4	495	1	31
	5	405	1	31
	6	405	1	31
	7	405	1	31
	8	539	1	31
	9	567	1	31
	10	585	1	31
	11	315	1	31
	12	315	1	31
	13	315	1	31
	14	315	1	31
	15	315	1	31
	16	315	1	31
	17	360	1	31
	18	450	1	31
	19	540	1	31
	20	450	1	31
	21	325	1	31
	22	359	1	31
17	2	6994	23	32
	3	8317	24	32
18	1	11209	47	28
19	1	482	1	29
	2	405	1	29
	3	405	1	29
	4	482	1	29
	5	450	1	29
	6	471	1	29
	7	471	1	29
	8	471	1	29
	9	471	1	29
	10	471	1	30



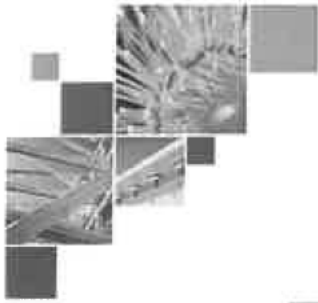
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
19	11	497	1	30
	12	498	1	30
	13	482	1	30
	14	405	1	30
	15	405	1	30
	16	494	1	30
	17	715	1	30
	18	450	1	30
	19	450	1	29
	20	450	1	29
	21	450	1	29
	22	450	1	29
	23	480	1	29
20	1	482	1	30
	2	578	1	30
	3	540	1	30
	4	540	1	30
	5	778	1	30
	6	464	1	30
	7	439	1	30
	8	728	1	30
	9	421	1	30
	10	420	1	30
22	1	492	1	29
	2	495	1	29
	3	479	1	29
	4	540	1	29
	5	540	1	29
	6	578	1	29
	7	437	1	29
	8	420	1	29
	9	420	1	29
	10	420	1	29
	11	420	1	29
23	1	437	1	20
	2	578	1	20
	3	489	1	20



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
23	4	489	1	20
	5	485	1	20
	6	671	1	20
	7	491	1	20
	8	450	1	20
	9	420	1	20
	10	420	1	20
	11	420	1	20
28	12	420	1	20
	1	11818	36	27
30	1	686	1	19
	2	627	1	19
	3	722	1	19
	4	498	1	19
	5	500	1	19
	6	540	1	20
	7	540	1	20
	8	578	1	20
	9	482	1	20
	10	420	1	20
	11	420	1	20
	12	420	1	19
	13	420	1	19
	14	485	1	19
	15	495	1	19
	16	420	1	19
	17	420	1	19
	18	420	1	19
	19	420	1	19
	20	482	1	19
31	1	463	1	26
	2	418	1	26
	3	418	1	26
	4	418	1	26
	5	418	1	26
	6	418	1	26
	7	482	1	26



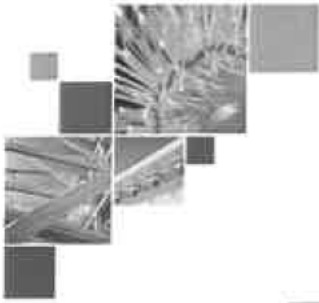
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
31	8	435	1	26
	9	435	1	26
	10	482	1	26
	11	325	1	26
	12	325	1	26
	13	325	1	26
	14	325	1	26
	15	325	1	26
	16	427	1	26
	17	426	1	26
	18	248	1	26
	19	243	1	26
	20	247	1	26
	21	246	1	26
	22	249	1	26
	23	247	1	26
	24	249	1	26
	25	249	1	26
	26	373	1	26
	27	482	1	26
28	423	1	26	
29	420	1	26	
30	661	1	26	
32	1	363	1	26
	2	200	1	26
	3	200	1	26
	4	200	1	26
	5	200	1	26
	6	200	1	26
	7	406	1	26
33	1	436	1	24
	2	450	1	24
	3	405	1	24
	4	405	1	24
	5	405	1	24
	6	405	1	24
	7	405	1	24



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
33	8	498	1	24
	9	472	1	24
	10	494	1	24
	11	578	1	24
	12	437	1	24
	13	315	1	24
	14	315	1	24
	15	315	1	24
	16	432	1	24
	17	248	1	24
	18	250	1	24
	19	250	1	24
	20	250	1	24
	21	250	1	24
	22	250	1	24
	23	250	1	24
34	24	493	1	24
	25	450	1	24
	1	479	1	25
	2	499	1	25
	3	420	1	25
	4	420	1	25
	5	420	1	25
	6	482	1	25
	7	315	1	25
	8	315	1	25
	9	315	1	25
	10	347	1	25
	11	450	1	25
	12	444	1	25
13	497	1	25	
14	496	1	25	
35	1	428	1	24
	2	405	1	24
	3	405	1	24
	4	405	1	24
	5	405	1	24



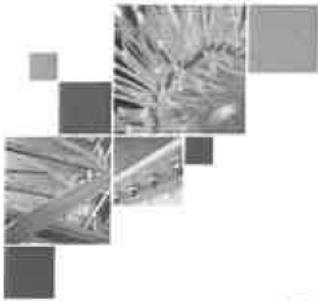
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number	
35	6	405	1	24	
	7	405	1	24	
	8	405	1	24	
	9	405	1	24	
	10	405	1	24	
	11	405	1	24	
	12	357	1	24	
	13	384	1	24	
	14	450	1	24	
	15	447	1	24	
	16	250	1	24	
	17	250	1	24	
	18	250	1	24	
	19	250	1	24	
	20	250	1	24	
	21	250	1	24	
	22	250	1	24	
	23	250	1	24	
	24	250	1	24	
	25	250	1	24	
	26	250	1	24	
	27	250	1	24	
	28	250	1	24	
	29	250	1	24	
	30	250	1	24	
	31	423	1	24	
	32	463	1	24	
	36	1	429	1	23
		2	405	1	23
		3	405	1	23
		4	405	1	23
		5	405	1	23
6		405	1	23	
7		405	1	23	
8		405	1	23	
9		405	1	23	
10		450	1	23	



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
36	11	437	1	23
	12	450	1	23
	13	487	1	23
	14	250	1	23
	15	250	1	23
	16	250	1	23
	17	250	1	23
	18	250	1	23
	19	250	1	23
	20	250	1	23
	21	250	1	23
	22	250	1	23
	23	250	1	23
	24	250	1	23
	25	250	1	23
	26	460	1	23
	27	683	1	23
	28	485	1	23
37	1	735	1	23
	2	450	1	23
	3	540	1	23
	4	540	1	23
	5	450	1	23
	6	445	1	23
	7	436	1	23
	8	495	1	23
	9	481	1	23
	10	250	1	23
	11	250	1	23
	12	250	1	23
	13	250	1	23
	14	250	1	23
	15	250	1	23
	16	250	1	23
	17	250	1	23
	18	391	1	23
	19	431	1	23



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number	
37	20	435	1	23	
	38	1	437	1	21
		2	405	1	21
		3	405	1	21
		4	405	1	21
		5	405	1	21
		6	450	1	21
		7	644	1	21
		8	758	1	21
		9	756	1	21
		10	498	1	21
		11	435	1	21
		12	420	1	21
		13	420	1	21
		14	420	1	22
		15	450	1	22
		16	450	1	22
17		450	1	22	
18		450	1	22	
19		450	1	22	
20		450	1	22	
21		482	1	22	
22		315	1	22	
23		315	1	22	
24		315	1	22	
25		347	1	22	
26		450	1	22	
27		450	1	22	
28		450	1	22	
29		450	1	22	
30		450	1	22	
31	450	1	22		
32	450	1	22		
33	450	1	21		
34	498	1	21		
35	750	1	21		
36	896	1	21		



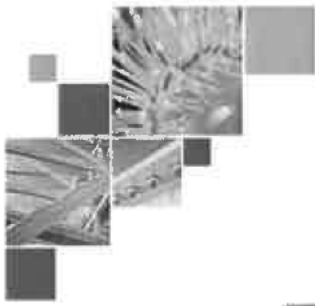
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
38	37	315	1	21
	38	315	1	21
	39	315	1	21
	40	315	1	21
	41	315	1	21
	42	315	1	21
	43	437	1	21
	44	450	1	21
	45	450	1	21
39	1	445	1	18
	2	250	1	18
	3	250	1	18
	4	250	1	18
	5	250	1	18
	6	250	1	18
	7	250	1	18
	8	250	1	18
	9	250	1	18
	10	496	1	18
	11	373	1	18
	12	250	1	18
	13	250	1	18
	14	250	1	18
	15	250	1	18
	16	250	1	18
	17	250	1	18
	18	250	1	18
	19	250	1	18
	20	250	1	18
	21	250	1	18
	22	250	1	18
	23	445	1	18
	24	457	1	18
40	1	445	1	18
	2	250	1	18
	3	250	1	18
	4	250	1	18



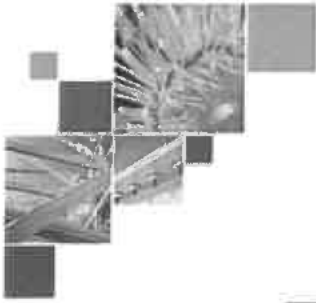
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number	
40	5	250	1	18	
	6	250	1	18	
	7	250	1	18	
	8	250	1	18	
	9	250	1	18	
	10	496	1	18	
	11	373	1	18	
	12	250	1	18	
	13	250	1	18	
	14	250	1	18	
	15	250	1	18	
	16	250	1	18	
	17	250	1	18	
	18	250	1	18	
	19	250	1	18	
	20	250	1	18	
	21	250	1	18	
	22	250	1	18	
	23	445	1	18	
	24	457	1	18	
	41	1	605	1	16
		2	699	1	16
		3	482	1	16
		4	496	1	16
5		471	1	16	
6		347	1	16	
7		315	1	16	
8		315	1	16	
9		315	1	16	
10		482	1	16	
11		457	1	16	
12		457	1	16	
13		549	1	16	
42	1	437	1	17	
	2	594	1	17	
	3	534	1	17	
	4	496	1	17	



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number	
42	5	618	1	17	
	6	630	1	17	
	7	747	1	17	
	8	777	1	17	
	9	668	1	17	
	10	876	1	17	
	11	911	1	17	
	12	499	1	17	
	13	315	1	17	
	14	315	1	17	
	15	315	1	17	
	16	315	1	17	
	17	315	1	17	
	18	347	1	17	
	19	499	1	17	
	20	448	1	17	
	43	1	437	1	15
		2	405	1	15
		3	405	1	15
		4	540	1	15
5		540	1	15	
6		540	1	15	
7		617	1	15	
8		540	1	15	
9		617	1	15	
10		315	1	15	
11		315	1	15	
12		315	1	15	
13		315	1	15	
14		315	1	15	
15		315	1	15	
16		315	1	15	
17		315	1	15	
18		315	1	15	
19		482	1	15	
20		450	1	15	
44	1	2015	6	14	



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
44	2	405	1	14
	3	405	1	14
	4	405	1	14
	5	405	1	14
	6	405	1	14
	7	405	1	14
	8	405	1	14
	9	405	1	14
	10	437	1	14
	11	450	1	14
	12	450	1	14
	13	450	1	14
	14	450	1	14
	15	315	1	14
	16	315	1	14
	17	315	1	14
	18	315	1	14
	19	315	1	14
	20	315	1	14
	45	1	2105	6
2		405	1	13
3		405	1	13
4		450	1	13
5		450	1	13
6		450	1	13
7		450	1	13
8		450	1	13
9		585	1	13
10		585	1	13
11		512	1	13
12		578	1	13
13		405	1	13
14		495	1	13
15		495	1	13
16		315	1	13
17		315	1	13
18		315	1	13



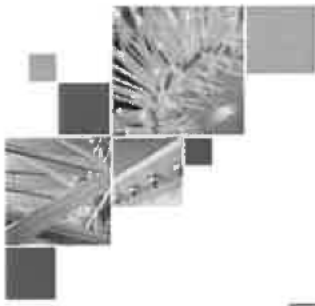
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
45	19	315	1	13
	20	315	1	13
	21	315	1	13
	22	315	1	13
	23	315	1	13
	24	315	1	13
	25	315	1	13
49	1	482	1	11
	2	581	1	11
	3	549	1	11
	4	549	1	11
	5	548	1	11
	6	497	1	11
	7	498	1	12
	8	594	1	12
	9	450	1	12
	10	450	1	12
	11	578	1	12
	12	437	1	12
	13	441	1	12
	14	441	1	12
	15	441	1	12
	16	441	1	12
	17	450	1	12
	18	495	1	11
	19	471	1	11
	20	441	1	11
	21	441	1	11
	22	441	1	11
50	1	722	1	10
	2	822	1	10
	3	500	1	10
	4	834	1	10
	5	497	1	10
	6	497	1	10
	7	757	1	10
	8	752	1	10



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
50	9	735	1	10
	1	487	1	7
	2	250	1	7
	3	250	1	7
	4	250	1	7
	5	250	1	7
	6	250	1	7
	7	250	1	7
	8	480	1	7
	9	498	1	7
	10	450	1	7
	11	450	1	7
	12	483	1	7
51	13	731	1	10
	14	499	1	10
	15	499	1	10
	16	661	1	10
	17	450	1	10
	18	450	1	10
	19	450	1	10
	20	499	1	10
	21	440	1	10
	22	396	1	10
	23	498	1	10
	24	435	1	10
	25	498	1	10
	26	773	1	10
	27	499	1	10
	28	420	1	10
	29	498	1	10
	30	793	1	7
	31	752	1	7
	32	499	1	7
	33	315	1	7
	34	315	1	7
	35	315	1	7
	36	315	1	7



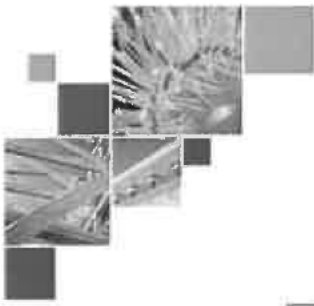
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
51	37	578	1	7
	1	482	1	2
53	2	405	1	2
	3	405	1	2
	4	829	1	2
	5	544	1	2
	6	570	1	2
	7	576	1	8
	8	540	1	8
	9	540	1	8
	10	540	1	8
	11	534	1	8
	12	522	1	8
	13	623	1	8
	14	520	1	8
	15	540	1	8
	16	578	1	8
	17	558	1	8
	18	558	1	8
	19	817	1	8
	20	482	1	7
	21	315	1	7
	22	315	1	7
	23	315	1	7
	24	346	1	7
	25	423	1	8
	26	908	1	8
	27	1035	1	8
	28	499	1	8
	29	792	1	8
	30	499	1	8
	31	499	1	8
	32	582	1	8
	33	499	1	8
	34	497	1	8
	35	405	1	8
	36	377	1	8



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
53	37	426	1	8
	38	420	1	8
	39	420	1	8
	40	420	1	8
	41	420	1	8
	42	450	1	8
	43	347	1	8
	44	491	1	8
	45	499	1	8
	46	866	1	8
	47	499	1	2
	48	603	1	2
	49	491	1	2
	50	347	1	2
54	1	495	1	2
	2	405	1	2
	3	405	1	2
	4	482	1	2
	5	456	1	2
	6	450	1	2
	7	450	1	2
	8	450	1	6
	9	450	1	6
	10	450	1	6
	11	450	1	6
	12	450	1	6
	13	450	1	6
	14	420	1	6
	15	420	1	6
	16	347	1	6
	17	315	1	6
	18	315	1	6
	19	315	1	6
	20	482	1	6
	21	420	1	6
	22	420	1	6
	23	450	1	6



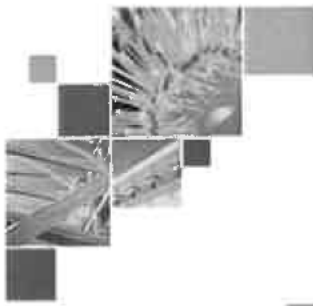
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
54	24	450	1	6
	25	450	1	6
	26	450	1	6
	27	450	1	6
	28	450	1	6
	29	450	1	2
	30	450	1	2
	31	456	1	2
55	1	443	1	6
	2	330	1	6
	3	442	1	6
	4	450	1	6
	5	450	1	6
	6	450	1	6
	7	450	1	6
	8	450	1	6
	9	450	1	6
	10	450	1	9
	11	450	1	9
	12	450	1	9
	13	450	1	9
	14	450	1	9
	15	450	1	9
	16	496	1	9
	17	553	1	9
	18	546	1	9
	19	482	1	9
	20	499	1	9
	21	882	1	9
	22	820	1	9
	23	450	1	9
	24	450	1	9
	25	450	1	9
	26	450	1	6
	27	450	1	6
	28	450	1	6
	29	450	1	6



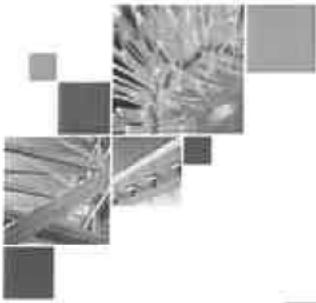
Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
55	30	450	1	6
	31	437	1	6
56	1	450	1	9
	2	405	1	9
	3	405	1	9
	4	405	1	9
	5	405	1	9
	6	405	1	9
	7	377	1	9
	8	417	1	9
	9	314	1	9
	10	315	1	9
	11	315	1	9
	12	315	1	9
	13	360	1	9
57	1	448	1	5
	2	420	1	5
	3	420	1	5
	4	353	1	5
	5	315	1	5
	6	315	1	5
	7	225	1	5
	8	198	1	5
	9	198	1	5
	10	198	1	5
	11	198	1	5
	12	198	1	5
	13	198	1	5
	14	198	1	5
	15	198	1	5
	16	225	1	5
	17	315	1	5
	18	315	1	5
	19	352	1	5
	20	420	1	5
	21	420	1	5
	22	440	1	5



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
58	1	229	1	5
	2	217	1	5
	3	217	1	5
	4	217	1	5
	5	217	1	5
	6	217	1	5
	7	217	1	5
	8	229	1	5
59	1	437	1	5
	2	250	1	5
	3	250	1	5
	4	250	1	5
	5	250	1	5
	6	250	1	5
	7	250	1	5
	8	250	1	5
	9	250	1	5
	10	250	1	5
	11	312	1	5
	12	250	1	5
	13	250	1	5
	14	250	1	5
	15	250	1	5
	16	250	1	5
	17	250	1	5
	18	250	1	5
	19	250	1	5
	20	250	1	5
	21	250	1	5
	22	437	1	5
	23	450	1	5
60	1	7940	24	3
	2	8205	25	4
	3	437	1	4
	4	327	1	4
	5	437	1	4
61	1	2853	9	1



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
61	2	240	1	1
	3	211	1	1
	4	211	1	1
	5	211	1	1
	6	211	1	1
	7	211	1	1
	8	211	1	1
	9	211	1	1
	10	211	1	1
	11	211	1	1
	12	211	1	1
	13	211	1	1
	14	211	1	1
	15	211	1	1
	16	211	1	1
	17	240	1	1
	18	2878	9	1
	62	1	216	1
2		198	1	1
3		198	1	1
4		198	1	1
5		198	1	1
6		198	1	1
7		198	1	1
8		198	1	1
9		198	1	1
10		198	1	1
11		198	1	1
12		198	1	1
13		216	1	1
63	1	437	1	2
	2	555	1	2
	3	556	1	2
	4	496	1	2
	5	649	1	2
	6	315	1	2
	7	315	1	2



Section	Block	Area (m ²)	Max Dwellings	Block Details Plan Sheet Reference Number
63	8	315	1	2
	9	315	1	2
	10	315	1	2
	11	437	1	2
	12	450	1	2
	13	450	1	2

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

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, a 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

4.7 UTILITY ACCESS REQUIREMENTS

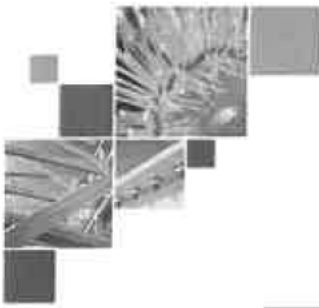
As specified in Section 3.1.2 of this Housing Development Guide (Utility Provider Access Requirements), Buyers must comply with the service access requirements of Utility Providers and as required by law.

Maintenance and emergency access routes are required where sewerage mains are located on leased land. Details of these requirements are available in the document called, 'General Requirements – A Guide to Building on Properties Containing (or in close proximity to) Canberra's Water and Sewerage Networks'. This document can be obtained by contacting ICON Water or online at the following link:

www.iconwater.com.au/My-Business/Building-andrenovation/Building-approval-guides.aspx

Blocks requiring access routes are listed in the following table

Section	Block	Section	Block
9	1	12	14
	2		15
	3		16
	4		17
	5		18
	6	14	10
	7	19	6
	9		7
	10		8
	11		9
	12		10
	13		11
	14		17
	15		18
	16		19
	12		4
5			21
6		22	
7		23	
8		20	1
13	2		



Section	Block
20	3
	4
	5
	8
	9
	10
22	4
	5
	6
	7
	8
	9
23	10
	1
	2
	3
	4
	5
	9
	10
30	11
	12
	1
	2
	4
	5
	6
	9
	10
	11
	12
	13
14	
17	
18	
19	
20	
31	7
	8
34	1
	2
	3

Section	Block
34	4
	5
	11
35	15
36	2
	3
	4
	5
	6
	7
	8
	9
	10
	26
41	2
	4
42	7
43	9
45	1
	2
	3
	4
	5
	6
	7
	8
	9
49	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16



Section	Block
49	18
	19
	20
	21
	22
51	14
	15
	16
53	19
	26
	27
	28
	29
	31
	32
	33
34	

Section	Block
53	35
	36
	46
	47
59	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
21	
23	

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] 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

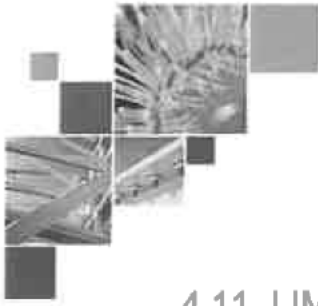
Residential Blocks that are identified as requiring noise mitigation construction are subject to R42 of the *Residential Zones - Single Dwelling Housing Development Code* and Multi Unit Blocks are subject to R67 of the *Residential Zones - Multi Unit Housing Development Code*. These Blocks will need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

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.

Corner blocks with dual street frontages are identified in the Block Details Plans at Attachment B. Boundaries indicated are defined as 'secondary street frontage' for the purpose of R11 of the *Single Dwelling Housing Development Code*.



4.11 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 Tables within the Estate Development Code. The Tables schedule a range of block sizes, slope and orientation to ensure adequate solar access. Some blocks have been classified as not being able to fit a test block of complying dimensions. These blocks usually have irregular dimensions and will require a site-specific design to achieve solar access as required by R37 of the Single Dwelling Housing Development Code.

4.12 COURTYARD WALLS

Courtyard walls will be permitted at zero setback along the nominated boundaries for the purposes of R24 of the *Single Dwelling Housing Development Code*. A Courtyard wall is not permitted for the full length of the boundary on corner blocks. The Block Details Plan at Attachment B indicates the boundaries nominated.

4.13 SECONDARY SIDE BOUNDARIES

The Block Details Plans at Attachment B indicates the secondary side boundary, defined as 'side boundary 2' for the purposes of R12 of the Single Dwelling Housing Development Code.

4.14 MULTI-UNIT MINIMUM BOUNDARY SETBACKS

The Block Details Plans at Attachment B indicates the minimum side boundary setback (m) within the *primary building zone* for:

- lower floor level;
- first upper floor level - external wall; (not applicable to that part of a wall with a window of any sort);

And the minimum side boundary setback (m) within the *primary building zone* for:

- second indent upper floor level - external wall (not applicable to that part of a wall with a window of any sort)

4.15 SURVEILLANCE BLOCKS

Surveillance blocks are indicated on the Block Details Plans at Attachment B, as applicable to R19 of the Single Dwelling Housing Development Code.

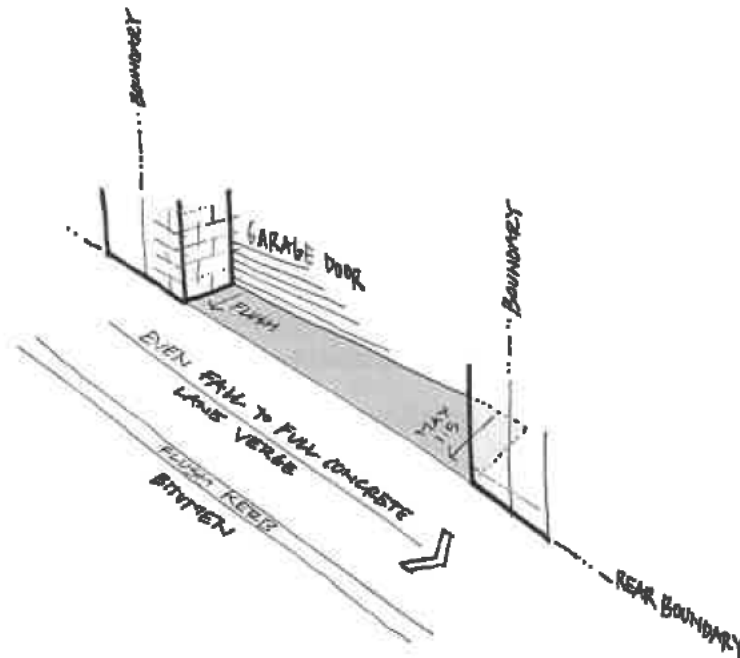
4.16 BLOCKS OF 500-549m²

The Block Details Plans at Attachment B indicates blocks that are within this range of areas as applicable to R19 of the Single Dwelling Housing Development Code.



4.17 DRIVEWAYS TO REAR LANES

Each driveway transition from fully paved lane verge to level garage floor is to be wholly contained within the block as per the detail below (not to scale). The necessary warped transition (shown shaded grey) can be achieved within the garage door reveal. *Garage floor levels shall be at no lower than the rear lane verge level at the property boundary as indicated on the detail below.*



The following blocks have mandatory rear lane garage locations, adjacent to their northern side boundary as indicated in the Block Details Plans at Attachment B:

- Block 3 on section 57;
- Block 20 on section 57;
- Block 28 on section 31.

The following blocks have mandatory rear lane garage locations, taken from their longer rear lane boundary as indicated in the Block Details Plans at Attachment B:

- Block 1 of section 62;
- Block 13 on section 62;
- Block 1 of section 58;
- Block 8 of section 58.

The following blocks have mandatory rear lane garage locations, to be furthest from the lane corner boundary as indicated in the Block Details Plans at Attachment B:

- Block 18 on section 31;
- Block 25 on section 31;

The following block has a mandatory rear lane garage location, to be a minimum 6m from the lane corner boundary as indicated in the Block Details Plans at Attachment B:

- Block 1 on section 31.



4.18 PLANNING CONTROLS

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

The Territory Plan includes:

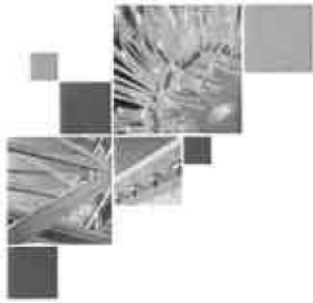
- The Throsby Concept Plan;
- The East Gungahlin Structure Plan;
- The Residential Zones Development Code;
- The Residential Zones – Single Dwelling Housing Development Code;
- The Residential Zones – Multi Unit Housing Development Code.

These codes can be accessed on the ACTPLA website at www.planning.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












ATTACHMENT A

THROSBY ESTATE PLAN

Throsby



LEGEND

-  Single Residential Blocks
-  Medium Density Mixed Unit
-  Community Facility
-  Mixed Use
-  Public Open Space
-  Pond/River/Water Feature
-  Proposed Learning Centre
-  Proposed Learning Centre for Mulligans Flat Nature Reserve and Gooenyaroo Nature Reserve.
-  Estate Boundary