

file name T1-002349-00-BD-STAGE 7.dwg, layout name COVER SHEET, plotted by Nicholas Taurasi
file location \\Spiire\cadata\Drawings\13130655\Civil\CAD\Sales Plans\Stage 7 sales plan\Block Detail Plan plot date 26/08/2025 9:31 AM Sheet # of # Sheets

LEGEND

STAGE BOUNDARY	■■■■■■■■■■
BLOCK SECTION AND IDENTIFIER	100 12
BLOCK AREA / BOUNDARY LENGTH	4.00m 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 (500m² - 549m²). 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 600m2, and a Commercial GFA of Max. 200m2 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	
LIMITED DEVELOPMENT POTENTIAL	

FRONT FENCING AND COURTYARD CONTROLS

	For nominated blocks No fences permitted to nominated front boundary(s). Courtyard walls are permitted are to be: - Constructed only of brick, block or stonework, any of which may be combined with feature panels. - Maximum height of 1.8m. - Located on the block boundary or in a location setback from the block boundary as required to permit access by service authorities.
	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 a vehicular barrier.

NOTES

1. BLOCK EASEMENTS, DIMENSIONS, AREAS AND NUMBERS ARE SUBJECT TO SURVEY. REFER TO DEPOSITED PLANS FOR CONFIRMATION OF DETAILS.
2. STREET TREES, STREET LIGHTS AND SUBSTATION LOCATIONS ARE INDICATIVE ONLY.
3. ALL DIMENSIONS ARE IN METRES

A	WORKS AS EXECUTED	CJC	28-05-25
Rev	Amendments	Approved	Date

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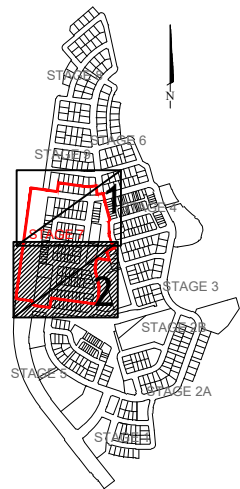
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DENMAN PROSPECT 2
STAGE 7
BLOCK DETAIL PLAN
LEGEND
ACT
CED

Drg No
17-002349.07_0

Rev
A

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file location: \\spire\cad\data\04\31\310555\Civil\ACAD\Sales Plan\1551 Sales Plans\Stage 7 sales plan\Block Detail Plan plot date: 26/08/2025 9:31 AM Sheet # of # Sheets



KEY PLAN



Rev	Amendments	Approved	Date
B	BLOCK AREA AMENDMENT	CJC	26-08-25
A	WORKS AS EXECUTED	CJC	28-05-25

AS/NZS 1546:2011
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CAPITAL ESTATE DEVELOPMENTS

Designed Checked
Authorised Date

Denman Prospect

DENMAN PROSPECT 2
STAGE 7
BLOCK DETAIL PLAN
SECTION 100, 101, 102, 104, 106
ACT
CED

Drg No
17-002349.07_2 Rev
B