

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	

LEGEND

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.

H	WORKS AS EXECUTED	C.J.C	29.06.2026
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
Rev	Amendments	Approved	Date

NOT TO SCALE

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CAPITAL ESTATE
DEVELOPMENTS

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Authorised



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Prospect

Checked

Date _____

**STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
LEGEND**
ACT
CED

Drg No
32166CS000

Rev
H



STAGE 3A

STAGE 2 - SECTION
136, 137 & 138

1:500@ A1 0 5 10 15 20 25
SCALE
1:1000@ A3 0 5 10 15 20 25

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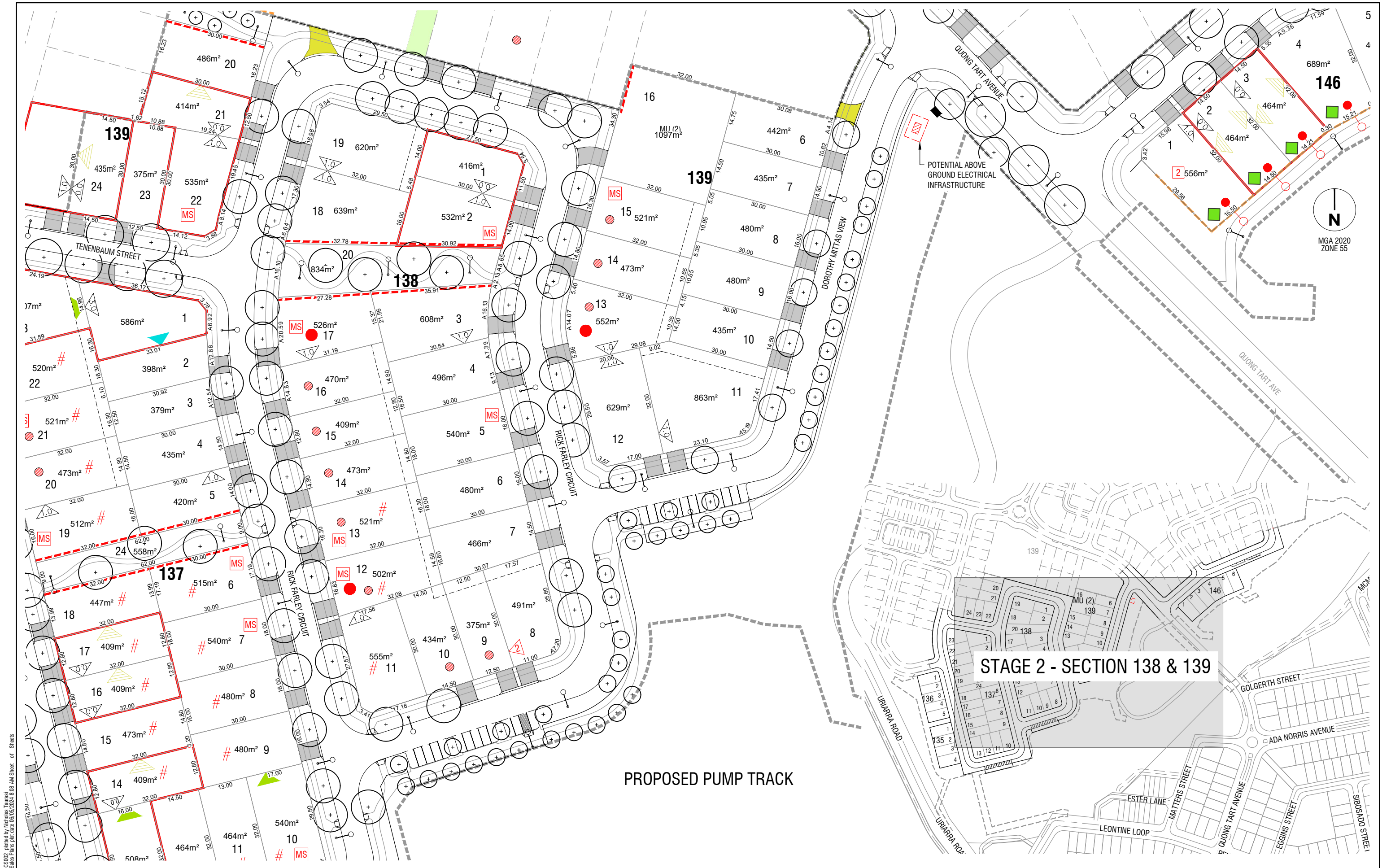


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STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
STAGE 2 - SECTION 136, 137 & 138
ACT
CED

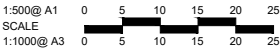
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321667CS001
Rev
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STAGE 2 - SECTION 138 & 139

I	WORKS AS EXECUTED	C.J.C	29.06.2026
H	COURTYARD WALLS AMENDED	C.J.C	04.03.2026
G	CLIENT COMMENTS ADDRESSED	C.J.C	25.02.2026
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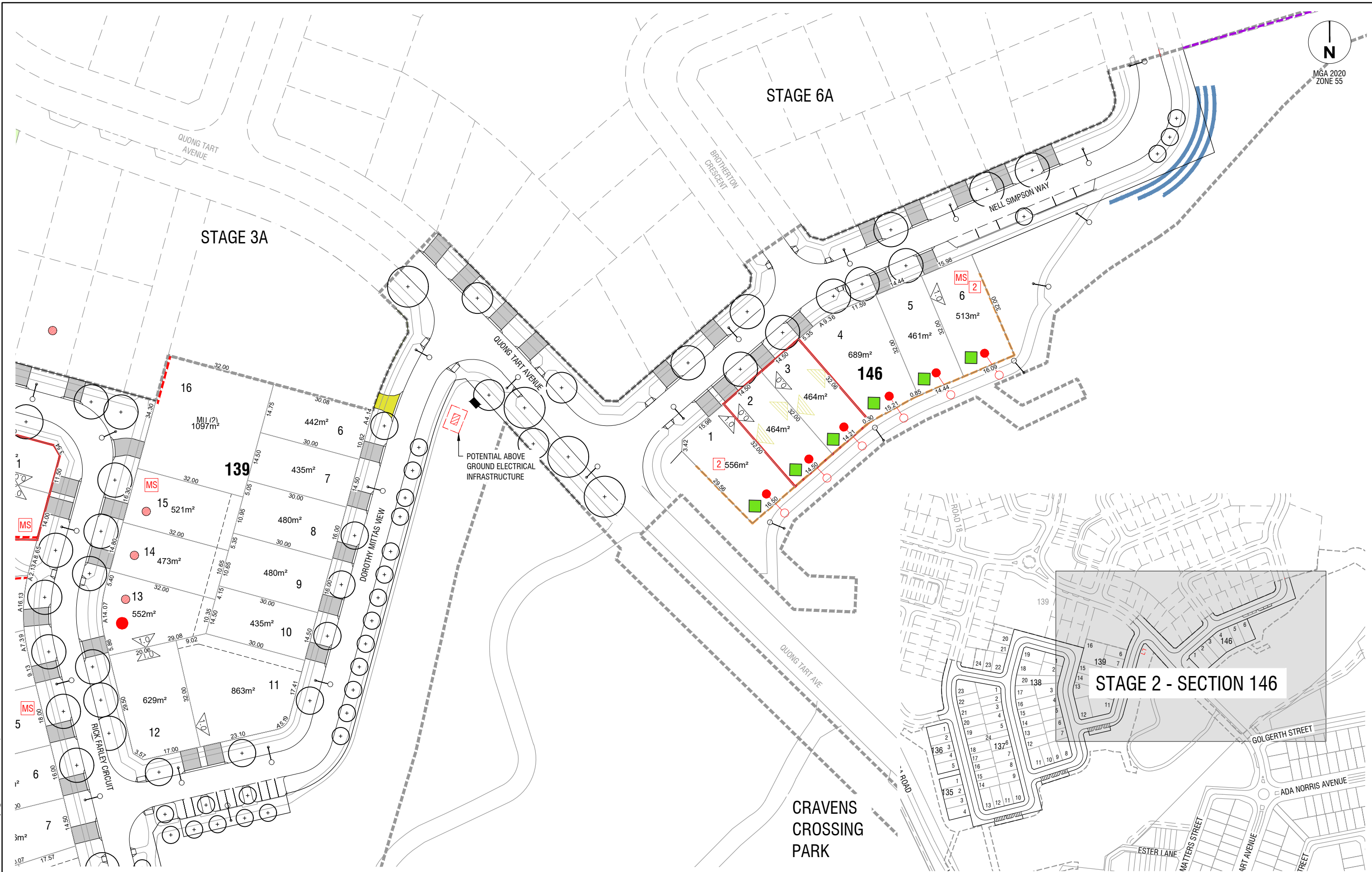
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Date

STROMLO REACH
STAGE 2
BLOCK DETAIL PLAN
STAGE 2 - SECTION 138 & 139
ACT
CED

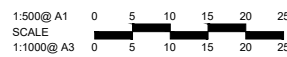
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file location: C:\1205\stomlo\stomlo\321667-000 - Stomlo Reach Stage 2 - 3045\civil\ACAD\Sales Plans plot date: 20/07/2026 8:10 AM Sheet 1 of 1



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