

LEGEND

STAGE BOUNDARY	
BLOCK SECTION AND IDENTIFIER	BA a
BLOCK AREA / BOUNDARY LENGTH	400m ² 4.54
3.5m COMBINED EASEMENT (Sewer and Stormwater)	
MANDATORY SIDE BOUNDARY 2 GARAGE LOCATION	
MINIMUM 0.0m SETBACK - GARAGE/CARPORT ONLY - side boundary setbacks apply for a maximum wall length of 8m	
MINIMUM 0.9m SETBACK - GARAGE/CARPORT ONLY - The maximum wall length of 8m	
MINIMUM 1.0m SETBACK - GARAGE/CARPORT ONLY - The maximum wall length of 8m	
MINIMUM 4.5m SETBACK - GARAGE ONLY	
BUILT FORM SETBACKS	
MINIMUM SETBACK 4m - ALL FLOORS	
MINIMUM SETBACK 1.5m (UPPER FLOOR LEVEL ONLY) - side boundary setbacks apply to the upper floor level to the nominated boundary within the Primary Building Zone only - Unscreened element for upper floor walls at nominated setbacks apply as per the relevant Territory Plan code	
MINIMUM 0.0m SETBACK - ALL FLOORS - Setbacks apply to all floor levels to the nominated boundary within the Primary Building Zone only - Unscreened element for walls at nominated setbacks apply as per the relevant Territory Plan code	
MINIMUM 1.0m SETBACK - UPPER FLOOR LEVEL ONLY - Side boundary setbacks apply to the upper floor level to the nominated boundary within the Primary Building Zone only - Unscreened element for upper floor walls at nominated setbacks apply as per the relevant Territory Plan code	
MINIMUM 1.5m SETBACK - ALL FLOORS - Side boundary setbacks apply to all floor levels to the nominated boundary within the Primary Building Zone only. - Unscreened element for upper floor walls at nominated setbacks apply as per the relevant Territory Plan code	
MINIMUM 3.0m SETBACK - ALL FLOORS	
MANDATORY MINIMUM 2 STOREYS	
MANDATORY 3 STOREYS	
MAXIMUM 2 STOREYS	
MAXIMUM 3 STOREYS	
MAXIMUM 4 STOREYS	
MANDATORY SURVEILLANCE BLOCK	

MANDATORY SIDE BOUNDARY 2 - REFER SINGLE DWELLING HOUSING DEVELOPMENT CODE	
MID SIZED BLOCK (500m ² - 54.9m ²). R21 OF THE SINGLE DWELLING HOUSING DEVELOPMENT CODE APPLIES	
VISITOR PARKING CONTROL - provide all visitor parking requirements as determined by the PARKING AND VEHICULAR ACCESS GENERAL CODE within the block	
POTENTIALLY NOISE AFFECTED BLOCK	
NO BUILD ZONE	
NO VEHICLE ACCESS PERMITTED	
INTEGRATED DEVELOPMENT PARCEL	
ALTERNATIVE PPOS DELIVERY PERMITTED -Principal Private Open Space permitted above the garage. All other PPOS requirements apply as per the relevant Territory Plan code	
STREETLIGHT	
STREET TREE	
DRIVEWAY LOCATION (RESIDENTIAL)	
HEAVY DUTY DRIVEWAY LOCATION	
INDICATIVE MULTI UNIT DRIVEWAY LOCATION	
INDICATIVE BUS STOP LOCATION	
SUBSTATION	
PATH (1.5 - 3.0m wide)	
UTILITY MAINTENANCE ACCESS EASEMENT Block requires utility maintenance access easement. Maintenance and emergency access routes are required where sewerage mains are located on leased land and buyers must comply with the requirements of utility providers law. Contact icon water on (02) 62483111 or talktous@iconwater.com.au for further information.	
BUILT FORM FEATURE Building feature to address the corner of the road and form a gateway feature into the Estate.	
KEY LOCATION FOR COMMERCIAL USE Such as cafe adjacent to the central park. The total limit of commercial GFA is 600m ² , and a Commercial GFA of Max. 200m ² per tenancy.	
DOUBLE FRONTAGE BUILT FORM FEATURE Blocks nominated to provide building response to both front boundaries via provision of habitable rooms that overlook both front boundaries.	
PEDESTRIAN ACCESS REQUIRED All front boundaries nominated must provide pedestrian access. Where multi unit site exceeds 10 dwellings multiple entries must be provided.	
BAL 12.5 BUILDING STANDARD TO AS 3959-2009	
GARAGE OPENING CONTROL Garage opening may exceed 50% of building facade width. Upper Floor must provide building articulation.	

WATER METER ENCLOSURE (2mx2m) OR WATER METER CABINET AS PER ICON WATER SD 3307-C	
RETAINING WALL	
RAISED PLATFORM	

FRONT FENCING AND COURTYARD CONTROLS

COURTYARD WALLS RULES FOR ALL BLOCKS (UNLESS NOMINATED OTHERWISE)

Courtyard Walls are permitted where Principal Private Open Space is located in the front zone. Courtyard walls are to comply with the following:
 - Constructed only of brick, block or stonework, any of which may be combined with feature panels.
 - Maximum height of 1.5m
 - 0.7m minimum setback from the front boundary to facilitate a planting zone forward from the wall
 - Where the length of wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows:
 a) Gate: A pedestrian gate entry must be setback a minimum 1.5m from front boundary
 b) Articulated Planting Zone: An additional increased setback from the wall, of minimum of 1m.

FRONT FENCES AND COURTYARD WALLS for nominated blocks addressing Urban Open Spaces
 No fences permitted to nominated front boundary(s). Courtyard walls are permitted forward of the building zone and are to comply with the following:
 - Constructed only of brick, block or stonework, any of which may be combined with feature panels.
 - Maximum height of 1.8m.
 - 0.5m minimum setback from the front boundary to facilitate a planting zone forward from the wall
 - Where the length of the wall exceeds 5m, it must be articulated by way of an increased setback for a gate and/or articulated planting zone as follows:
 a) Gate: a pedestrian gate entry must be setback a minimum 1.5m from front boundary.
 b) Articulated Planting Zone: An additional increased setback from the wall, of a minimum of 1m.

FRONT FENCES AND COURTYARD WALLS for nominated blocks fronting Open Spaces
 Solid fences are not permitted. Courtyard walls are permitted forward of the building zone and are to comply with the following:
 - Pedestrian access is mandatory and to be achieved by gates and/or pathway connections into the block.
 - Constructed only of brick, block or stonework, any of which may be combined with feature panels.
 - Maximum height of 1.8m.
 - 1.0m minimum setback from the front boundary to facilitate a planting zone forward from the wall
 - Where the length of the wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or articulated planting zone as follows:
 a) Gate: a pedestrian gate entry must be setback a minimum 2.0m from front boundary.
 b) Articulated Planting Zone: An additional increased setback from the wall, of a minimum of 1m.

NO FENCING PERMITTED
 No fencing permitted to nominated front boundary. Landscape boundary treatment only. Where multi unit site fronts open space, landscape treatment is to provide vehicula barrier.

COMMUNITY GARDEN FENCE CONTROL
 Pool type fence with rabbit proof chain link fence inlay. Maximum 1.5m height

NOTES

- BLOCK EASEMENTS, DIMENSIONS, AREAS AND NUMBERS ARE SUBJECT TO SURVEY. REFER TO DEPOSITED PLANS FOR CONFIRMATION OF DETAILS.
- STREET TREES, STREET LIGHTS AND SUBSTATION LOCATIONS ARE INDICATIVE ONLY.

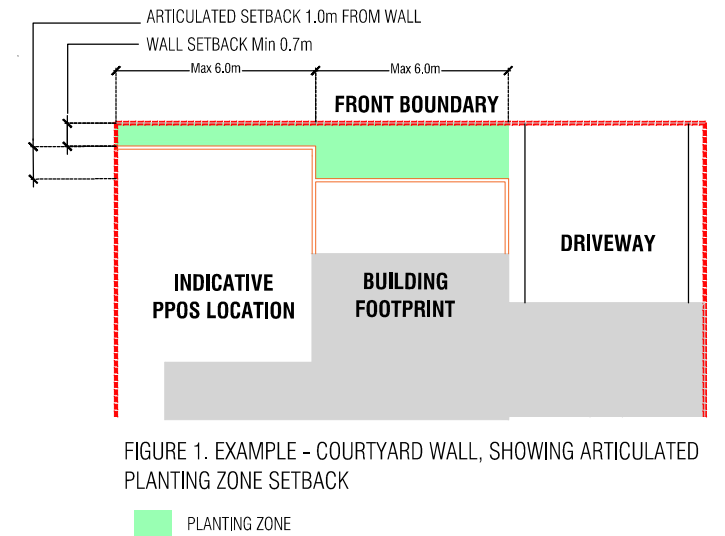


FIGURE 1. EXAMPLE - COURTYARD WALL, SHOWING ARTICULATED PLANTING ZONE SETBACK

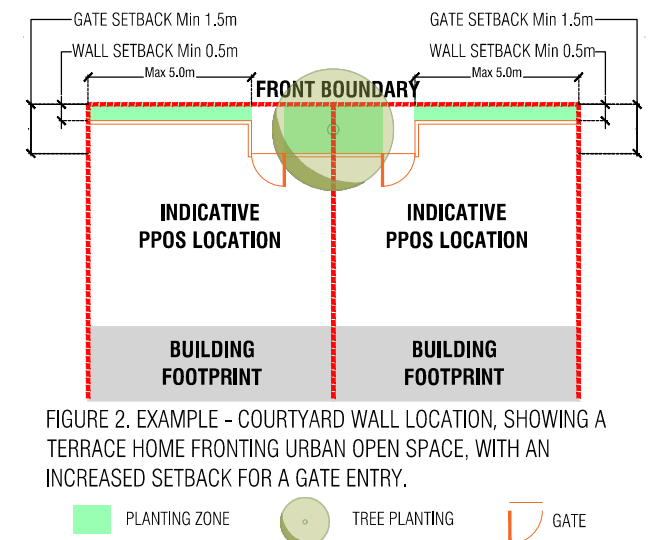


FIGURE 2. EXAMPLE - COURTYARD WALL LOCATION, SHOWING A TERRACE HOME FRONTING URBAN OPEN SPACE, WITH AN INCREASED SETBACK FOR A GATE ENTRY.

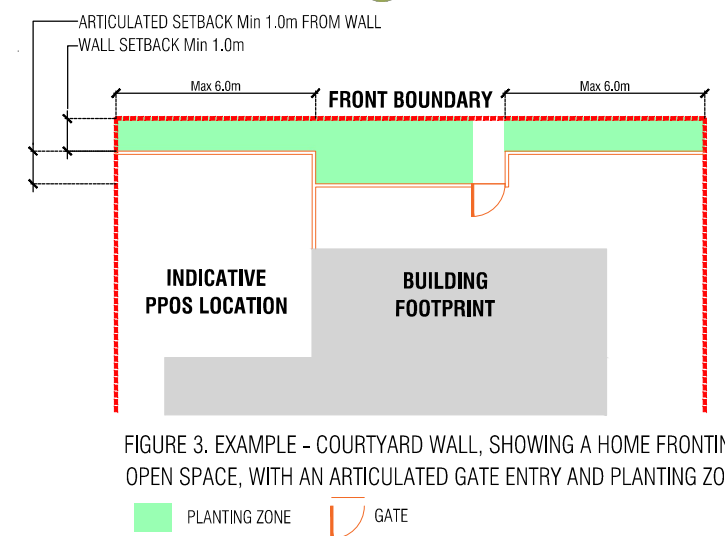
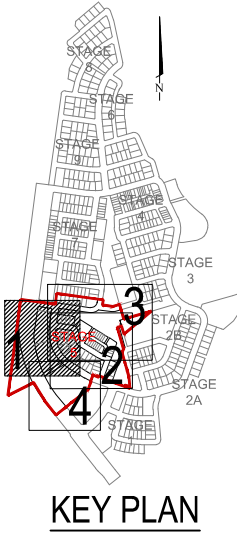
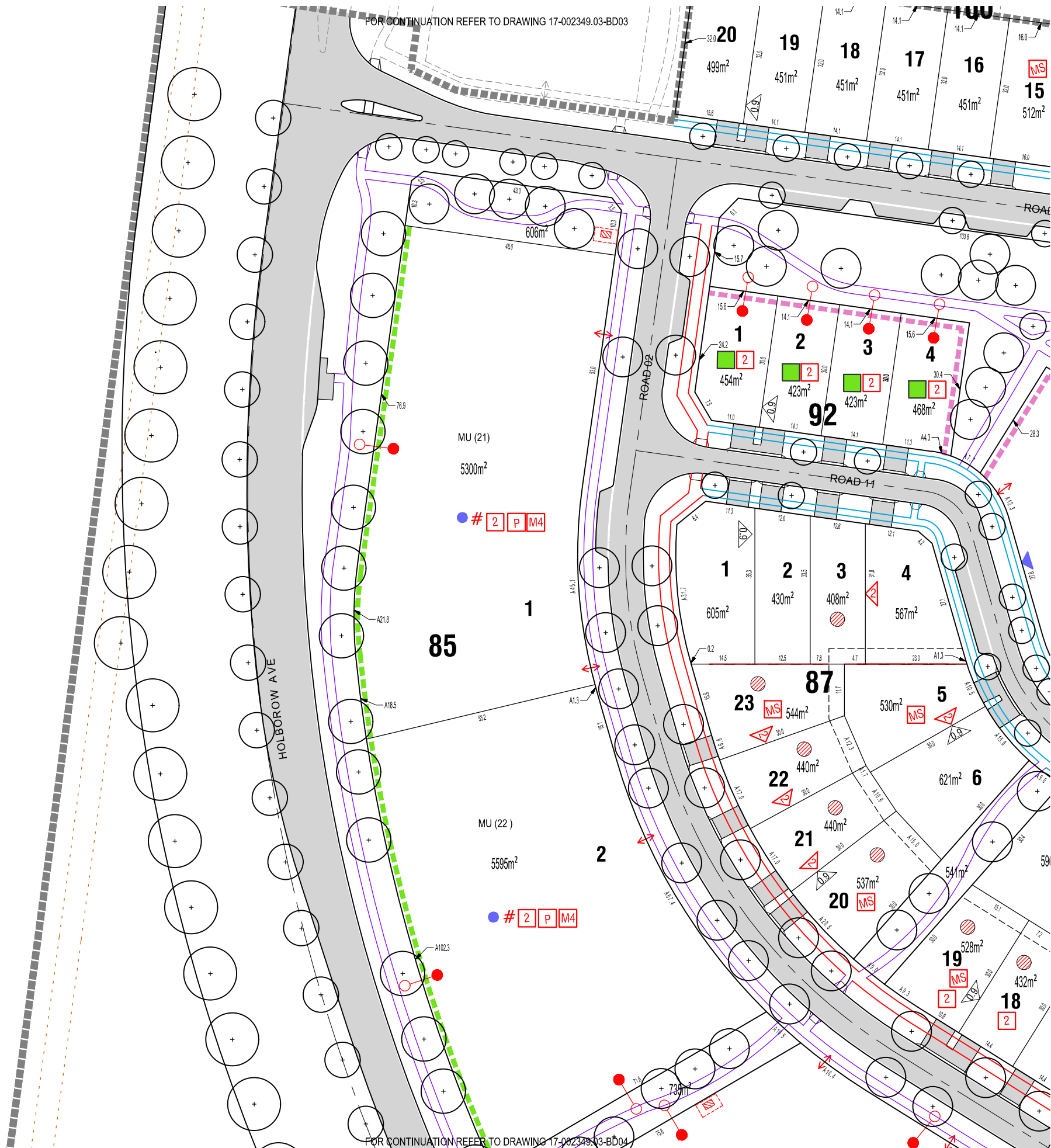


FIGURE 3. EXAMPLE - COURTYARD WALL, SHOWING A HOME FRONTING OPEN SPACE, WITH AN ARTICULATED GATE ENTRY AND PLANTING ZONE.

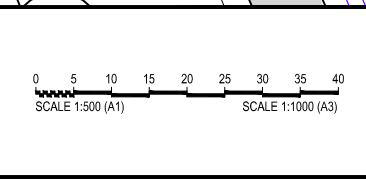


FOR CONTINUATION REFER TO DRAWING 17-002349.03-BD02

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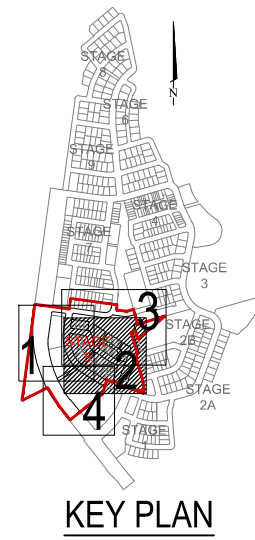
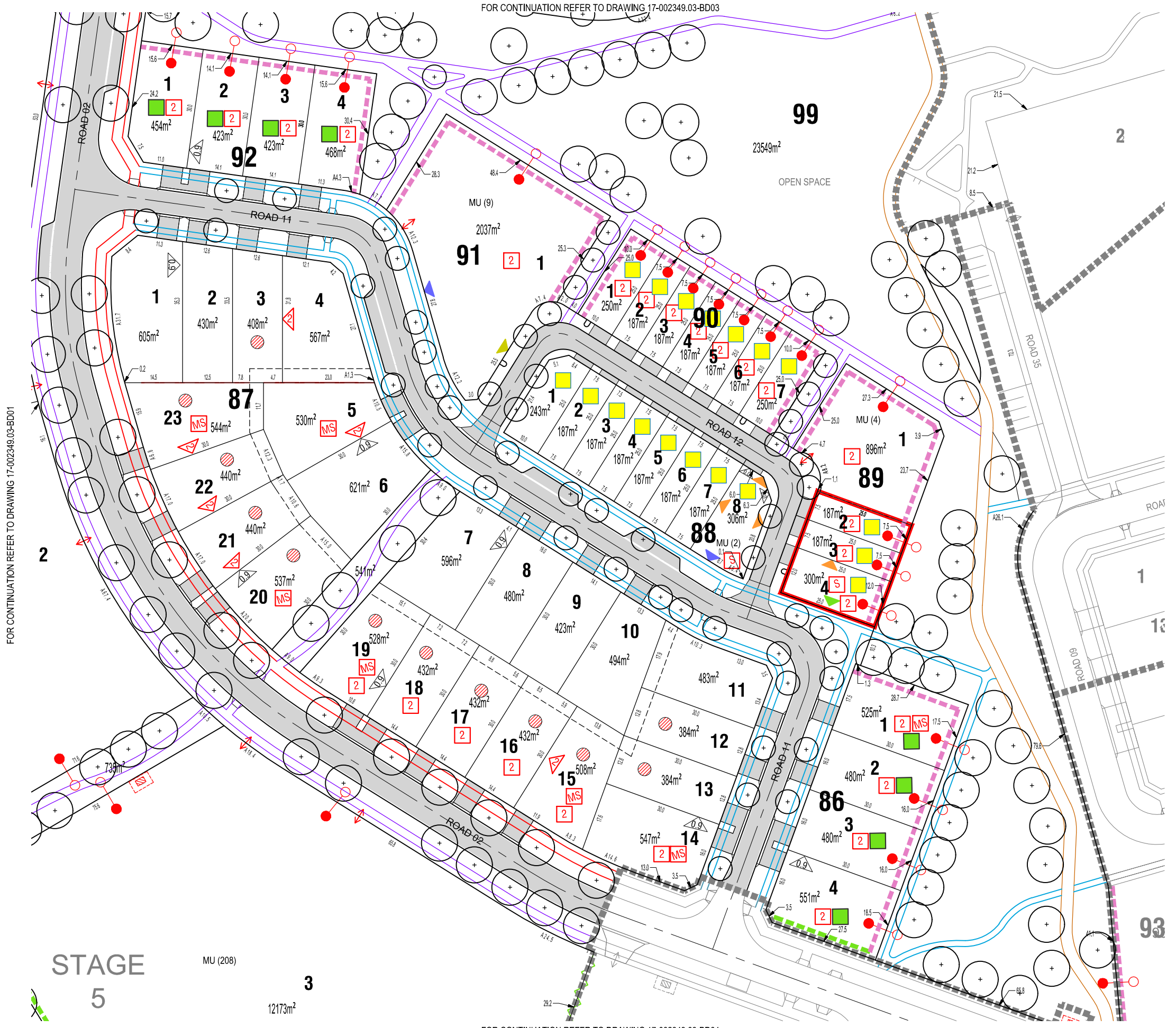
AMENDMENT DETAILS	
AMENDMENT NO.	
DESCRIPTION	

Authorised for Issue:
BY: _____
SIGN: _____ DATE: _____



DENMAN NORTH-STAGE 5
DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY

BLOCK DETAIL PLAN
SECTION: 85, 87, 92
SHEET 1 OF 4
17-002349.03 BD01



FOR CONTINUATION REFER TO DRAWING 17-002349.03-BD01

FOR CONTINUATION REFER TO DRAWING 17-002349.03-BD03

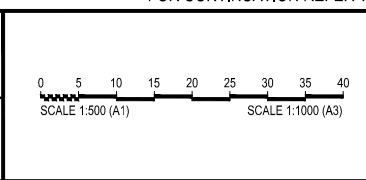
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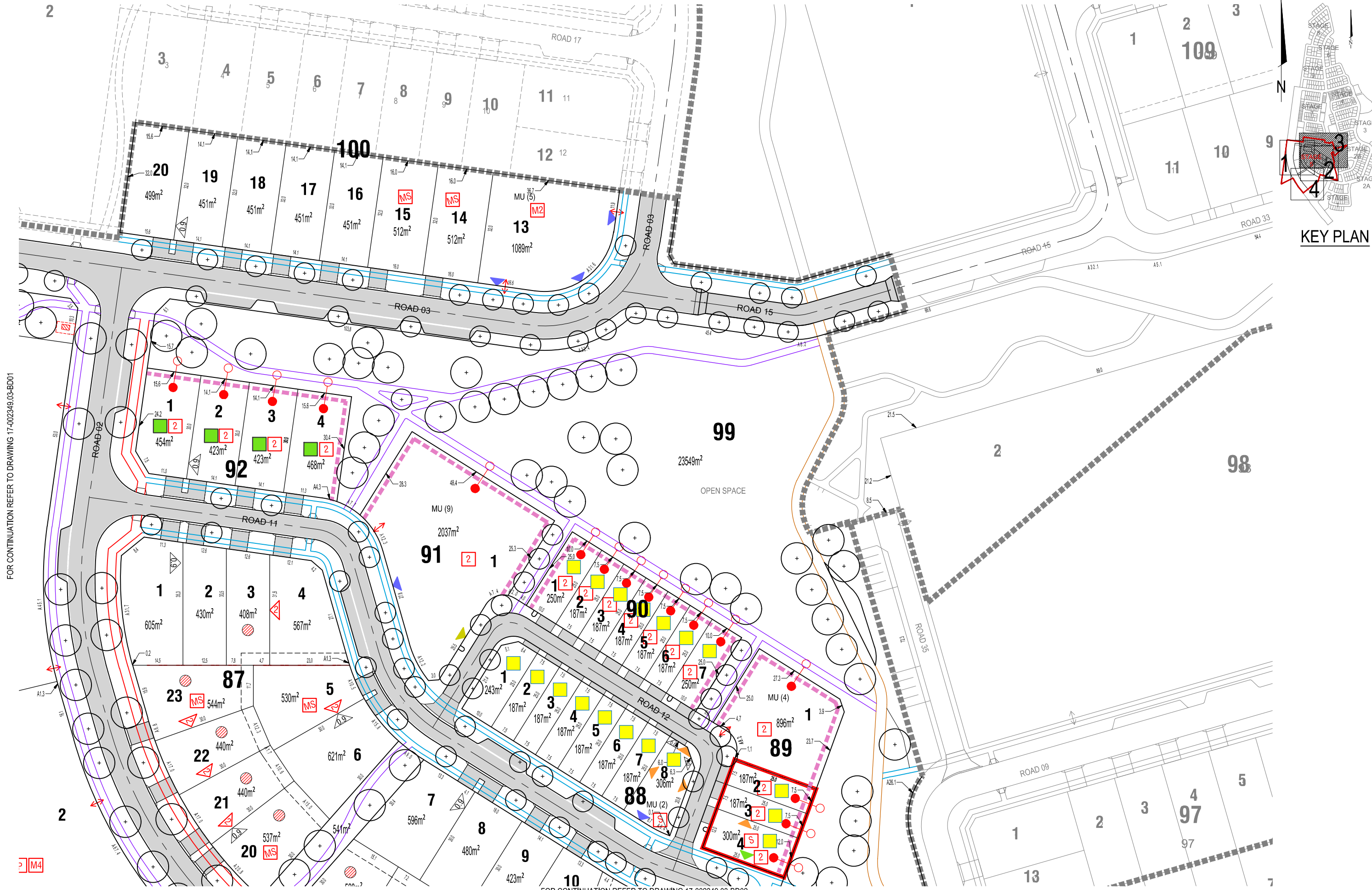
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NO.	DESCRIPTION

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DENMAN NORTH-STAGE 5
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BLOCK DETAIL PLAN
 SECTION: 86, 87, 88, 89, 90, 91, 92, 99
 SHEET 2 OF 4
 17-002349.03 BD02



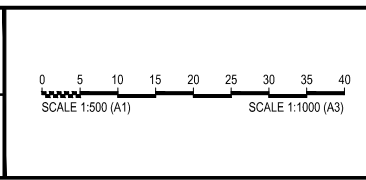
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AMENDMENT DETAILS

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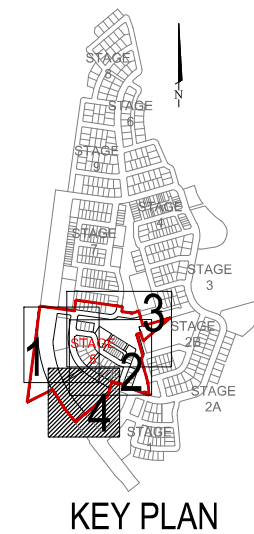
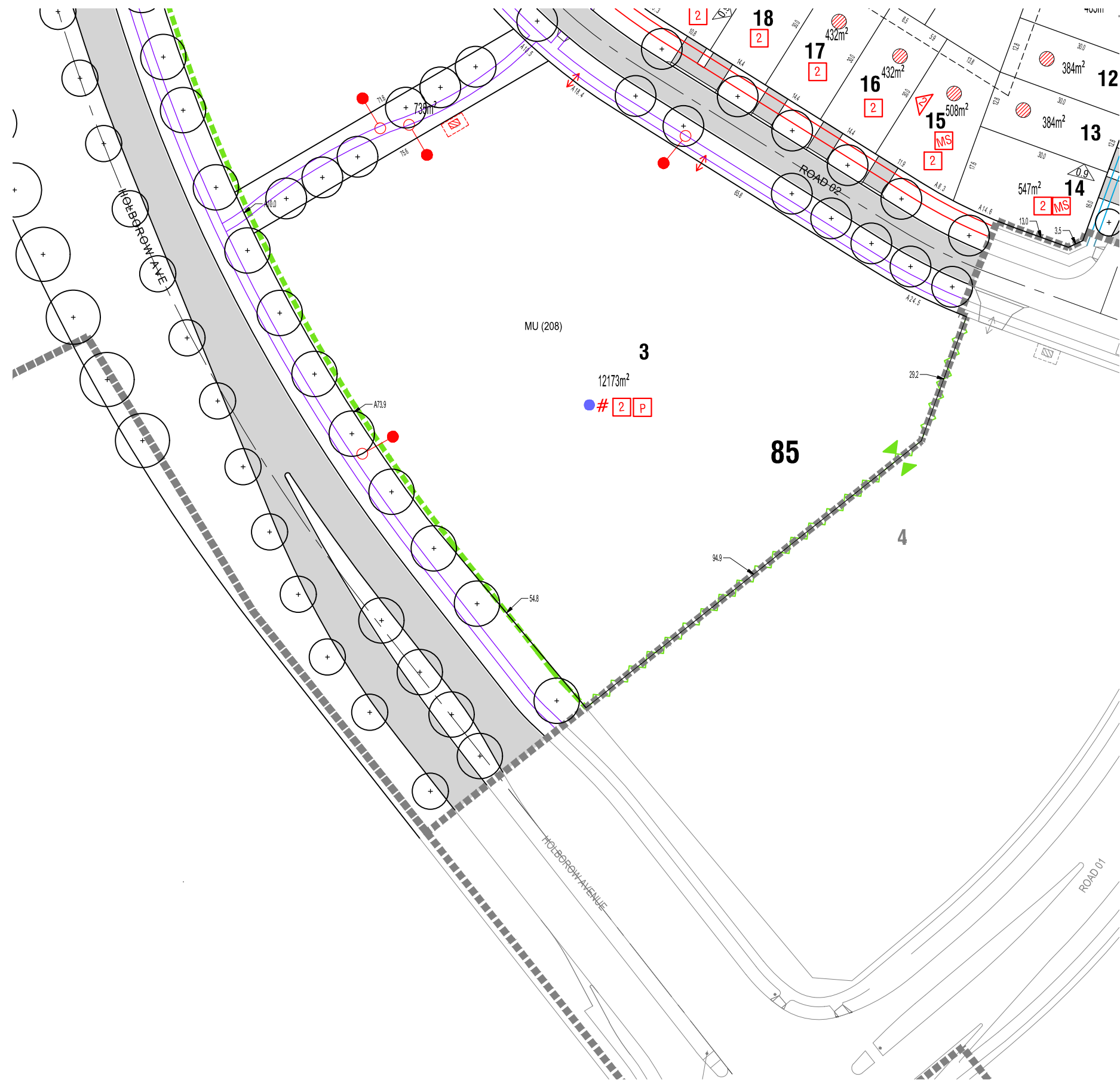
DENMAN NORTH-STAGE 5

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BLOCK DETAIL PLAN
SECTION: 87, 88, 89, 90, 91, 92, 99, 100
SHEET 3 OF 4

17-002349.03 BD03

FOR CONTINUATION REFER TO DRAWING 17-002349.03-BD02



KEY PLAN

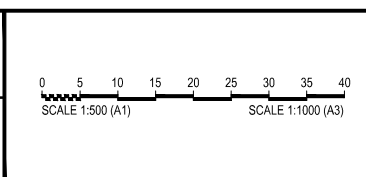
FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE

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AMENDMENT DETAILS	

Authorised for Issue:
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SIGN: _____

DATE: _____



DENMAN NORTH-STAGE 5

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BLOCK DETAIL PLAN
SECTION: 85
SHEET 4 OF 4

17-002349.03 BD04