

LEGEND

STAGE BOUNDARY	
BLOCK SECTION AND IDENTIFIER	5 10
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 1.0m SETBACK - GARAGE/CARPORT ONLY - The maximum wall length of 8m	
MINIMUM 1.5m SETBACK - GARAGE/CARPORT ONLY - The maximum wall length of 8m	
MINIMUM 2.0m SETBACK - GARAGE ONLY The maximum wall length of 8m	
MINIMUM 3.0m SETBACK - GARAGE ONLY The maximum wall length of 8m	
BUILT FORM SETBACKS	
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 1.5m 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 2.0m 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	

LEGEND

GENERAL CONTROLS	
MANDATORY SIDE BOUNDARY 2 - REFER SINGLE DWELLING HOUSING DEVELOPMENT CODE	
LIMITED DEVELOPMENT OPPORTUNITY	
MANDATORY MINIMUM 2 STOREYS	
MAXIMUM 2 STOREYS	
MAXIMUM 3 STOREYS	
MAXIMUM 4 STOREYS	
MANDATORY SURVEILLANCE BLOCK	
MID SIZED BLOCK (500m ² - 549m 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 VEHICLE ACCESS PERMITTED	
INTEGRATED DEVELOPMENT PARCEL	
STREETLIGHT	
STREET TREE	
DRIVEWAY LOCATION (RESIDENTIAL)	
HEAVY DUTY DRIVEWAY INDICATIVE LOCATION	
SUBSTATION	
PATH (1.5 - 3.0m wide)	
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	
RETAINING WALL	
MIN. 6m SETBACK TO NO BUILD ZONE, LANDSCAPE ZONE	
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) 6248 3111 or talktous@iconwater.com.au for further information.	

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FRONT FENCING AND COURTYARD CONTROLS	
FOR NOMINATED BLOCKS	
No fences permitted to nominated front boundary(s). Courtyard walls are permitted and 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	
COURTYARD WALL BY DEVELOPER	
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 vehicular barrier.	
TIMBER FENCE BY DEVELOPER	

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.

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Rev	Description	Approved	Date
G	CLIENT COMMENTS ADDRESSED	C.J.C	25.02.2026
F	CLIENT COMMENTS ADDRESSED	C.J.C	27.01.2026
E	CLIENT COMMENTS ADDRESSED	C.J.C	04.12.2025
D	CLIENT COMMENTS ADDRESSED	C.J.C	18.08.2025
C	CLIENT COMMENTS ADDRESSED	C.J.C	08.04.2025
B	UPDATED FOR DETAILED DESIGN CHANGES	C.J.C	03.04.2025
A	DRAFT ISSUE TO CED	C.J.C	06.05.2024

NOT TO SCALE

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STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
LEGEND
ACT
CED

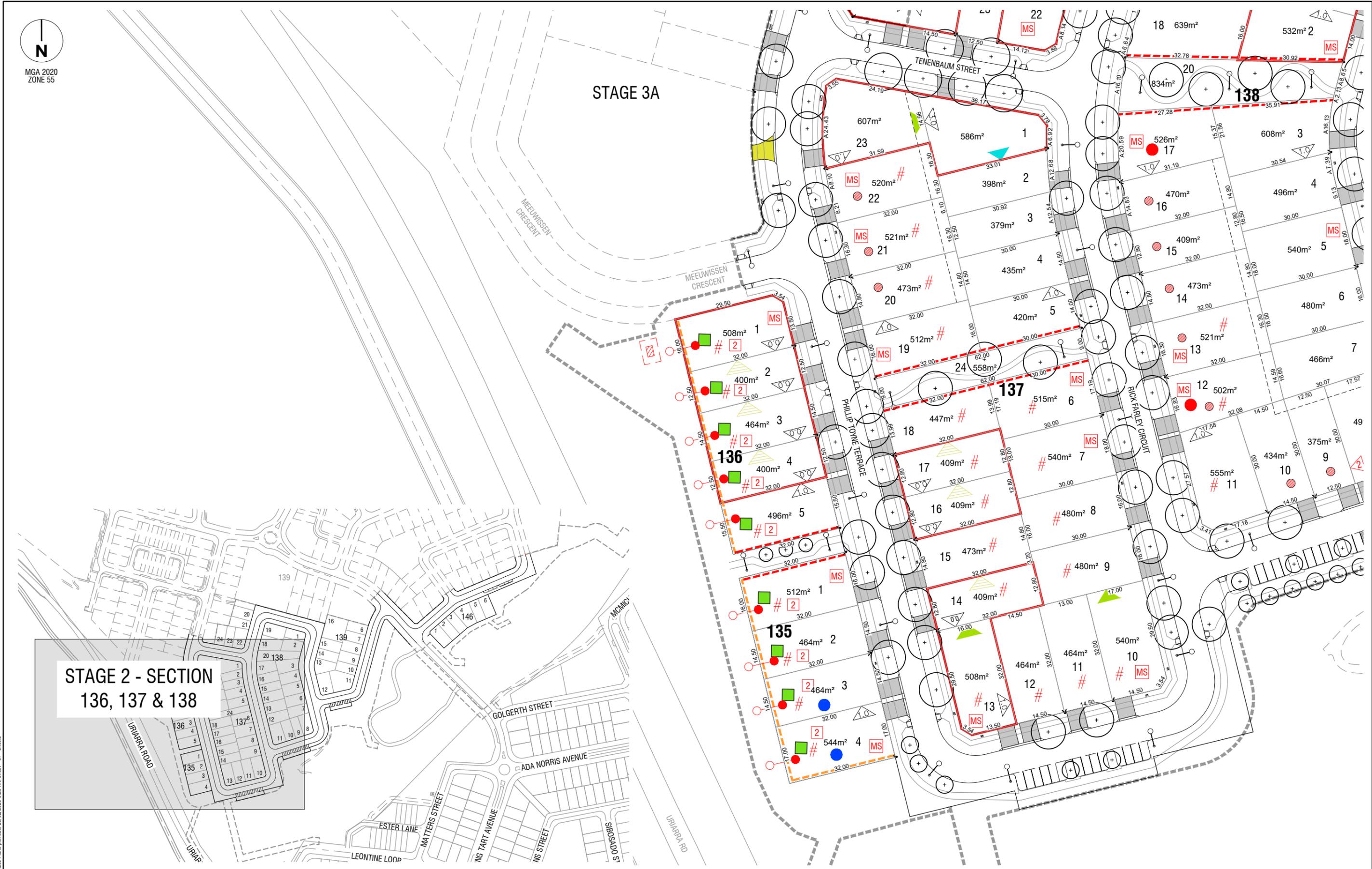
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STAGE 3A

**STAGE 2 - SECTION
136, 137 & 138**

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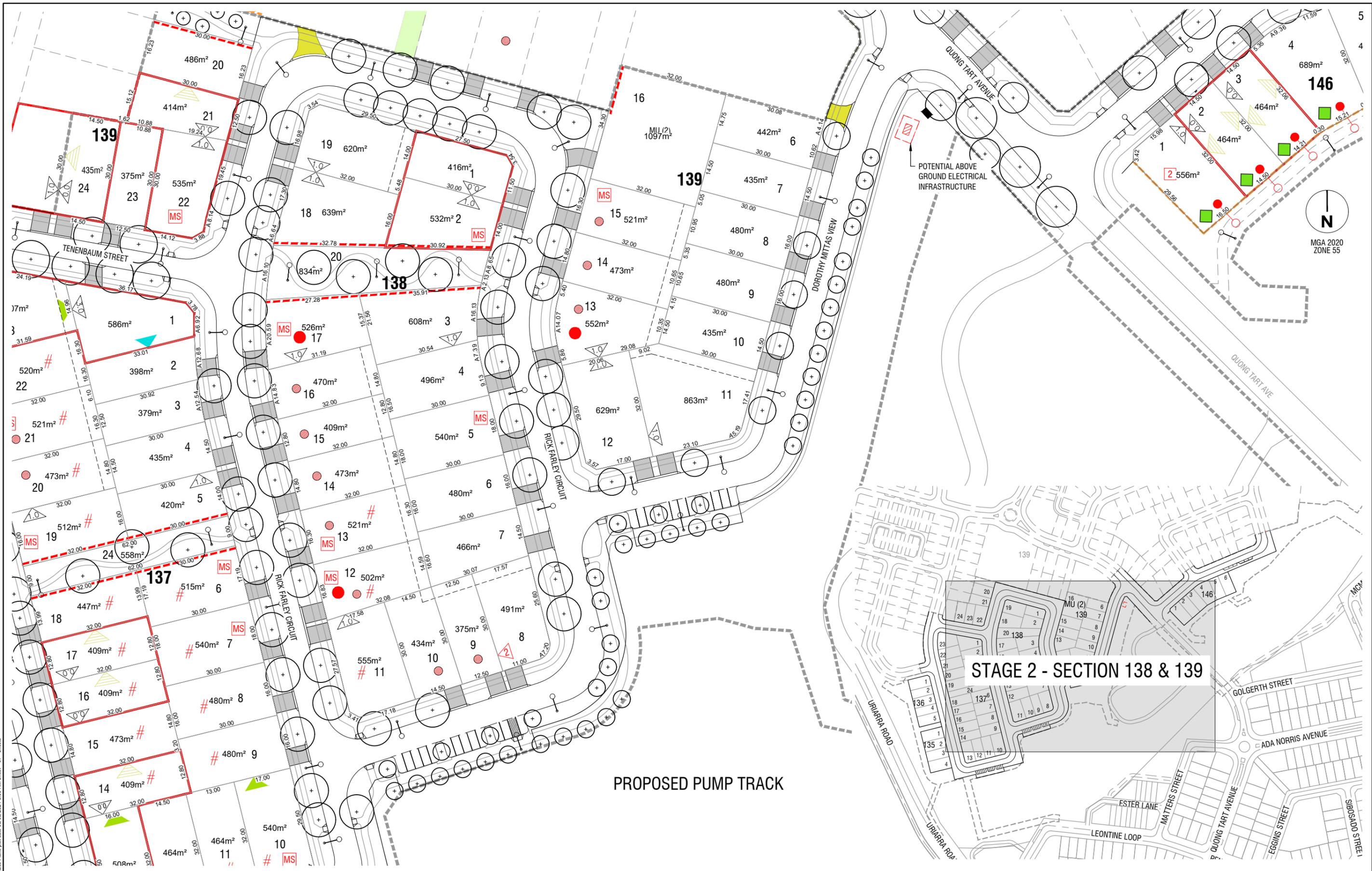
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**STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
STAGE 2 - SECTION 136, 137 & 138
ACT
CED**

Drg No
321667CS001
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STAGE 2 - SECTION 138 & 139

PROPOSED PUMP TRACK

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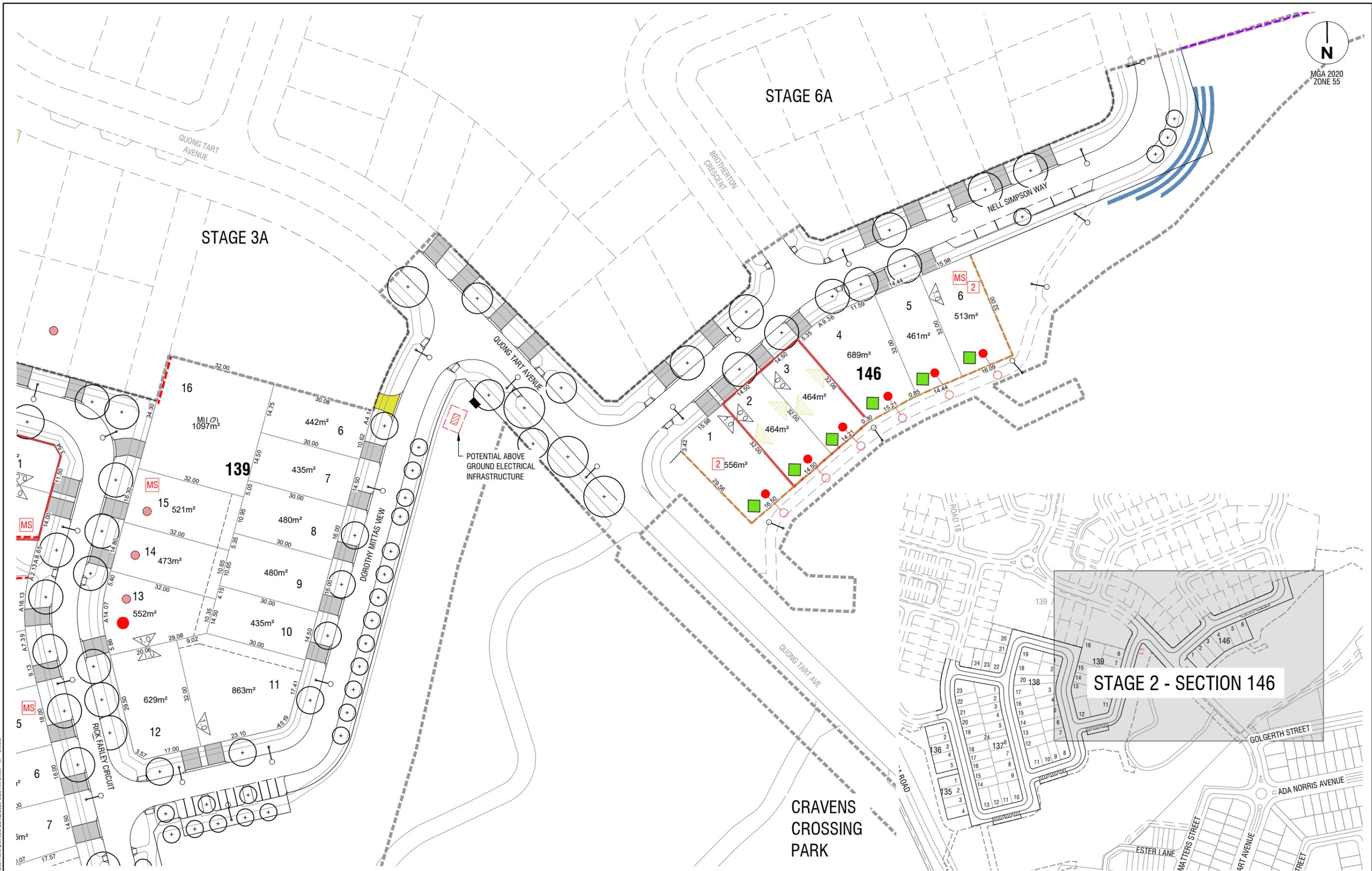
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STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
STAGE 2 - SECTION 138 & 139
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MGA 2020
ZONE 55



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STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
STAGE 2 - SECTION 146
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