





**ENGINEERING INFRASTRUCTURE
DESIGN REPORT - APPENDIX B**

Drawing No: 2013/1012/02 referred to in
Permit No: DP14/0113 issued by
the consent authority on: 3/3/14




[Signature]
Consent Authority / Delegate

PROPOSED ZONING LEGEND

-  Zone S P9 Single Dwelling - Traditional Lot
-  Zone S P9 Single Dwelling - Premium Traditional Lot
-  Zone S P9 Single Dwelling - Estate Lot
-  Zone MD - Multiple Dwelling Lot
-  Zone PS - Public Open Space

PROPOSED OPEN SPACE / CONSERVATION LOT AREA 8.21ha
DEDICATED TO DEPARTMENT OF LANDS AND PLANNING
(AREA INCLUDES EASEMENTS FOR SERVICES, WSUD ETC.)

LEGEND

-  MULTIPLE DWELLING LOT
-  BALANCE OF LOT 11116
-  DISPLAY HOUSE PRECINCT

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED

User: J:\5000 KMS... File Name: B. Zuccoli - Consulting\0853010113\B00049-DAC-LZ.dwg Plot No: 2310 743 002

D	DISPLAY HOUSE PRECINCT ADDED	JK	PDW	PI	PI	03/12/13
C	MINOR AMENDMENTS	PDW	PDW	HKB	HKB	23/10/13
B	MINOR AMENDMENTS	PDW	PDW	HKB	HKB	16/10/13
A	ORIGINAL ISSUE	PDW	PDW	HKB	HKB	03/10/13
No	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No. Date

**LAND DEVELOPMENT
CORPORATION**
urbex

BMD
consulting

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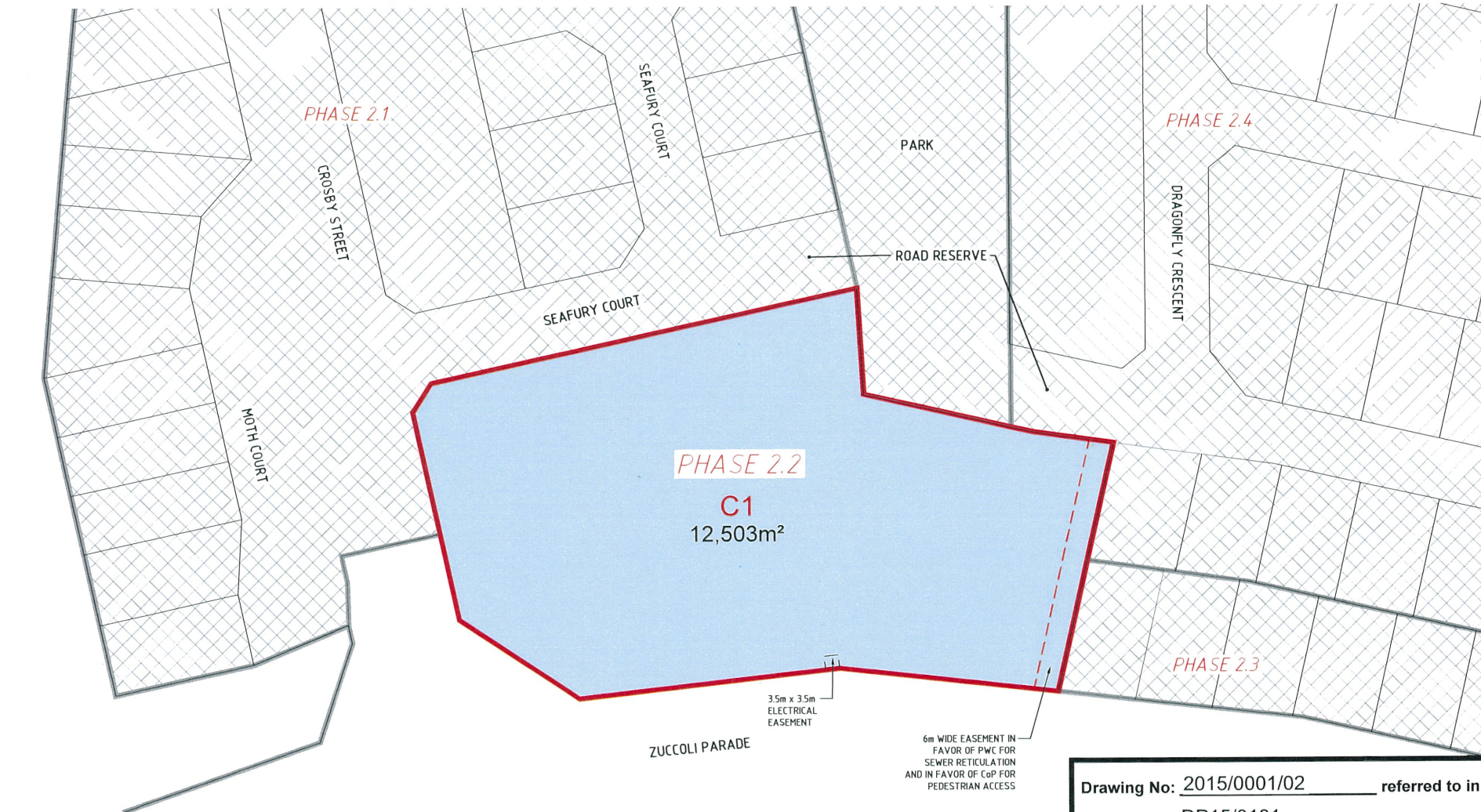


Client: **LAND DEVELOPMENT CORPORATION/URBEX**
Project: **ZUCCOLI PHASES 2 & 3 - DA**
Title: **PHASE 2.1
PROPOSED LOT USE AND ZONING**

Datum: **AHD**
PSM: **PSM**
RL: **RL**
(MGA) COORD
NOT FOR CONSTRUCTION
Project No. Drawing No. Rev
B00049-DAC-LZ



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**LEGEND**

- ZONE C - COMMERCIAL
- BALANCE OF ZUCCOLI STAGE 1



Drawing No: 2015/0001/02 referred to in

Permit No: DP15/0181 issued by

the consent authority on: 02/04/2015

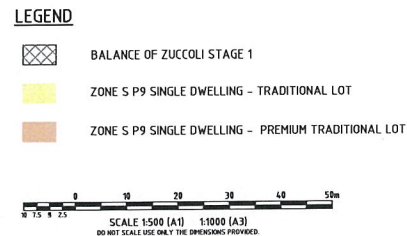
Consent Authority / Delegate

No.	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No.	Date
A	ORIGINAL ISSUE	PDW	PDW	HKB			23/04/15



Client	LAND DEVELOPMENT CORPORATION/URBEX	Drawn AND PSM	RL	COORD
Project	ZUCCOLI PHASES 2 & 3 - DA			
Title	PHASE 2.2 COMMERCIAL LOT C1 LOT ZONING			
Project No.	B00049-DAC-LZ6	Drawing No.		Rev
				A

NOT FOR CONSTRUCTION



No	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No.	Date
D	EASEMENT ADDED. PLAN RE-ISSUED FOR DA.	PDW	PDW	MKB	MKB		01/10/15
C	ISSUED FOR DA	PDW	PDW	MKB	MKB		23/05/15
B	MINOR AMENDMENT	JK	PDW	MKB	MKB	----	08/04/14
A	ORIGINAL ISSUE	JK	PDW	MKB	MKB	----	25/03/13




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Civil Engineers • Structural Engineers • Project Managers • Water Servicing Co-ordinators
Brisbane • Cairns • Canberra • Gladstone • Gold Coast • Mackay • Sydney • Townsville

<i>Client</i>	LAND DEVELOPMENT CORPORATION/URBEX
<i>Project</i>	ZUCCOLI PHASES 2 & 3 - DA
<i>Title</i>	STAGE 23 PROPOSED LOT USE AND ZONING

Date AHD PSM RL (MGA) COORD	
NOT FOR CONSTRUCTION	
Project No. B00049-DAC-LZ2	Drawing No. D


Consent Authority / Delegate

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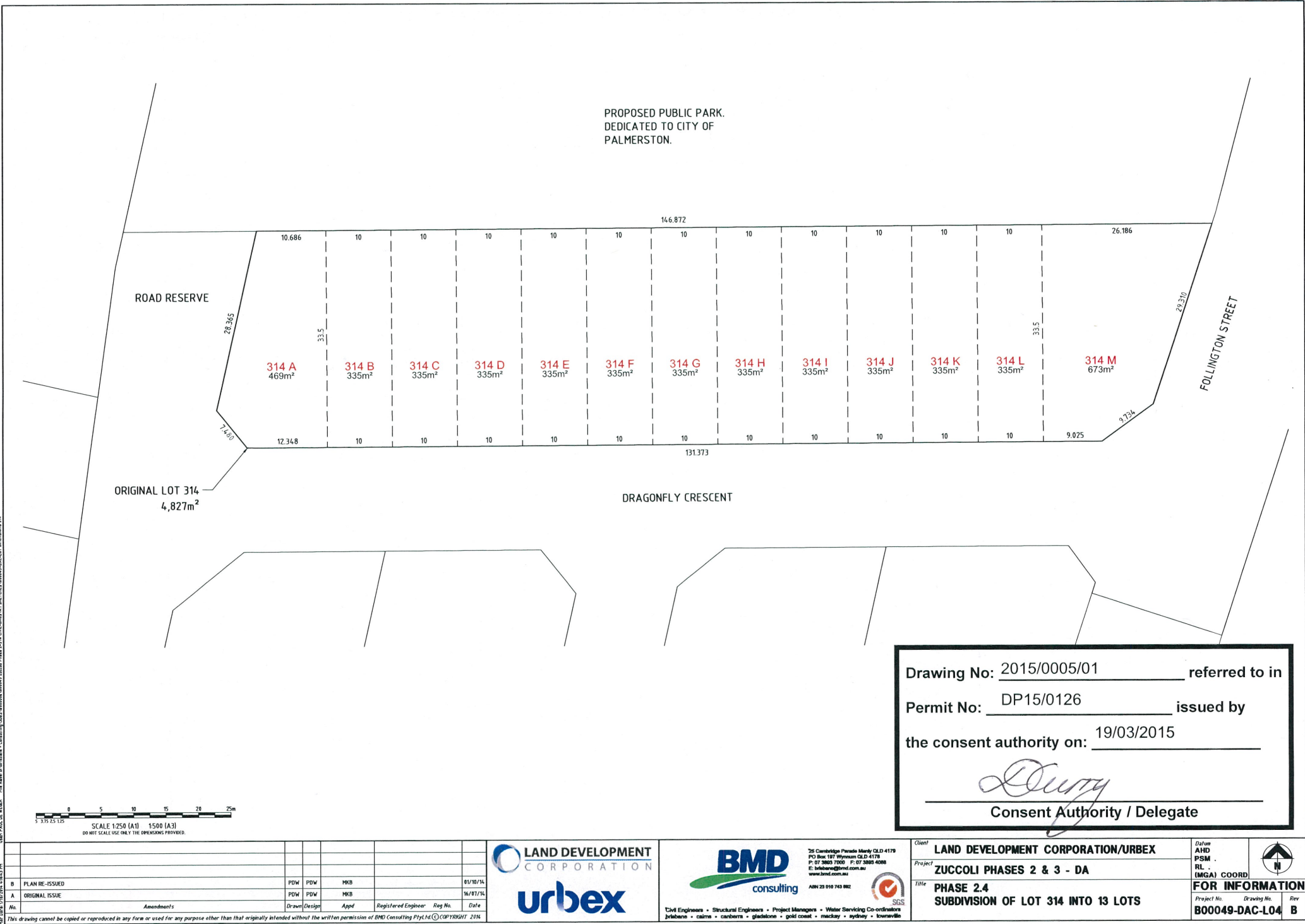


ADN 23 010 743 88

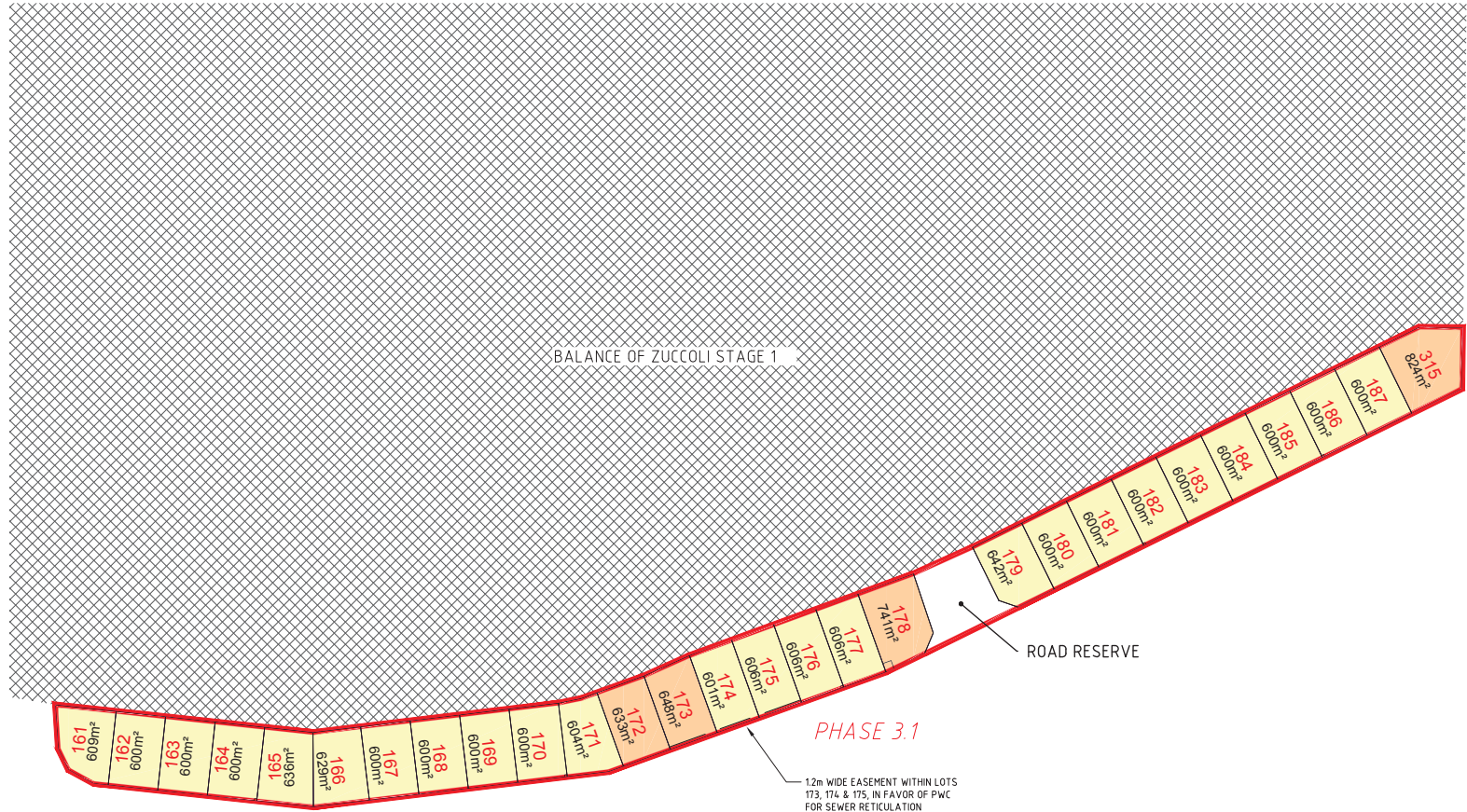


<i>Datum</i> AHD PSM . RL . (MGA) COORD	
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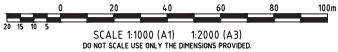




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- LEGEND
- BALANCE OF ZUCCOLI STAGE 1
 - ZONE S P9 SINGLE DWELLING - TRADITIONAL LOT
 - ZONE S P9 SINGLE DWELLING - PREMIUM TRADITIONAL LOT



Drawing number 2015/395/02
Referred to in Permit No: DP15/0435

C	SEWER EASEMENT REMOVED FROM LOT 315	JAM	PDW	MKB	18/01/16
B	LOT NUMBERS AMENDED	PDW	PDW	MKB	28/10/15
A	ORIGINAL ISSUE	JK	PDW	MKB	17/09/14
No.	Amendments	Drawn	Design	Appd	Registered Engineer Reg No. Date

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Client	LAND DEVELOPMENT CORPORATION/URBEX	Datum	AHD
Project	ZUCCOLI PHASE 3 - DA	PSM	
Title	PHASE 3.1 PROPOSED LOT USE AND ZONING	RI	(MGA) COORD
Project No.	B00124-DAC-LZ5	Drawing No.	C

ENGINEERING INFRASTRUCTURE
DESIGN REPORT - APPENDIX B

Phase 3.2 RESIDENTIAL LOT TABLE

Lot Size (m ²)	Lot Classification	No. of Lots	Mix	Area	Av. Lot Area
< 300	Terrace	0	0%	0m ²	-
300 - 375	Villa	0	0%	0m ²	-
375 - 450	Courtyard	0	0%	0m ²	-
450 - 540	Eco-Traditional	20	30%	9143m ²	457m ²
540 - 660	Traditional	30	45%	18471m ²	616m ²
660 - 1000	Prem-Traditional	17	25%	12574m ²	740m ²
1000 - 1500	Estate	0	0%	0m ²	-
1500 - 10000	Medium Density	0	0%	0m ²	-
> 10000	Non-Residential	0	0%	0m ²	-
Total		67	100%	40188m ²	600m ²

This document contains drawing numbers:
2015/0802/01A through to 2015/0802/02A

Referred to in Permit No: DP15/0762A

Issued by the consent authority on: 20/05/2016

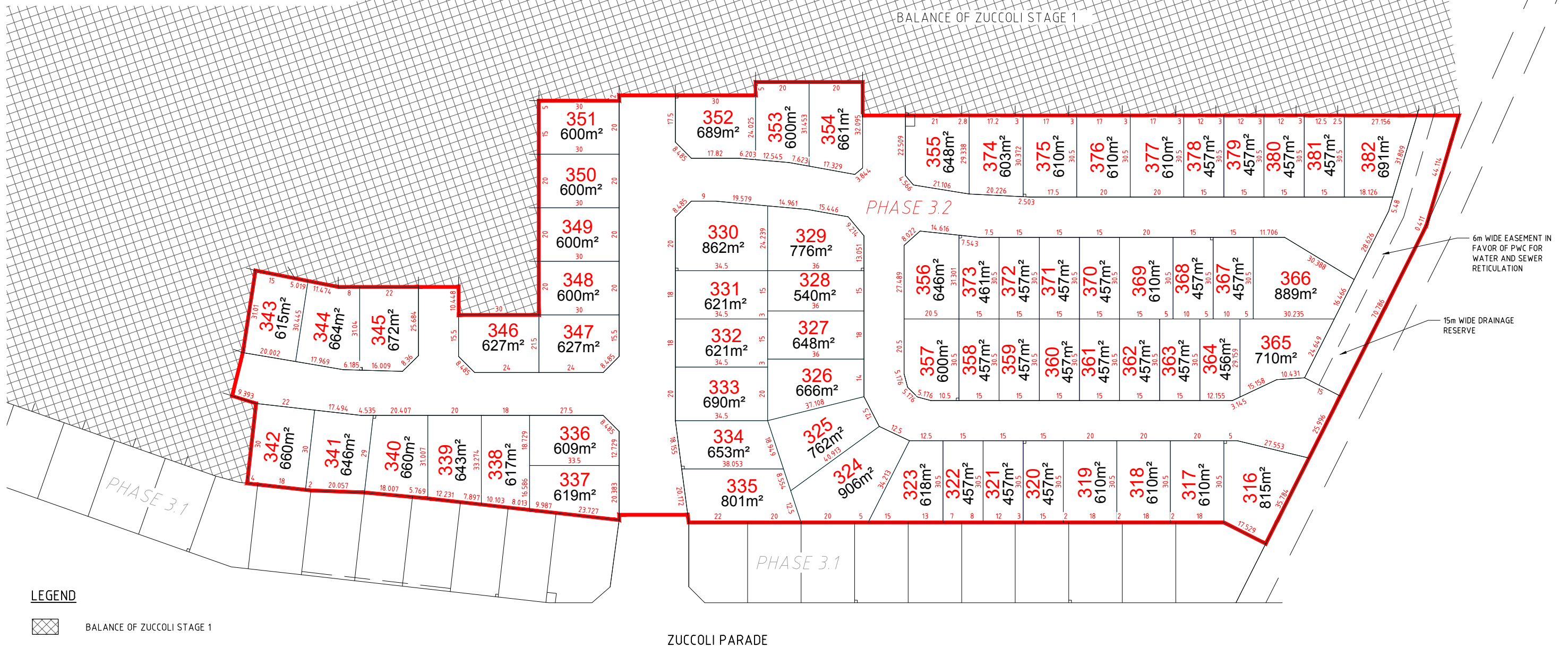
All drawings contained within this document have been authorised
by the delegate of the consent authority.

A.D. Brennan
Anthony
Brennan
2016.11.09
09:07:08 +09:30'

Delegate

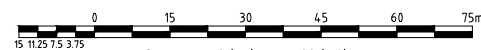
Drawing number 2015/0802/01

Referred to in Permit No: DP15/0762A



LEGEND

BALANCE OF ZUCCOLI STAGE 1



SCALE 1:750 (A1) 1:1500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED





E	RE-ISSUED FOR APPROVAL WITH SUB-PHASING	PDW	PDW	MKB		16/05/16
D	RE-ISSUED FOR APPROVAL DUE TO LOT LAYOUT AMENDMENTS	PDW	PDW	MKB		22/03/16
C	FOR APPROVAL	JK	PDW	MKB		26/10/15
B	UPDATED LOT LAYOUT	JK	PDW	MKB		25/09/15
A	ORIGINAL ISSUE	PDW	PDW	MKB		21/05/15
No.	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No. Date

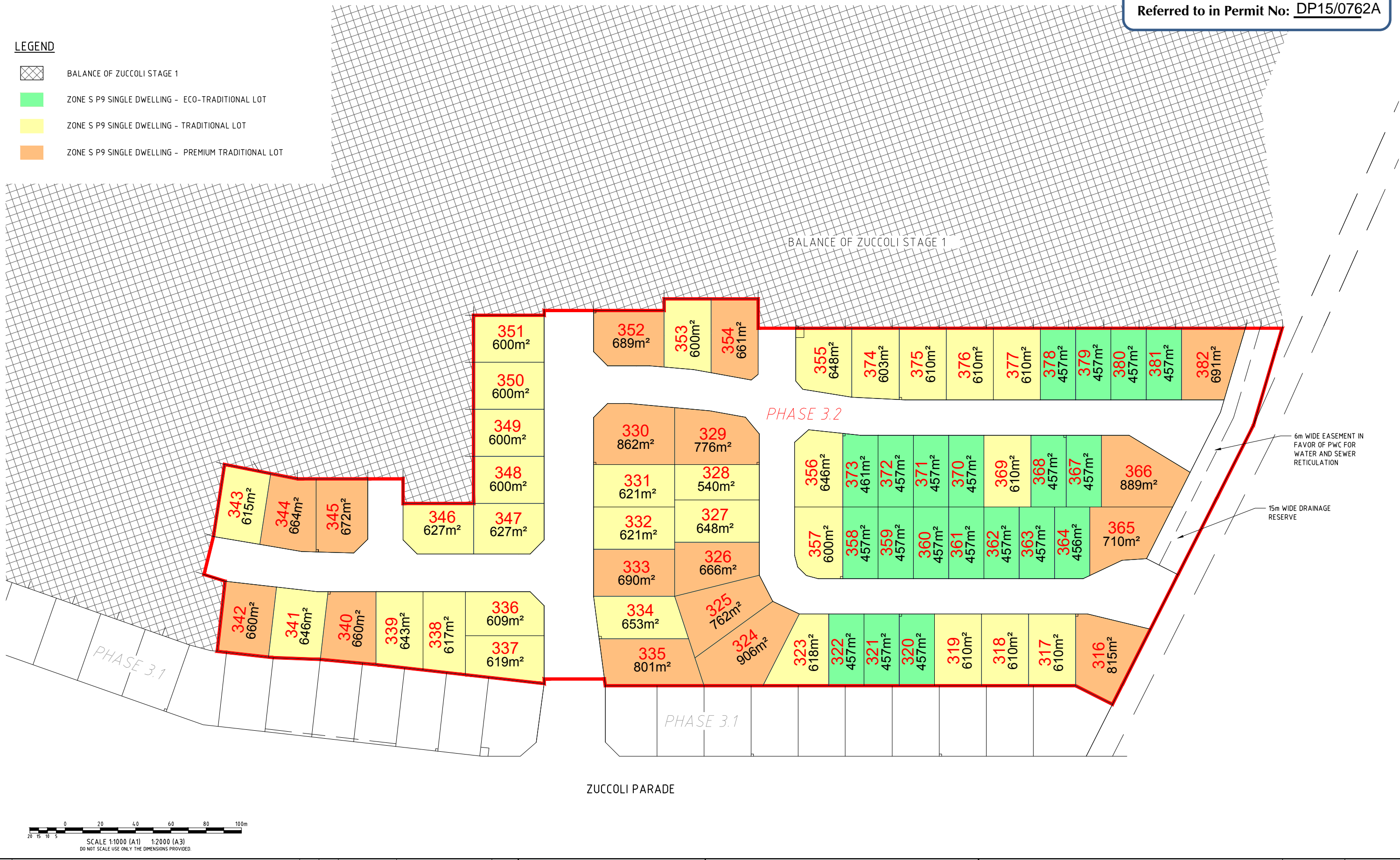


Client	LAND DEVELOPMENT CORPORATION/URBEX	Datum	AHD
Project	ZUCCOLI PHASE 3 - DA	PSM	
Title	PHASE 3.2 LOT DIMENSIONS PLAN	RL	(MGA) COORD
Project No.	B00125-DAC-L06	Drawing No.	E

NOT FOR CONSTRUCTION

LEGEND

-  BALANCE OF ZUCCOLI STAGE 1
-  ZONE S P9 SINGLE DWELLING - ECO-TRADITIONAL LOT
-  ZONE S P9 SINGLE DWELLING - TRADITIONAL LOT
-  ZONE S P9 SINGLE DWELLING - PREMIUM TRADITIONAL LOT



F	RE-ISSUED FOR APPROVAL WITH SUB-PHASING	PDW	PDW	MKB		16/05/16
E	RE-ISSUED FOR APPROVAL DUE TO LOT LAYOUT AMENDMENTS	PDW	PDW	MKB		22/03/16
D	FOR APPROVAL	JK	PDW	MKB		26/10/15
C	UPDATED LOT TYPES	JK	PDW	MKB		06/10/15
A	ORIGINAL ISSUE	PDW	PDW	MKB		21/05/15
No.	Amendments	Drawn	Design	Appd	Registered Engineer	Reg No. Date

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LAND DEVELOPMENT CORPORATION

urbex

BMD consulting

CIVIL ENGINEERS
STRUCTURAL ENGINEERS
PROJECT MANAGERS

ABN 29 010 749 082

Client LAND DEVELOPMENT CORPORATION/URBEX

Project ZUCCOLI PHASE 3 - DA

Title PHASE 3.2 LOT TYPE PLAN

Datum AHD
PSM
RL
(MGA) COORD

NOT FOR CONSTRUCTION

Project No. B00125-DAC-LZ6

Drawing No. F

LEGEND

- ALLOWABLE DRIVEWAY ACCESS
- BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
- POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
- BUILDING ENVELOPE
- SEWER ALIGNMENT
- WATER ALIGNMENT
- STORMWATER ALIGNMENT
- ELECTRICAL ALIGNMENT
- LAYBACK KERB
- UPRIGHT KERB AND GUTTER
- POTENTIAL STREET TREE LOCATION
- TRADITIONAL, PREMIUM TRADITIONAL, ECONOMY TRADITIONAL, COURT YARD

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFFTAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

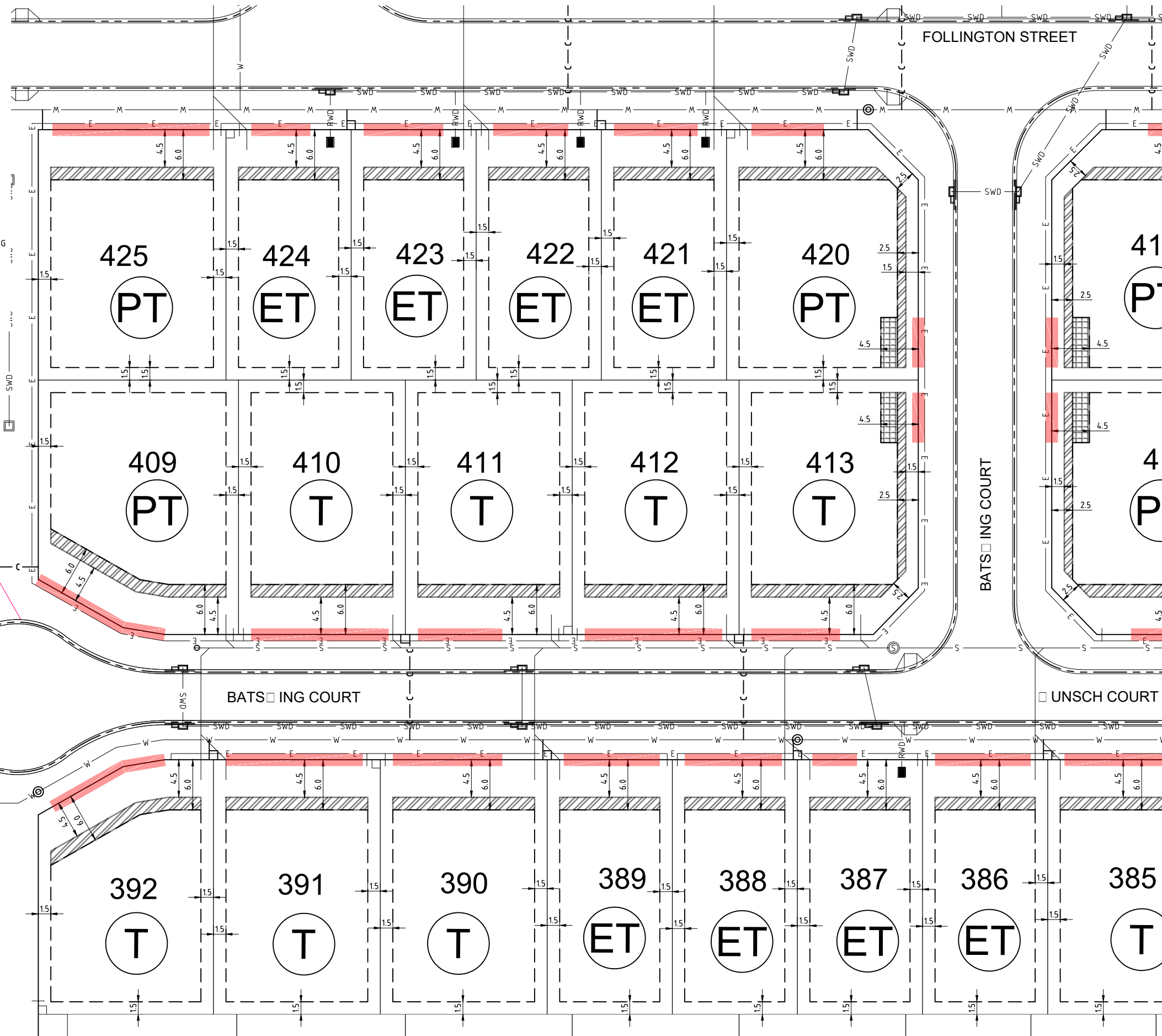
VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

FOR CONTINUATION REFER DRAWING B00125-ABEP104

FOLLINGTON STREET



Drawing number 2017/0099/02
Referred to in Permit No: DP17/0185

SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

BMD
REVISION IN PROGRESS

Last Saved: 22 February 2017
Last Saved By: ETHSCH1

Amendments

ESS PDW WS
Drawn Design Appd Registered Engineer Reg No. Date

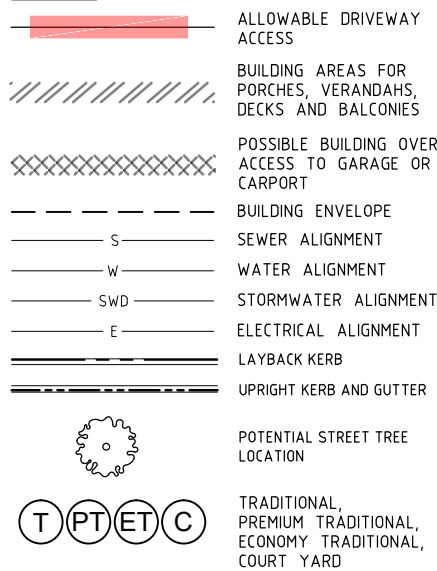
LAND DEVELOPMENT CORPORATION
urbex

Empower
ENGINEERS & PROJECT MANAGERS
ABN 23 010 743 692

Client **URBEX AND LAND DEVELOPMENT CORP. (JV)**
Project **ZUCCOLI PHASE 3.3**
Title **ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 4**

Datum **AHD PSM RL (MGA) COORD**
NOT FOR CONSTRUCTION
Project No. **B00176-ABEP002**
Drawing No. **A**

LEGEND



PRIMARY STREET GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

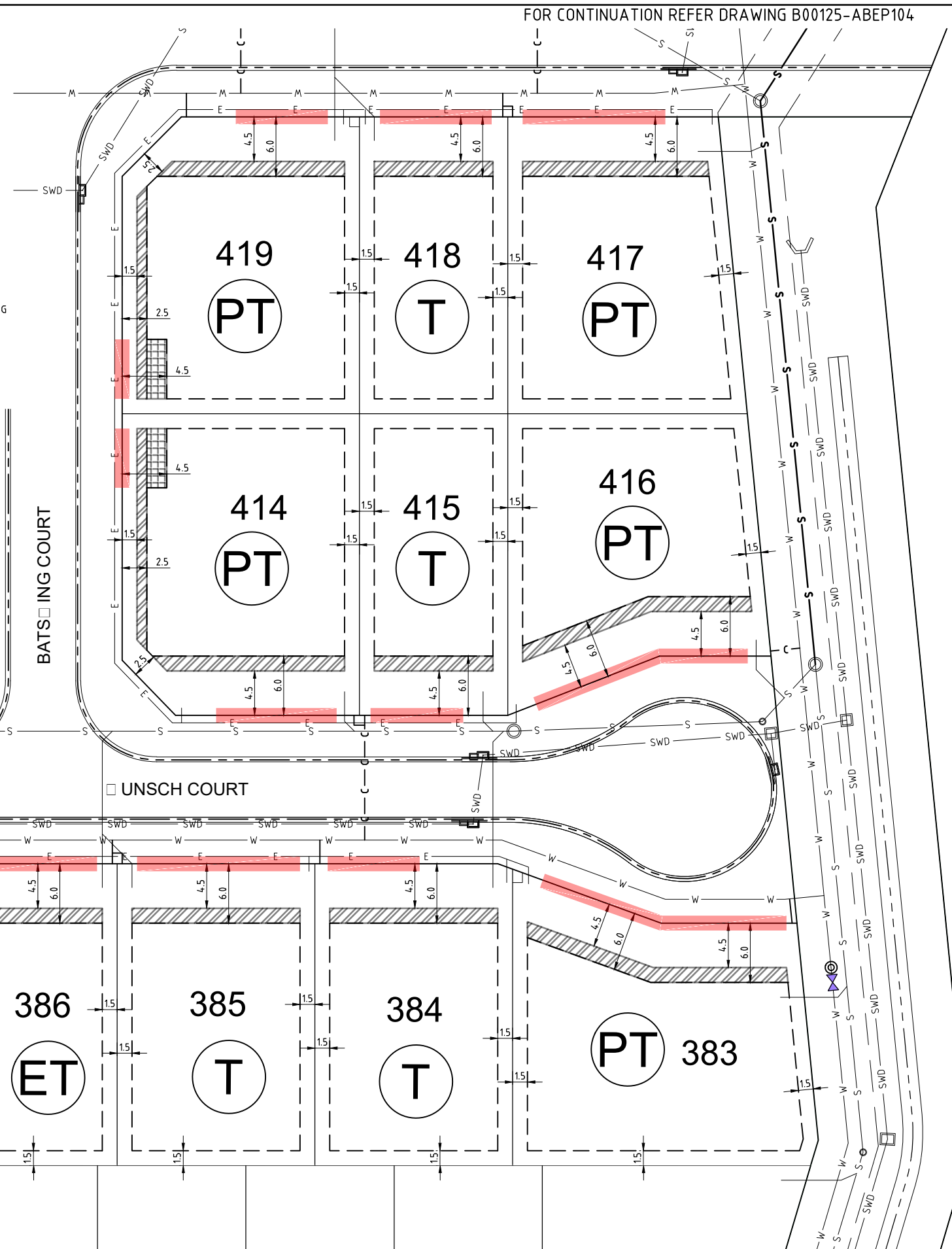
PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFFTAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

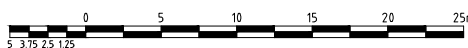
HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.



Drawing number 2017/0099/03

Referred to in Permit No: DP17/0185

FOR CONTINUATION REFER DRAWING B00125-ABEP102



BMD
consulting

REVISION IN PROGRESS



Client URBEX AND LAND DEVELOPMENT CORP. (JV)

Project ZUCCOLI PHASE 3.3

Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 3 OF 4




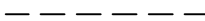
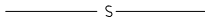
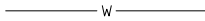
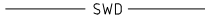
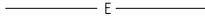




Datum AHD
PSM
RL
(MGA) COORD

NOT FOR CONSTRUCTION

Project No. Drawing No. Rev

B00176-ABEP003 A

LEGEND

-  ALLOWABLE DRIVEWAY ACCESS
-  BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
-  POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
-  BUILDING ENVELOPE
-  SEWER ALIGNMENT
-  WATER ALIGNMENT
-  STORMWATER ALIGNMENT
-  ELECTRICAL ALIGNMENT
-  LAYBACK KERB
-  UPRIGHT KERB AND GUTTER
-  POTENTIAL STREET TREE LOCATION
-  TRADITIONAL, PREMIUM TRADITIONAL, ECONOMY TRADITIONAL, COURT YARD

PRIMARY STREET
GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS – 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS – 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET
GENERAL SETBACK REQUIREMENTS

VILLAS – 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS – 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

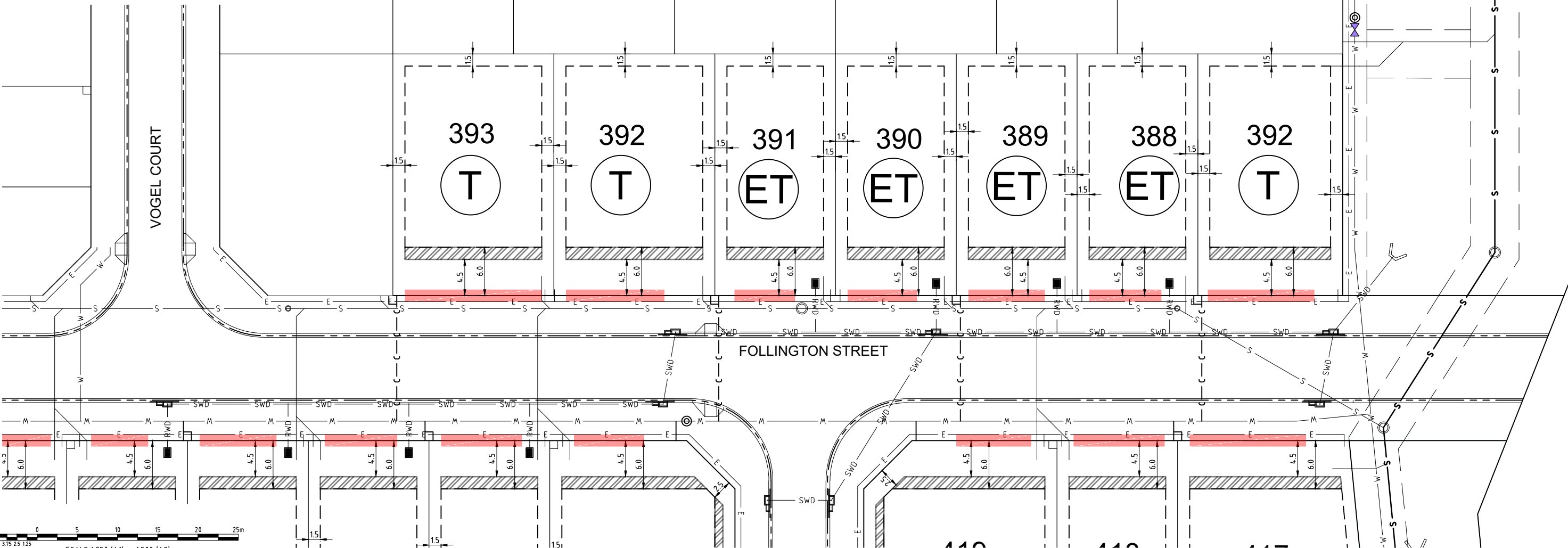
PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFFTAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.



FOR CONTINUATION REFER DRAWING B00176-ABEP003

Drawing number 2017/0099/04
Referred to in Permit No: DP17/0185

No.	Amendments	ESS	PDW	WS	Registered Engineer	Reg No.	Date
		Drawn	Design	Appd			21/02/17



Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.3
Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 4 OF 4

Datum AHD
PSM
RL (MGA) COORD
NOT FOR CONSTRUCTION
Project No. Drawing No. Rev
B00176-ABEP004 A

This document contains drawing numbers:

2021/0019/01B - 2021/0019/06B

Referred to in Permit No: DP21/0117B

Issued by the consent authority on: 31 January 2022

All drawings contained within this document have been authorised by the delegate of the consent authority.

Ann-Marie

Reynolds

14.10.14

Delegate

Drawing number 2021/0019/01B

Referred to in Permit No: 31 January 2022

Phase 3.6	Lot Size (m ²)	Lot Classification	No.	Mix	Area	Av. Area
< 301	Terrace	0	0%	0m ²	-	-
301 - 376	Villa	9	15%	3300m ²	367m ²	-
376 - 451	Courtyard	19	32%	84,73m ²	446m ²	-
451 - 541	Eco-Traditional	9	17%	4,912m ²	541m ²	-
541 - 601	Traditional	1	2%	578m ²	578m ²	-
601 - 1000	Prem-Traditional	20	34%	14,162m ²	708m ²	-
1000 - 1500	Estate	0	0%	0m ²	-	-
1500 - 2800	Medium Density	0	0%	0m ²	-	-
> 2800	Non-Residential	0	0%	0m ²	-	-
Total		58	100%	314,25m ²	533m ²	-

LEGEND

LOT TYPE	AV. LOT AREA	AVE. FRONTAGE
TERRACE	255m ²	8.5m
VILLA	355m ²	11.3m
COURTYARD	410m ²	13.8m
ECO - TRADITIONAL	500m ²	16.7m
TRADITIONAL	570m ²	19.0m
PREMIUM TRADITIONAL	660m ²	22.0m
ESTATE LOTS	1000m ²	33.3m
PARK		
DRAINAGE RESERVE / PUBLIC OPEN SPACE		

* FOR REGULAR SHAPED LOTS FOLLOWING THE MINIMUM FRONTAGE COMMENTS APPLY

Empower

ENGINEERS & PROJECT MANAGERS

08 23 010 743 682

Client

LAND DEVELOPMENT CORPORATION/URBEX

Project

ZUCCOLI, STAGE 1, DARWIN

Title

OVERALL YIELD, PHASE 3.6

Drawn	Design	Appd	Date	Project No.	Drawing No.	Rev
ESS	WR	WR	08/12/2021	B00125-DAP-Y02	H	

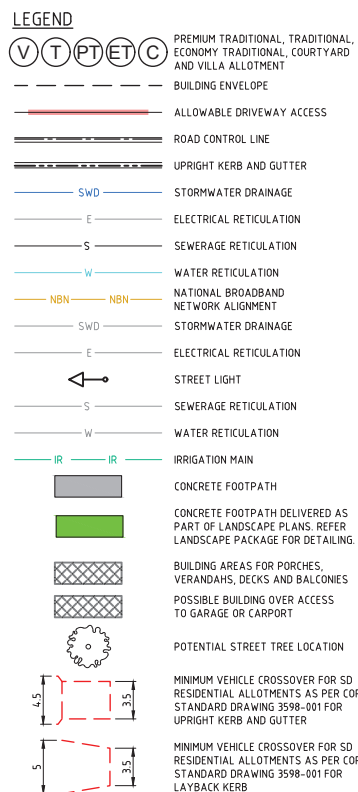
LAND DEVELOPMENT CORPORATION

urbex

Plot Date: 8/12/2021 4:38:21 PM User: ETHAN SCHAFER-CHIEF Name: C:\Users\ethan\Documents\B00125_31\4 CIVIL-0805\4.1 SKETCHES\DA\B00125-DAC-LOT YIELD 3.6

0 20 40 60 80 100m
SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED

Drawing number 2021/0019/02B
Referred to in Permit No: 31 January 2022



DRIVEWAY ACCESS LOCATIONS

DRIVEWAY ACCESS LOCATIONS
ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF TAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

BUILDING SETBACKS
HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET

GENERAL SETBACK REQUIREMENTS

GENERAL SETBACK REQUIREMENTS
TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
COURTYARDS & TRADITIONAL - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.
PORCHES, VERANDAS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET

GENERAL SETBACK REQUIREMENTS

VILLAS - 15m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
COURTYARDS & TRADITIONAL - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
PORCHES, VERANDAHs, DECKs AND BALCONIES MAY ENCROACH TO A SETBACK OF 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

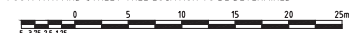
FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

0 5 10 15 20 25

5 3.75 2.5 1.25

SCALE 1:250 (A1) 1:500 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.



PHASE 3.5

WARNING
BEWARE OF SERVICES

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PERMISSION TO USE FOR
CONSTRUCTION PURPOSES
ROADWORKS AND STORMWATER
DRAINAGE

SIGNED _____ DATE _____
DIRECTOR OF CITY GROWTH AND OPERATIONS
CITY OF PALMERSTON

THIS PERMISSION TO USE IS GIVEN ON THE BASIS THAT THE DEVELOPER AND/OR CONSULTANT IS NOT ABSOLVED FROM FULL RESPONSIBILITY FOR THE CORRECTNESS AND ACCURACY OF THE DESIGN AND/OR DOCUMENTS ASSOCIATED. THIS PERMISSION IS VALID FOR A PERIOD OF TWO YEARS FROM THE DATE OF SIGNED APPROVAL.

[illegible]

<i>Client</i>	URBEX AND LAND DEVELOPMENT CORP. (JV)
<i>Project</i>	ZUCCOLI PHASE 3.6
<i>Title</i>	ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 5

Datum AHD PSM RL (MGA) COORD	
FOR CONSTRUCTION	
Project No. B00201-ABEP01	Drawing No. Rev 1

LEGEND

- (V) (T) (PT) (ET) (C)** PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- ROAD CONTROL LINE
- UPRIGHT KERB AND GUTTER
- SWD** STORMWATER DRAINAGE
- E** ELECTRICAL RETICULATION
- S** SEWERAGE RETICULATION
- W** WATER RETICULATION
- NBN** NATIONAL BROADBAND NETWORK ALIGNMENT
- SWD** STORMWATER DRAINAGE
- E** ELECTRICAL RETICULATION
- ST** STREET LIGHT
- S** SEWERAGE RETICULATION
- W** WATER RETICULATION
- IR** IRRIGATION MAIN
- CONCRETE FOOTPATH
- CONCRETE FOOTPATH DELIVERED AS PART OF LANDSCAPE PLANS. REFER LANDSCAPE PACKAGE FOR DETAILING
- BUILDING AREAS FOR PORCHES, VERANDAHs, DECKs AND BALCONIES
- POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
- POTENTIAL STREET TREE LOCATION
- MINIMUM VEHICLE CROSSOVER FOR SD RESIDENTIAL ALLOTMENTS AS PER COP STANDARD DRAWING 3598-001 FOR UPRIGHT KERB AND GUTTER
- MINIMUM VEHICLE CROSSOVER FOR SD RESIDENTIAL ALLOTMENTS AS PER COP STANDARD DRAWING 3598-001 FOR LAYBACK KERB

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF TAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

HOUSES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET

GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
COURTYARDS & TRADITIONAL - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.
PORCHES, VERANDAHs, DECKs AND BALCONIES MAY ENCRoACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET

GENERAL SETBACK REQUIREMENTS

VILLAS - 15m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
COURTYARDS & TRADITIONAL - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.
PORCHES, VERANDAHs, DECKs AND BALCONIES MAY ENCRoACH TO A SETBACK OF 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED
SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ROADWORKS AND STORMWATER DRAINAGE

SIGNED

DATE

DIRECTOR OF CITY GROWTH AND OPERATIONS
CITY OF PALMERSTON

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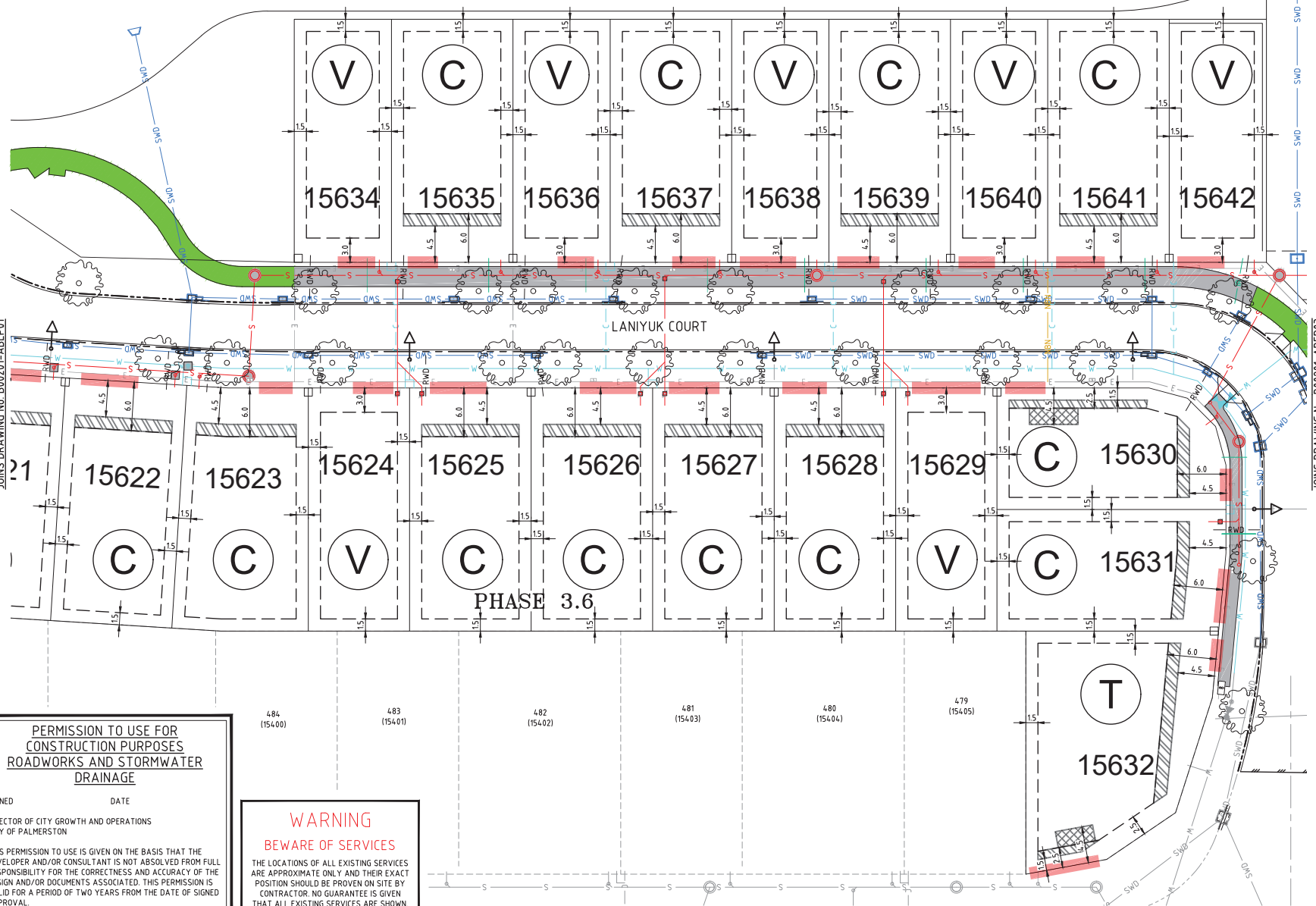
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Client **URBEX AND LAND DEVELOPMENT CORP. (JV)**
Project **ZUCCOLI PHASE 3.6**
Title **ACCESS AND BUILDING ENVELOPE PLAN - SHEET 2 OF 5**

Date **2021/0019/03B**
Author **PSM**
Reviewer **RL**
Title **(MGA) COORD**
Project No. **B00201-ABEP02**
Drawing No. **0**



JOINS DRAWING No. B00201-ABEP01

JOINS DRAWING No. B00201-ABEP03

LEGEND

- (V) (T) (PT) (ET) (C)** PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- ROAD CONTROL LINE
- UPRIGHT KERB AND GUTTER
- SWD — STORMWATER DRAINAGE
- E — ELECTRICAL RETICULATION
- S — SEWERAGE RETICULATION
- W — WATER RETICULATION
- NBN — NATIONAL BROADBAND NETWORK ALIGNMENT
- SWD — STORMWATER DRAINAGE
- E — ELECTRICAL RETICULATION
- S — SEWERAGE RETICULATION
- W — WATER RETICULATION
- IR — IRRIGATION MAIN
- CONCRETE FOOTPATH
- CONCRETE FOOTPATH DELIVERED AS PART OF LANDSCAPE PLANS. REFER LANDSCAPE PACKAGE FOR DETAILING
- BUILDING AREAS FOR PORCHES, VERANDAHs, DECKs AND BALCONIES
- POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
- POTENTIAL STREET TREE LOCATION
- MINIMUM VEHICLE CROSSOVER FOR SD RESIDENTIAL ALLOTMENTS AS PER COP STANDARD DRAWING 3598-001 FOR UPRIGHT KERB AND GUTTER
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DRIVEWAY ACCESS LOCATIONS

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BUILDING SETBACKS

HOUSES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET

GENERAL SETBACK REQUIREMENTS

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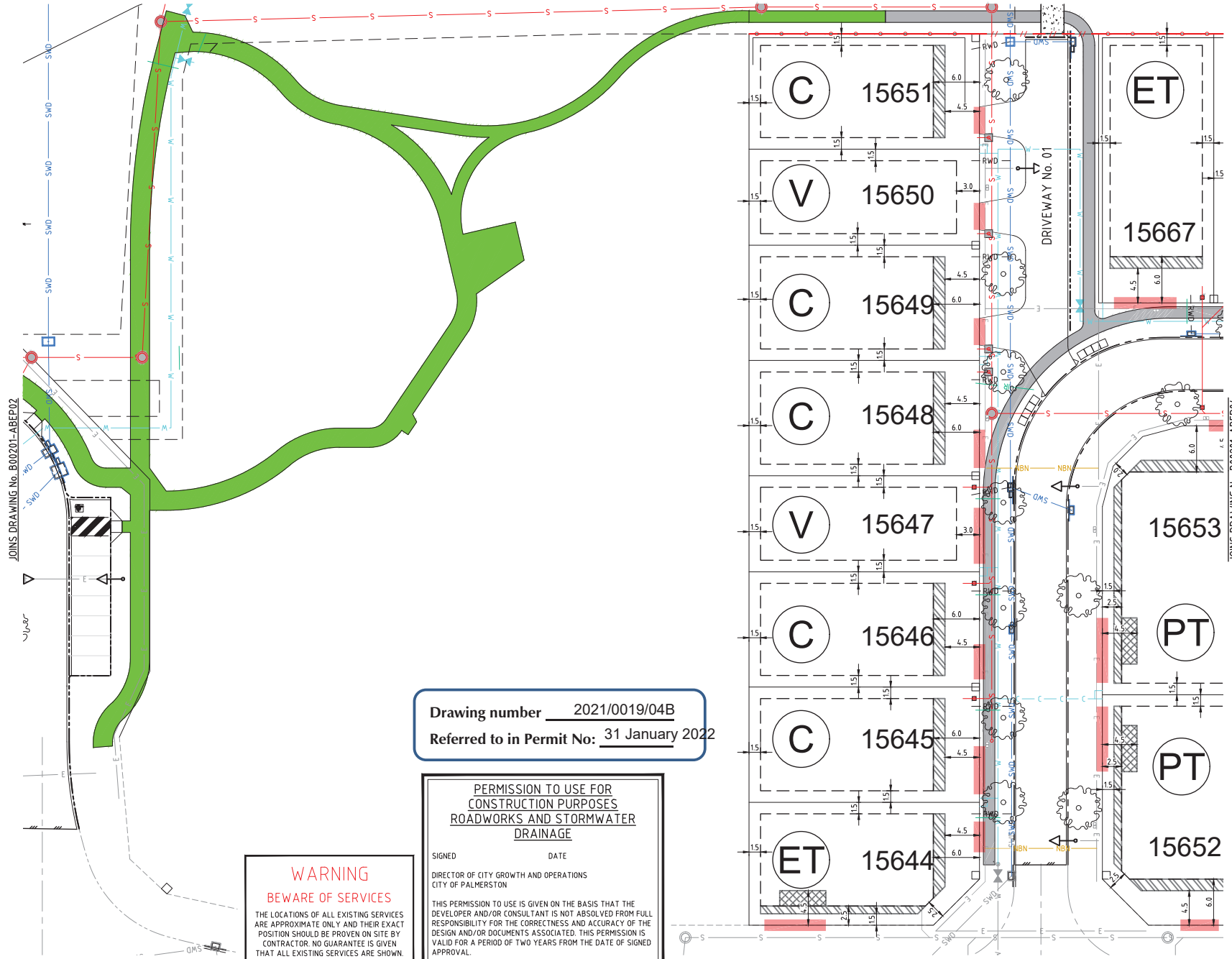
NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

0 5 10 15 20 25m

SCALE 1:250 (A1) 1:500 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.



Drawing number 2021/0019/04B
Referred to in Permit No: 31 January 2022

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ROADWORKS AND STORMWATER DRAINAGE

SIGNED DATE
DIRECTOR OF CITY GROWTH AND OPERATIONS
CITY OF PALMERSTON

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Client	URBEX AND LAND DEVELOPMENT CORP. (JV)		
Project	ZUCCOLI PHASE 3.6		
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 3 OF 5		
Datum	AHD	PSM	RL (MGA) COORD
FOR CONSTRUCTION			
Project No.	B00201-ABEP03	Drawing No.	0

LEGEND

- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT**
- BUILDING ENVELOPE**
- ALLOWABLE DRIVEWAY ACCESS**
- ROAD CONTROL LINE**
- UPRIGHT KERB AND GUTTER**
- STORMWATER DRAINAGE**
- ELECTRICAL RETICULATION**
- SEWERAGE RETICULATION**
- WATER RETICULATION**
- NATIONAL BROADBAND NETWORK ALIGNMENT**
- STORMWATER DRAINAGE**
- ELECTRICAL RETICULATION**
- SEWERAGE RETICULATION**
- WATER RETICULATION**
- IRRIGATION MAIN**
- CONCRETE FOOTPATH**
- CONCRETE FOOTPATH DELIVERED AS PART OF LANDSCAPE PLANS. REFER LANDSCAPE PACKAGE FOR DETAILING**
- BUILDING AREAS FOR PORCHES, VERANDAH, DECKS AND BALCONIES**
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PRIMARY STREET

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SECONDARY STREET

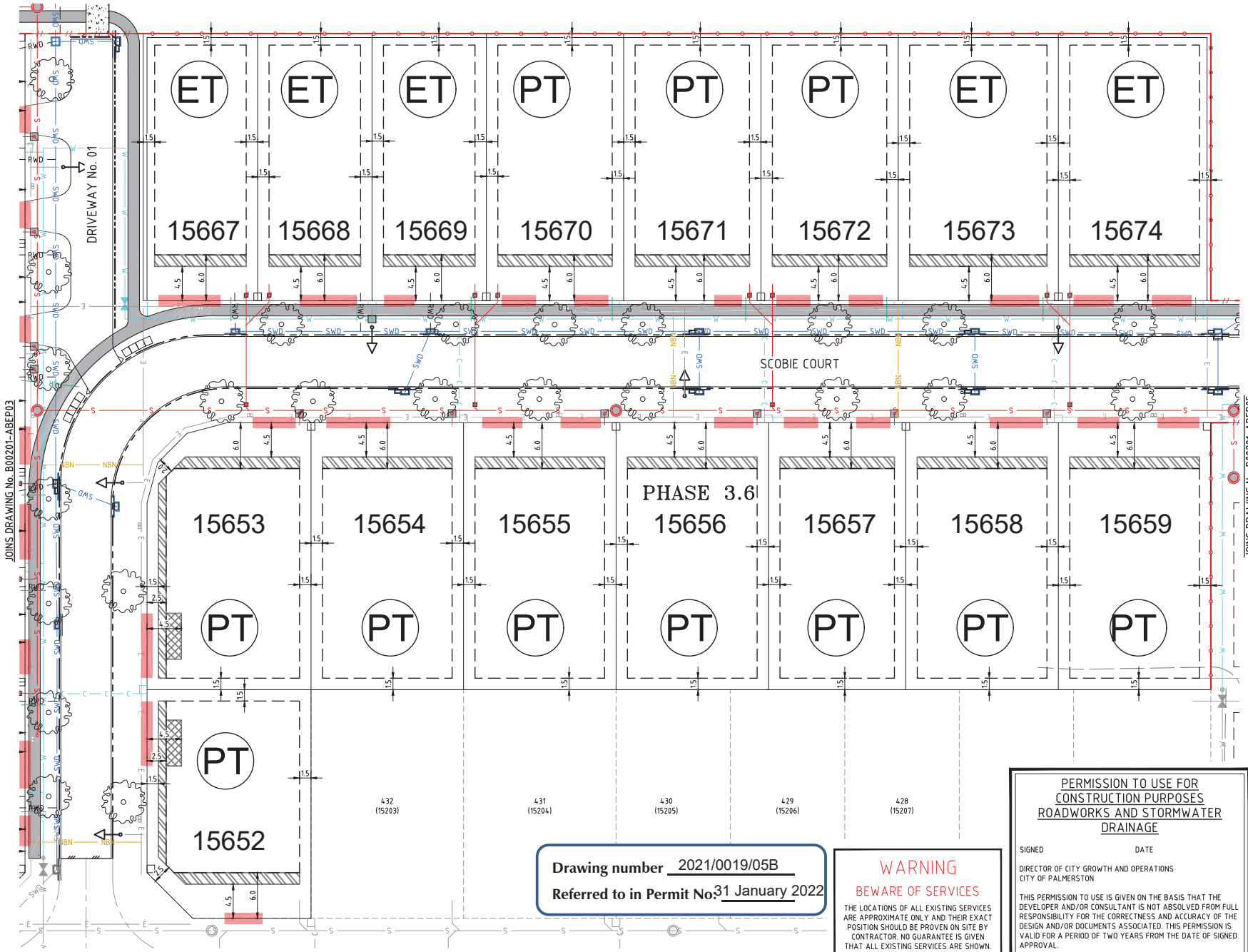
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NOTE

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SIGNED DATE
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Drawing number 2021/0019/05B
Referred to in Permit No.31 January 2022

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Client **URBEX AND LAND DEVELOPMENT CORP. (JV)**
Project **ZUCCOLI PHASE 3.6**
Title **ACCESS AND BUILDING ENVELOPE PLAN SHEET 4 OF 5**

Date **AHD PSM RL (MGA) COORD**
FOR CONSTRUCTION
Project No. **B00201-ABEP04**
Drawing No. **0**

LEGEND

- (V) (T) (PT) (ET) (C)** PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
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- ROAD CONTROL LINE
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PRIMARY STREET

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SECONDARY STREET

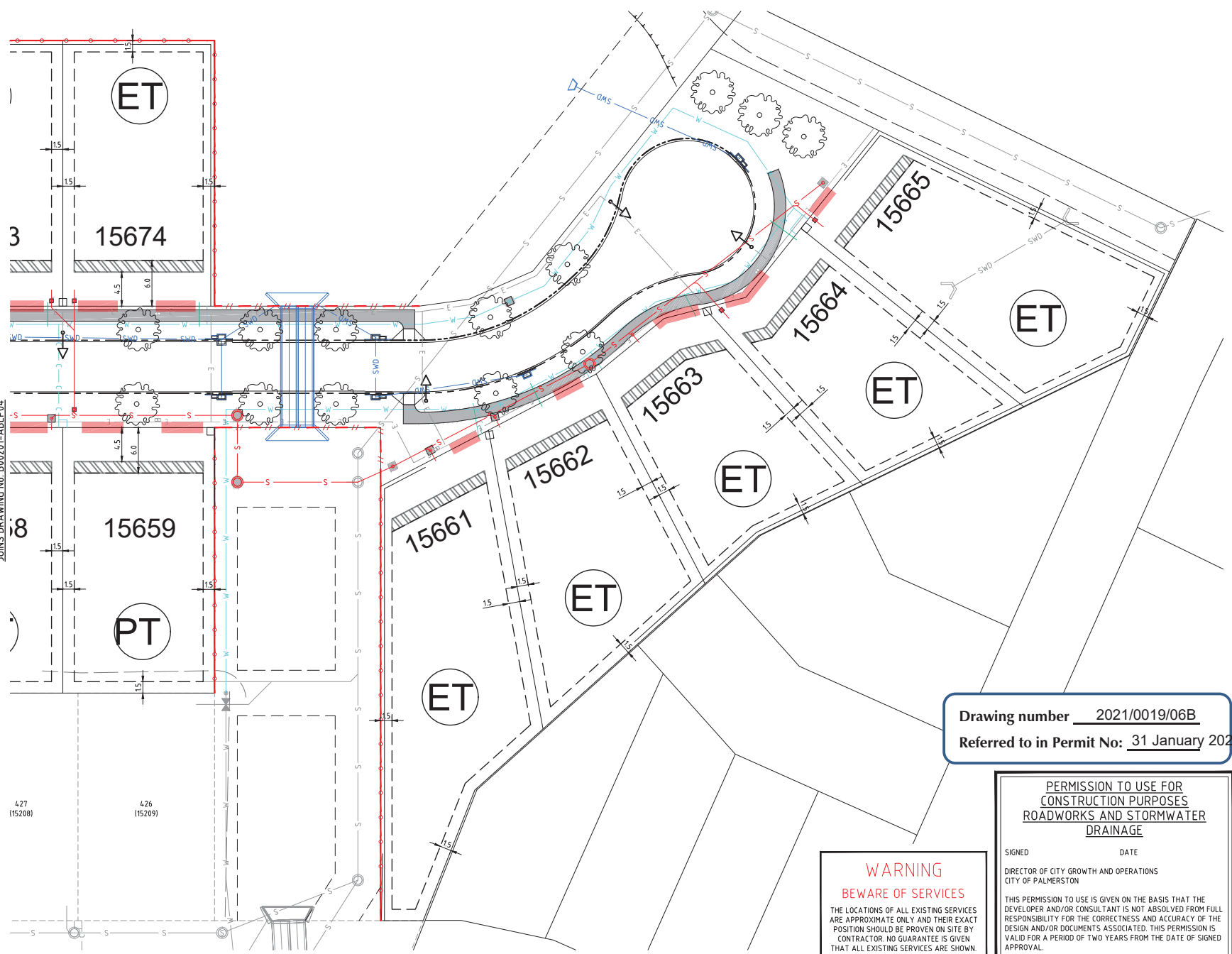
GENERAL SETBACK REQUIREMENTS

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NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

SCALE 1:250 (A1) 1:500 (A3)
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Drawing number 2021/0019/06B

Referred to in Permit No: 31 January 2022

PERMISSION TO USE FOR
CONSTRUCTION PURPOSES
ROADWORKS AND STORMWATER
DRAINAGE

SIGNED DATE
DIRECTOR OF CITY GROWTH AND OPERATIONS
CITY OF PALMERSTON

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0 ISSUED FOR CONSTRUCTION		ESS	LW	WR	MKB	16/08/21	ENGINEERING CERTIFICATION
Amendments		Drawn	Design	Design Chk	Appd	Date	
This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers. ©COPYRIGHT 2021							



Client	URBEX AND LAND DEVELOPMENT CORP. (JV)			Datum	AHD
Project	ZUCCOLI PHASE 3.6			PSM	RL
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 5 OF 5			(MGA) COORD	
Project No.	B00201-ABEP05	Drawing No.		FOR CONSTRUCTION	
Rev	0				

This document contains drawing numbers:

2021/0170/01 - 20217/0170/05

Referred to in Permit No: DP21/0213

Issued by the consent authority on: 28 July 2021

All drawings contained within this document have been authorised by the delegate of the consent authority.

Ann-Marie

Reynolds

2022.09.1

9 13:43:44

+09'30'

Delegate

Drawing number 2021/0170/01

Referred to in Permit No: DP21/0213

Phase 3.7					
Lot Size (m ²)	Lot Classification	No.	Mix	Area	Av. Area
< 301	Terrace	0	0%	0m ²	-
301 - 376	Villa	0	0%	0m ²	-
376 - 451	Courtyard	17	34%	760m ²	44.7m ²
451 - 541	Eco-Traditional	16	32%	8379m ²	524m ²
541 - 601	Traditional	0	0%	0m ²	-
601 - 1000	Prem-Traditional	17	34%	10741m ²	632m ²
1000 - 1500	Estate	0	0%	0m ²	-
1500 - 2000	Medium Density	0	0%	0m ²	-
> 2000	Non-Residential	0	0%	0m ²	-
Total		50	100%	26726m ²	535m ²

LEGEND

LOT TYPE	AV. LOT AREA	AVE. FRONTAGE
TERRACE	255m ²	8.5m
VILLA	355m ²	11.3m
COURTYARD	410m ²	13.8m
ECO - TRADITIONAL	500m ²	16.7m
TRADITIONAL	570m ²	19.0m
PREMIUM TRADITIONAL	660m ²	22.0m
ESTATE LOTS	1000m ²	33.3m
PARK		
DRAINAGE RESERVE / PUBLIC OPEN SPACE		

* FOR REGULAR SHAPED LOTS FOLLOWING THE MINIMUM FRONTAGE COMMENTS APPLY














2021 23 010 743-002

Client			
LAND DEVELOPMENT CORPORATION/URBEX			
Project			
ZUCCOLI, STAGE 1, DARWIN			
Title			
OVERALL YIELD, PHASE 3.7			
Drawn	Design	Appd	Date
LW	LW	WR	30/04/2021
Project No.		Drawing No.	Rev
B00125-DAP-Y03			B



Drawing number 2021/0170/02
Referred to in Permit No: DP21/0213

LEGEND

- | | |
|---|---|
|  | ALLOWABLE DRIVEWAY ACCESS |
|  | BUILDING AREAS FOR PORCHES, VERANDAS, DECKS AND BALCONIES |
|  | POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT |
|  | BUILDING ENVELOPE |
|  | SEWER ALIGNMENT |
|  | WATER ALIGNMENT |
|  | STORMWATER ALIGNMENT |
|  | ELECTRICAL ALIGNMENT |
|  | NATIONAL BROADBAND NETWORK ALIGNMENT |
|  | LAYBACK KERB |
|  | UPRIGHT KERB AND GUTTER |

V T PT ET C

COURT YARD

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFFTAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS
DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE
ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE
AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

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SECONDARY STREET GENERAL SETBACK REQUIREMENTS

VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

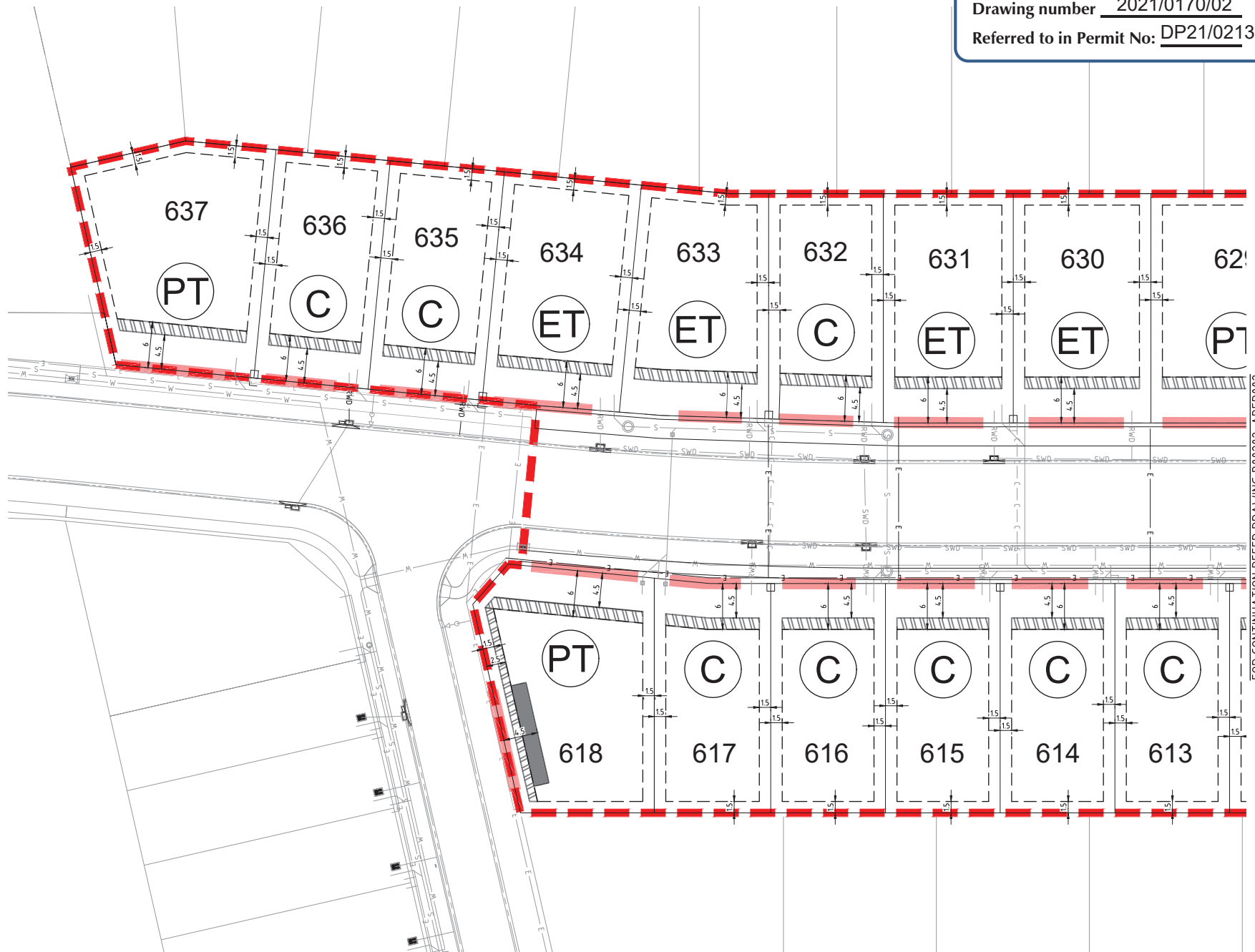
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NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED



SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED




FOR CONTINUATION REFER DRAWING B00202-ABEP002

REVISION IN PROGRESS

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<i>Client</i>	URBEX AND LAND DEVELOPMENT CORP. (JV)
<i>Project</i>	ZUCCOLI PHASE 3.7
<i>Title</i>	ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 4

Datum AHD PSM RL (MGA) COORD	
NOT FOR CONSTRUCTION	
Project No. B00202-ABEP001	Drawing No. A

LEGEND

- ALLOWABLE DRIVEWAY ACCESS
- BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
- POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
- BUILDING ENVELOPE
- S SEWER ALIGNMENT
- W WATER ALIGNMENT
- SWD STORMWATER ALIGNMENT
- E ELECTRICAL ALIGNMENT
- NBN NATIONAL BROADBAND NETWORK ALIGNMENT
- LAYBACK KERB
- UPRIGHT KERB AND GUTTER

V T PT ET C

VILLA
TRADITIONAL,
PREMIUM TRADITIONAL,
ECONOMY TRADITIONAL,
COURT YARD

DRIVEWAY ACCESS LOCATIONS

ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFFTAKES AND SUBSOIL FLUSH POINTS.

BUILDING SETBACKS

HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

VILLAS - 15m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

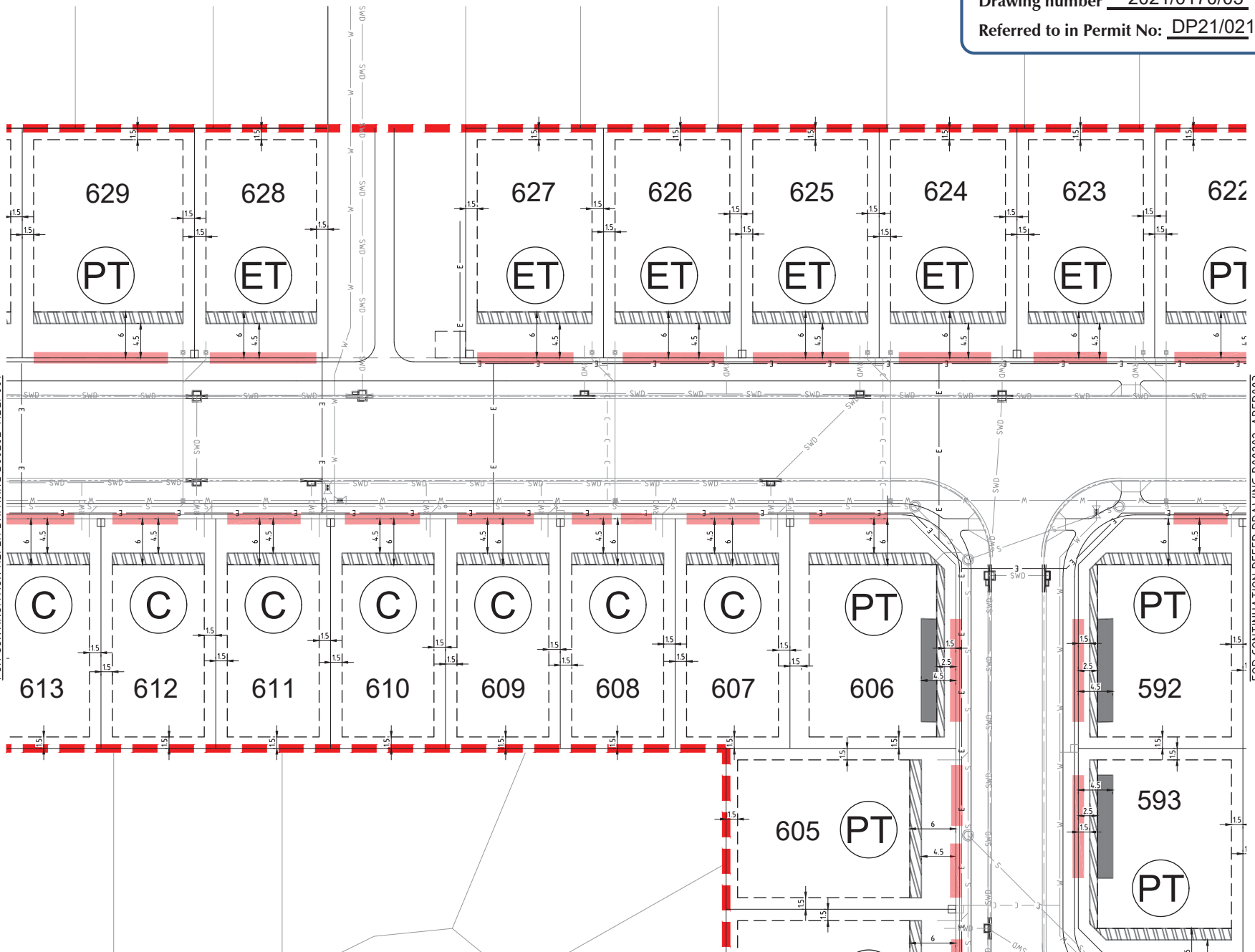
NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED



SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

FOR CONTINUATION REFER DRAWING B00202-ABEP001



FOR CONTINUATION REFER DRAWING B00202-ABEP003

Drawing number 2021/0170/03
Referred to in Permit No: DP21/0213

REVISION IN PROGRESS

Registered Engineer
Date Register

DD/MM/21
ENGINEERING CERTIFICATION



Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.7
Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 2 OF 4

Datum AHD
PSM
RL (MGA) COORD
NOT FOR CONSTRUCTION
Project No. Drawing No. Rev
B00202-ABEP002 A

LEGEND

- ALLOWABLE DRIVEWAY ACCESS
- BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
- POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
- BUILDING ENVELOPE
- S SEWER ALIGNMENT
- W WATER ALIGNMENT
- SWD STORMWATER ALIGNMENT
- E ELECTRICAL ALIGNMENT
- NBN NATIONAL BROADBAND NETWORK ALIGNMENT
- LAYBACK KERB
- UPRIGHT KERB AND GUTTER

V T PT ET C

DRIVEWAY ACCESS LOCATIONS

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PRIMARY STREET GENERAL SETBACK REQUIREMENTS

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SECONDARY STREET GENERAL SETBACK REQUIREMENTS

VILLAS - 15m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

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PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

0 5 10 15 20 25m

SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Drawing number 2021/0170/04

Referred to in Permit No: DP21/0213

FOR CONTINUATION REFER DRAWING B00202-ABEP002

FOR CONTINUATION REFER DRAWING B00202-ABEP004

REVISION IN PROGRESS

Registered Engineer

Date Register

DD/MM/21












ENGINEERING CERTIFICATION



Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.7
Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 3 OF 4

Datum AHD
PSM
RL (MGA) COORD
NOT FOR CONSTRUCTION
Project No. Drawing No. Rev
B00202-ABEP003 A

LEGEND

	ALLOWABLE DRIVEWAY ACCESS
	BUILDING AREAS FOR PORCHES, VERANDAS, DECKS AND BALCONIES
	POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT
	BUILDING ENVELOPE
	SEWER ALIGNMENT
	WATER ALIGNMENT
	STORMWATER ALIGNMENT
	ELECTRICAL ALIGNMENT
	NATIONAL BROADBAND NETWORK ALIGNMENT
	LAYBACK KERB
	UPRIGHT KERB AND GUTTER

V T PT ET C

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HOMES MUST BE BUILT IN ACCORDANCE WITH SETBACKS
DETAILED ON THIS PLAN AS WELL AS COMPLY WITH THE
ZUCCOLI HOUSING DESIGN GUIDELINES.

PRIMARY STREET GENERAL SETBACK REQUIREMENTS

TERRACES AND VILLAS - 3m TO MAIN BUILDING LINE
AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 6m TO MAIN BUILDING LINE. 7m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

COURTYARDS & TRADITIONALS - 2.5m TO MAIN BUILDING LINE, 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED




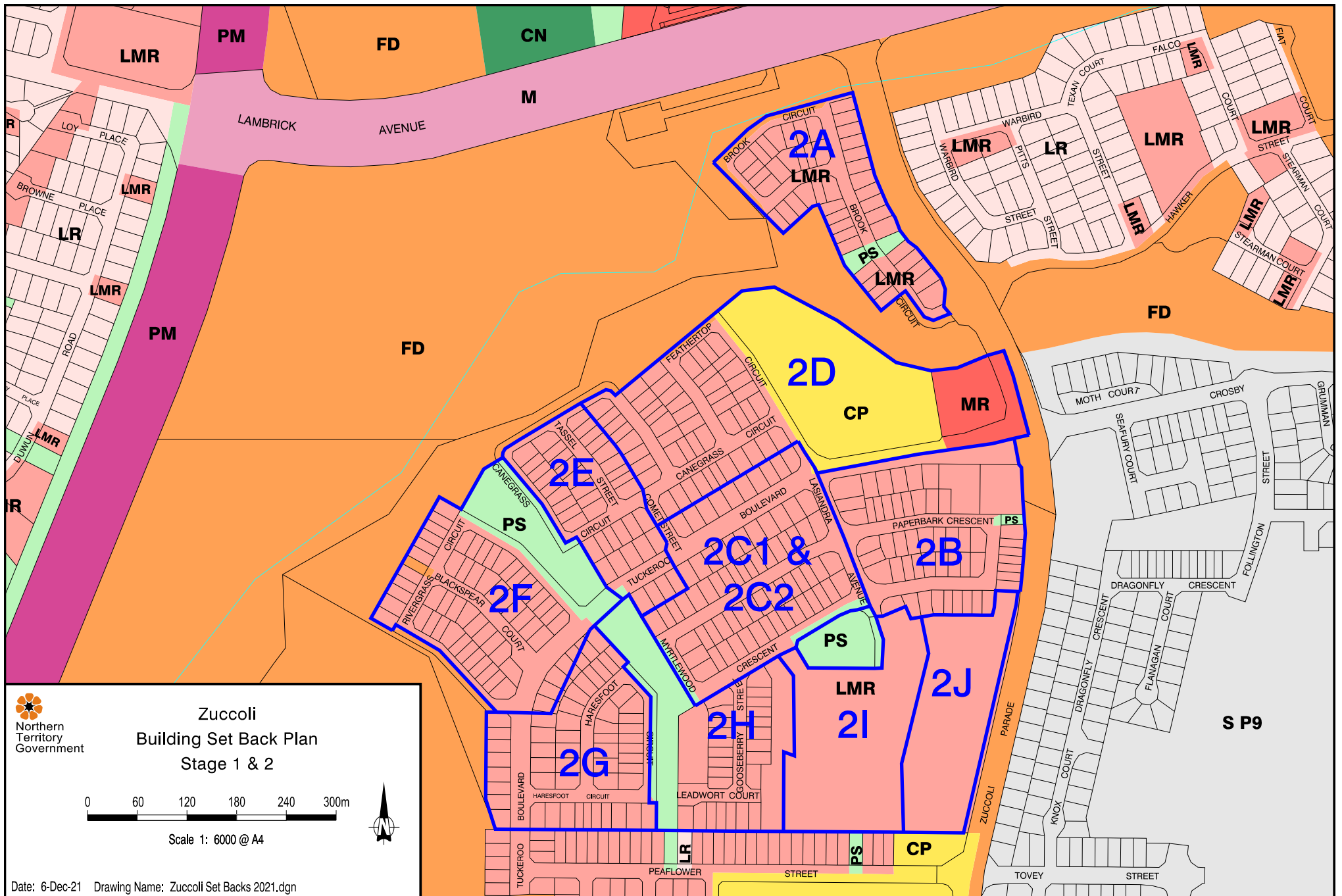
SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED

Drawing number 2021/0170/05
Referred to in Permit No: DP21/0213

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Client	URBEX AND LAND DEVELOPMENT CORP. (JV)	Date AHD PSM		
Project	ZUCCOLI PHASE 3.7	RL (MGA) COORD		
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 4 OF 4	NOT FOR CONSTRUCTION		
		Project No.	Drawing No.	Rev
		B00202-ABEP004		A



Development Consent Authority (Palmerston Division)

Northern Territory

Practice Direction No. 1

Date: 21 October 2015

Subject: **Application of clause 7.3.3 (Side Setbacks for Single Dwellings on Lots less than 600m² in Zone MD) of the Northern Territory Planning Scheme within the Palmerston Division Area.**

I direct that the following guidelines be used when applying clause 7.3.3 (Side Setbacks for Single Dwellings on Lots less than 600m² in Zone MD) of the Northern Territory Planning Scheme within the Palmerston Division Area:

1. Allow a 300mm gap to be considered as complying with clause 7.3.3 where the site is located within the boundaries of Zuccoli Stage 2A and 2B (figure 1).
2. This **does not** apply in instances where an adjoining site has been issued a building permit utilising a zero building setback with its external wall built to the boundary with no gap.

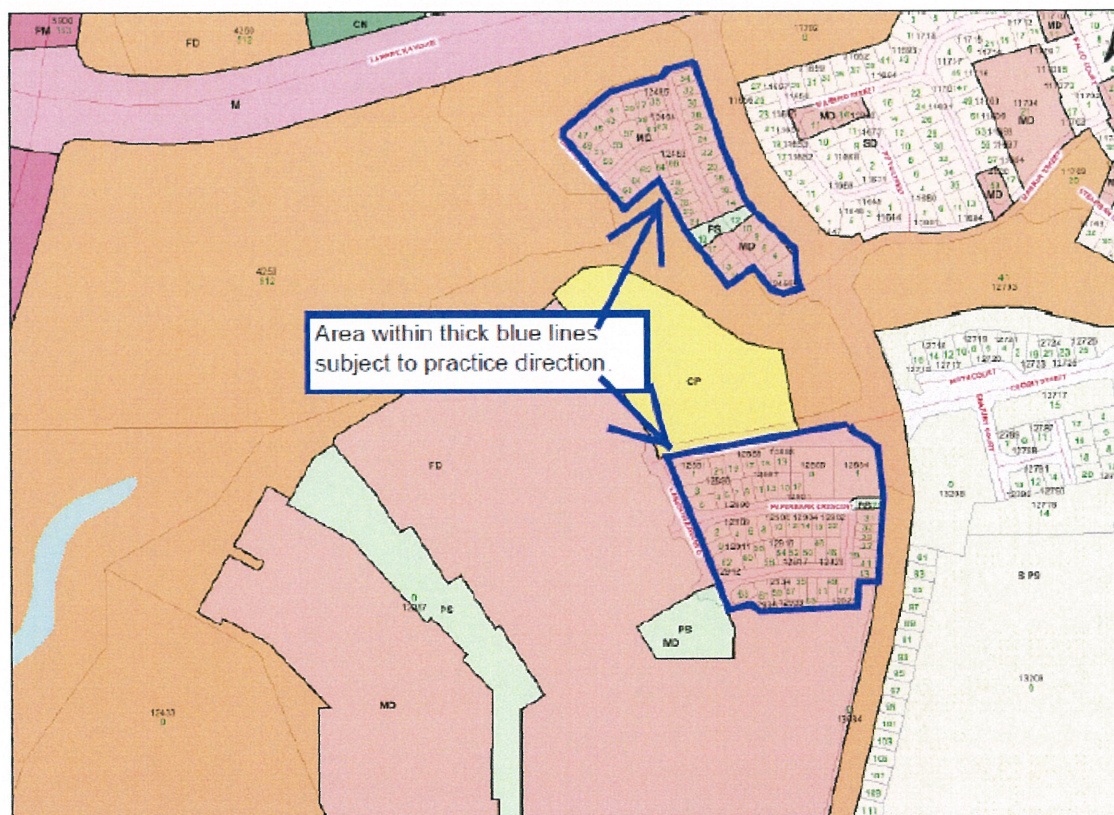
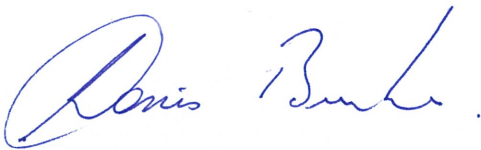


Figure 1: Areas subject to practice direction

Reasons for Practice Direction No. 1

Based on the advice of termite control and building industry professionals, the Palmerston Division of the Development Consent Authority considers that the requirement for a dwelling to have its external wall built to the boundary with no gap may result in inadequate or impractical termite protection, inadequate or impractical weather proofing, and uncertainty for homeowners to adequately insure properties built to the boundary with no gap. For these reasons, the Development Consent Authority considers that a 300mm gap complies with clause 7.3.3.

Practice Direction No. 1 is limited to Zuccoli Stage 2A and 2B as these stages do not have integrated blanket setback plans endorsed to guide development to a common building boundary. All future subdivisions will be encouraged to be accompanied by a corresponding integrated blanket setback plan to predetermine appropriate setbacks to common boundaries between dwellings.



DENIS BURKE
Chairman, Development Consent Authority

21 / 10 / 2015

Drawing No: 2015/0781/01 referred to in

Permit No: DP15/0726 issued by

the consent authority on: 20/11/15

Dani Barker
Consent Authority / Delegate



Nominated Side Setback Plan

Zuccoli Stage 2D, Palmerston N.T.

Project Manager: AH Date: 19 November 2015
Drawn: OP Scale: NTS @ A3
Checked: AR Drawing No: 714-030 Zuccoli Stage 2D-e 3



Level 7, 182 St Georges Terrace
Perth Western Australia 6000
Telephone +61 8 9259 2200
Facsimile +61 8 9251 4786
www.tpg.com.au
The Planning Group WA Pty Ltd
ABN 58 097 275 222

Drawing number PA2016/0145/02Referred to in Permit No: DP16/0182

Nominated Side Setback Plan

Zuccoli Stage 2E, Palmerston N.T.

0 10 20m

Project Manager: AH Date: 29 Feb 2016

Drawn: OP Scale: 1:1,000 @ A3

Checked: AR Drawing No: 714-030 Zuccoli Stage 2d-e 2



Level 7, 182 St Georges Terrace
Perth Western Australia 6000
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Drawing number PA2016/0145/03
Referred to in Permit No: DP16/0182



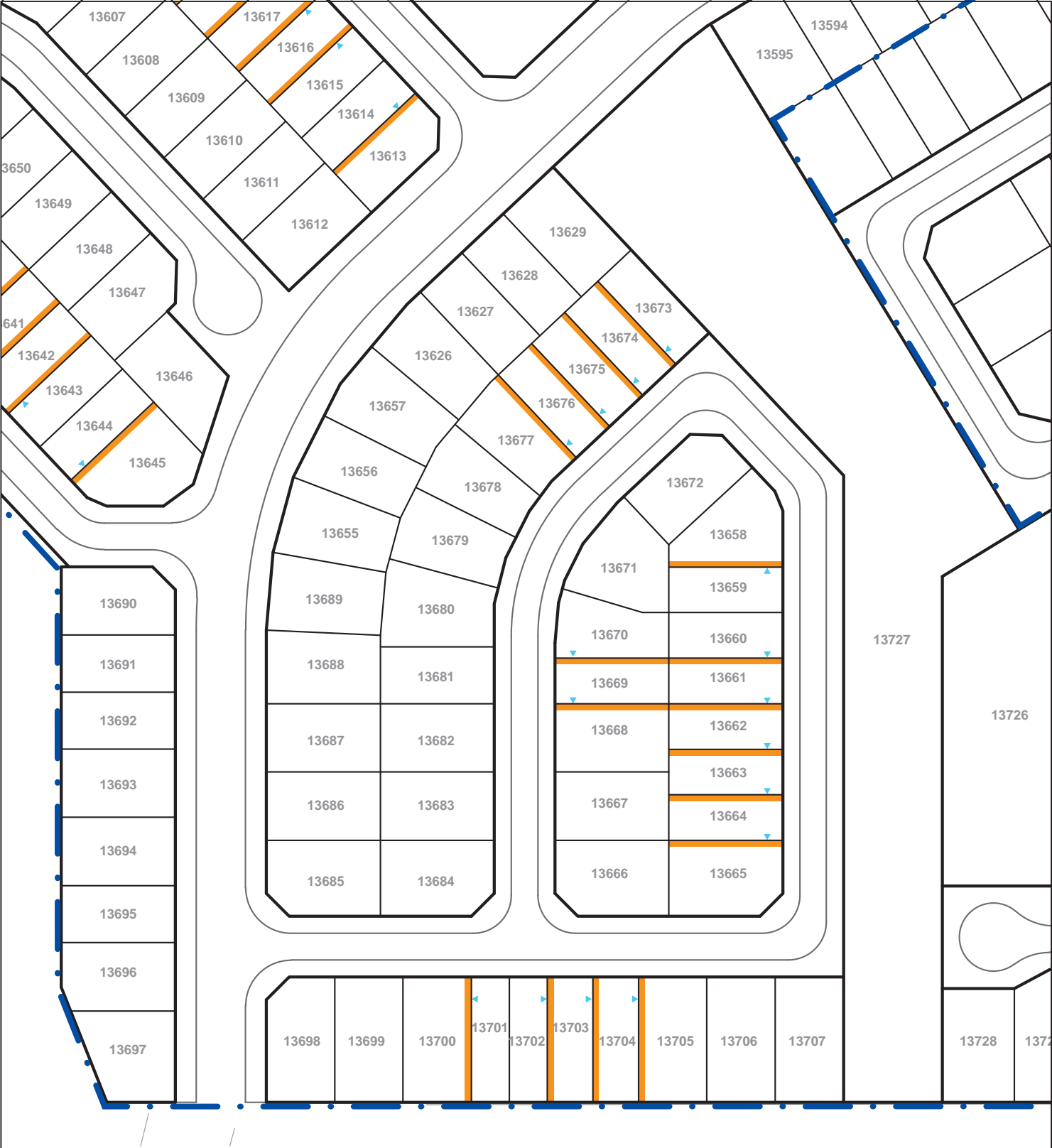
Nominated Side Setback Plan

Zuccoli Stage 2F, Palmerston N.T.

0 10 20m
Project Manager: AH Date: 29 Feb 2016
Drawn: OP Scale: 1:1,000 @ A3
Checked: AR Drawing No: 714-030 Zuccoli Stage 2d-e 3






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LEGEND

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.

-  Mandatory minimum 1.5m side setback
-  Optional 300mm side setback to nominated boundary only
-  Application area

Drawing number PA2016/0145/04
Referred to in Permit No: DP16/0182

Nominated Side Setback Plan
Zuccoli Stage 2G, Palmerston N.T.

0 10 20m
Project Manager: AH Date: 29 Feb 2016
Drawn: OP Scale: 1:1,000 @ A3
Checked: AR Drawing No: 714-030 Zuccoli Stage 2d-e 4



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**LEGEND**

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.

- Mandatory minimum 1.5m side setback
- Optional 300mm side setback to nominated boundary only
- Application area

Drawing number PA2016/0145/05

Referred to in Permit No: DP16/0182

Nominated Side Setback Plan

Zuccoli Stage 2H, Palmerston N.T.

0 10 20m

Project Manager: AH Date: 29 Feb 2016

Drawn: OP Scale: 1:1,000 @ A3

Checked: AR Drawing No: 714-030 Zuccoli Stage 2d-e 5



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ABN 36 097 273 222

**LEGEND**

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.

- Mandatory minimum 1.5m side setback
- ▼ Optional 300mm side setback to nominated boundary only
- . - Application area

Drawing number PA2016/0145/06
 Referred to in Permit No: DP16/0182

Nominated Side Setback Plan

Zuccoli Stage 2I, Palmerston N.T.

0 10 20m 
 Project Manager: AH Date: 29 Feb 2016
 Drawn: OP Scale: 1:1,000 @ A3
 Checked: AR Drawing No: 714-030 Zuccoli Stage 2d-e 6



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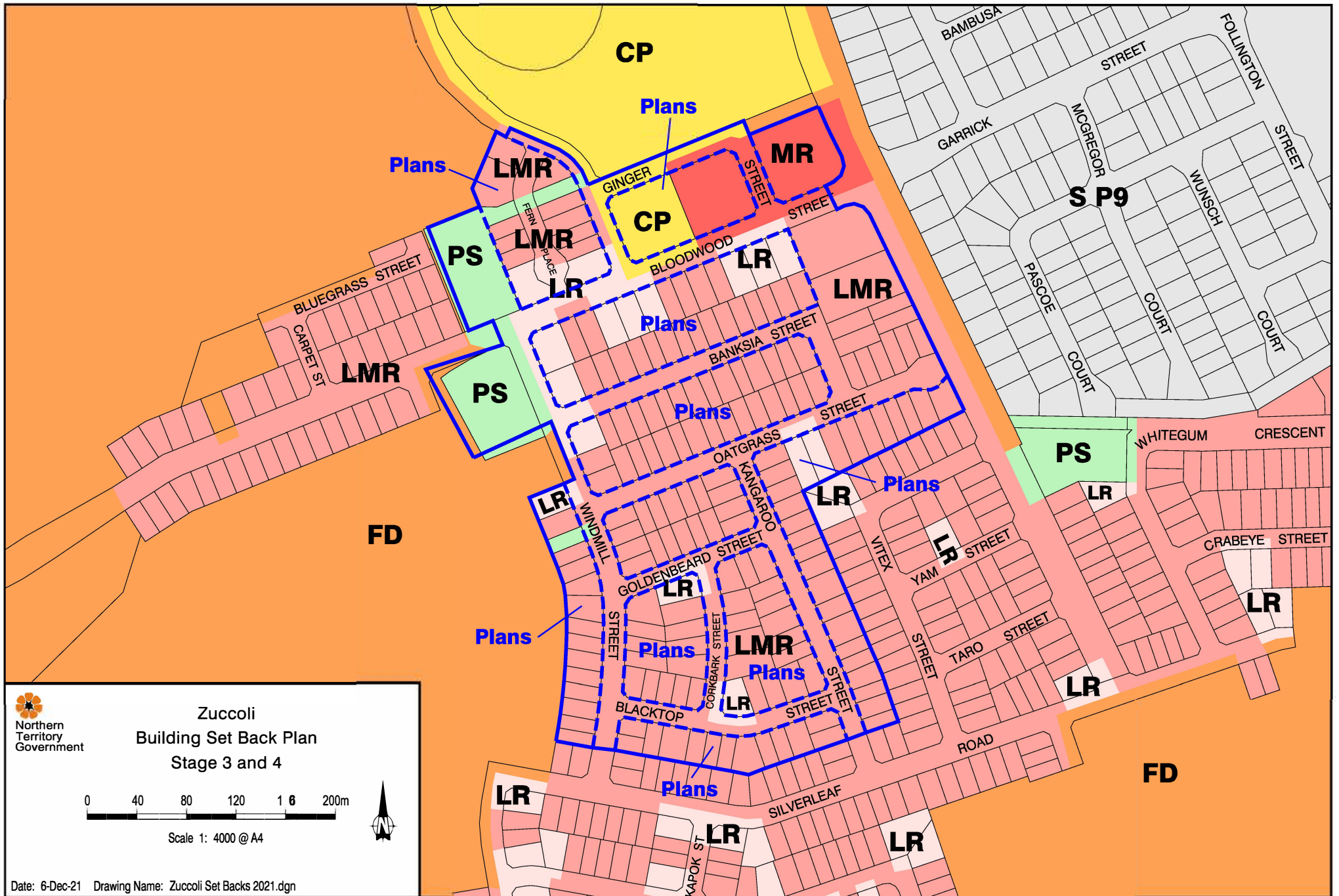


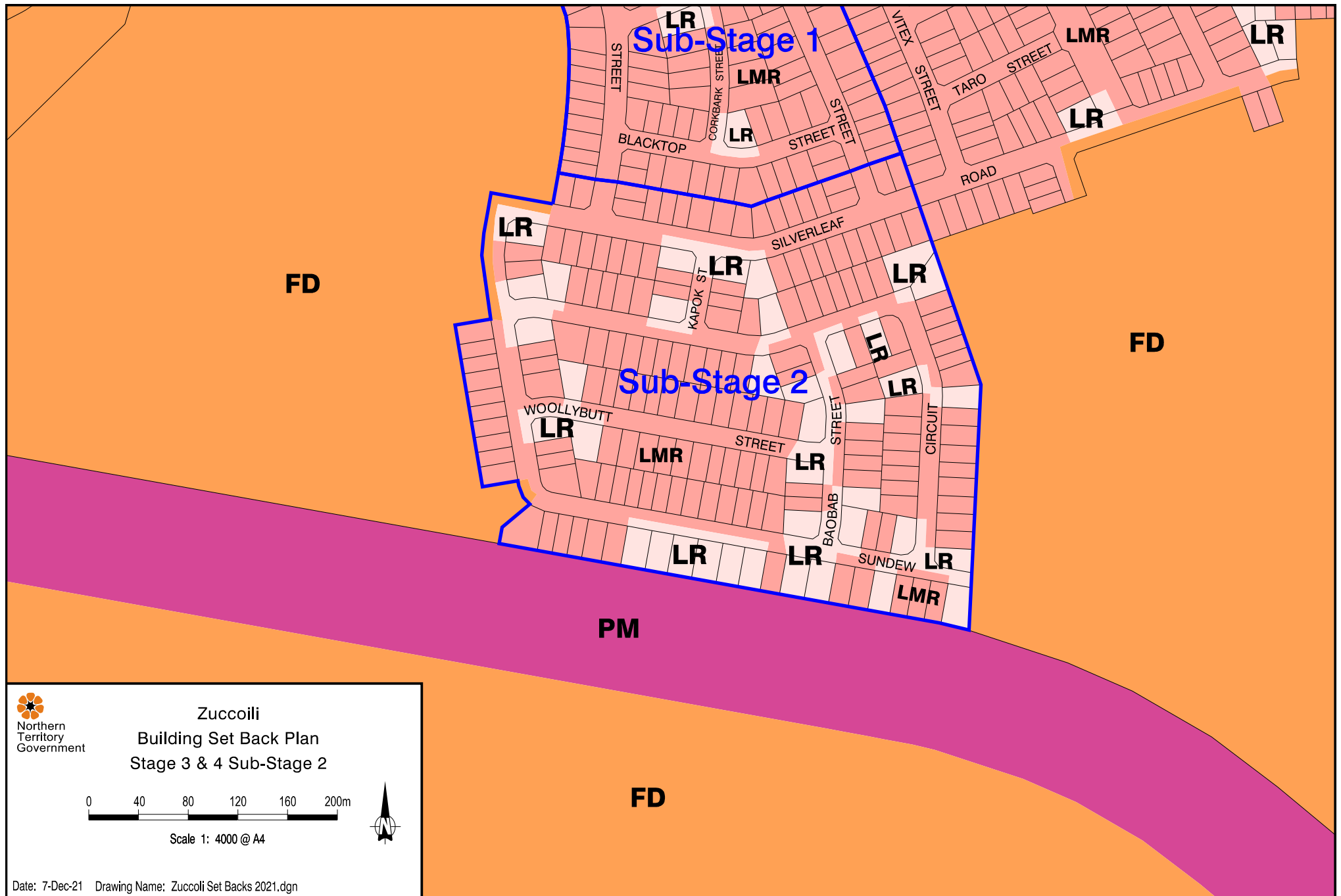
Nominated Side Setback Plan
Zuccoli Stage 2, Palmerston N.T.

Drawing number PA2016/0145/07
Referred to in Permit No: DP16/0182



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The Planning Group WA Pty Ltd
ABN 36 067 273 222







Legend:

On-site parking

- On-site parking may be provided in a double (side by side) configuration.
- The on-site parking and its vehicle access from the public road shall be located to ensure that the lots street frontage has a minimum continuous length of 6.5m excluding the on-site parking or vehicle access within that length.

Setbacks

- All setbacks **must** be as per the Northern Territory Planning Scheme (including Clause 7.3.3) **with the exception of the following:**

Primary and secondary street setbacks


- 3.0** - Numerals indicate setback variation
- PF** - Primary Street Frontage, as per NT Planning Scheme. Unless indicated otherwise.
- SF** - Secondary Street Frontage, as per NT Planning Scheme. Unless indicated otherwise.

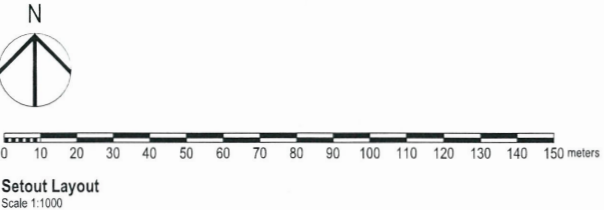
Side setbacks


- Identifies that a zero (built to boundary) side setback may be setback 0.3m. A minimum 1.5m setback **must** be provided to the side boundary on the adjacent lot as per the approved building setback drawings.

Carports and garages


- Carports are to be setback a minimum of 5.4m from the primary street frontage. Where the primary street setback is 5.4m or greater the carport is to be setback at or behind the front of the building line.
- Garages are to be setback a minimum of 6m from the primary street frontage. Where the primary street setback is 6m or greater the garage is to be setback at or behind the front of the building line.

Drawing No: 2014/1034/02 referred to in
Permit No: DP15/0301 issued by
the consent authority on: 29/05/2015

Consent Authority / Delegate





Key Plan
NTS



bennett design
ARCHITECT

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**Zuccoli Stage 3 and 4
Master Planning**

Costojic Pty Ltd
Stage 3 and 4 Zuccoli
Darwin NT


**STAGE 1 BUILDING
SETBACKS**

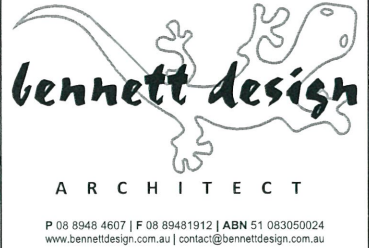
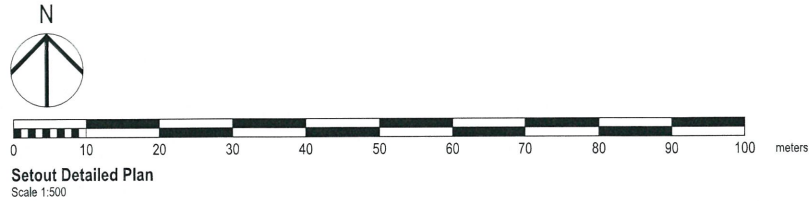
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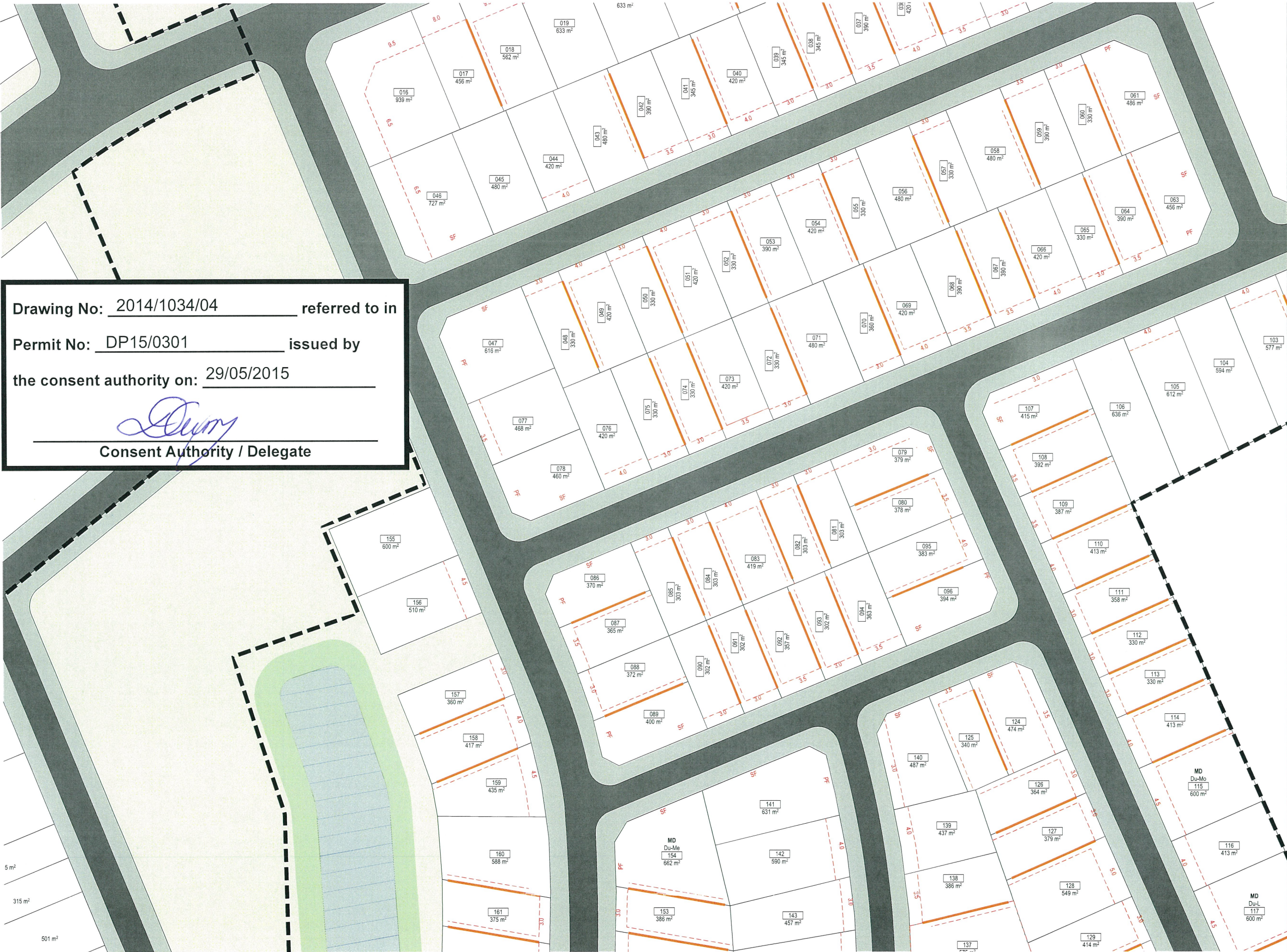
**Zuccoli Stage 3 and 4
Master Planning**


Costojic Pty Ltd
Stage 3 and 4 Zuccoli
Darwin NT

**STAGE 1 BUILDING
SETBACK DETAILED
PLAN 1**

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**Zuccoli Stage 3 and 4
Master Planning**

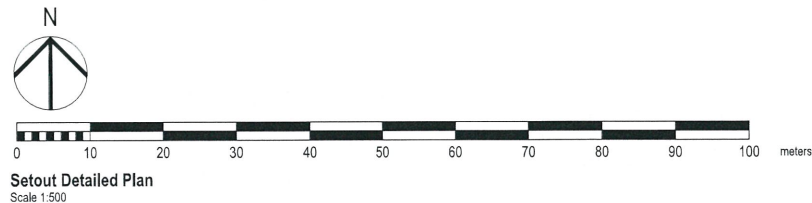
Costojic Pty Ltd
Stage 3 and 4 Zuccoli
Darwin NT

**STAGE 1 BUILDING
SETBACK DETAILED
PLAN 2**

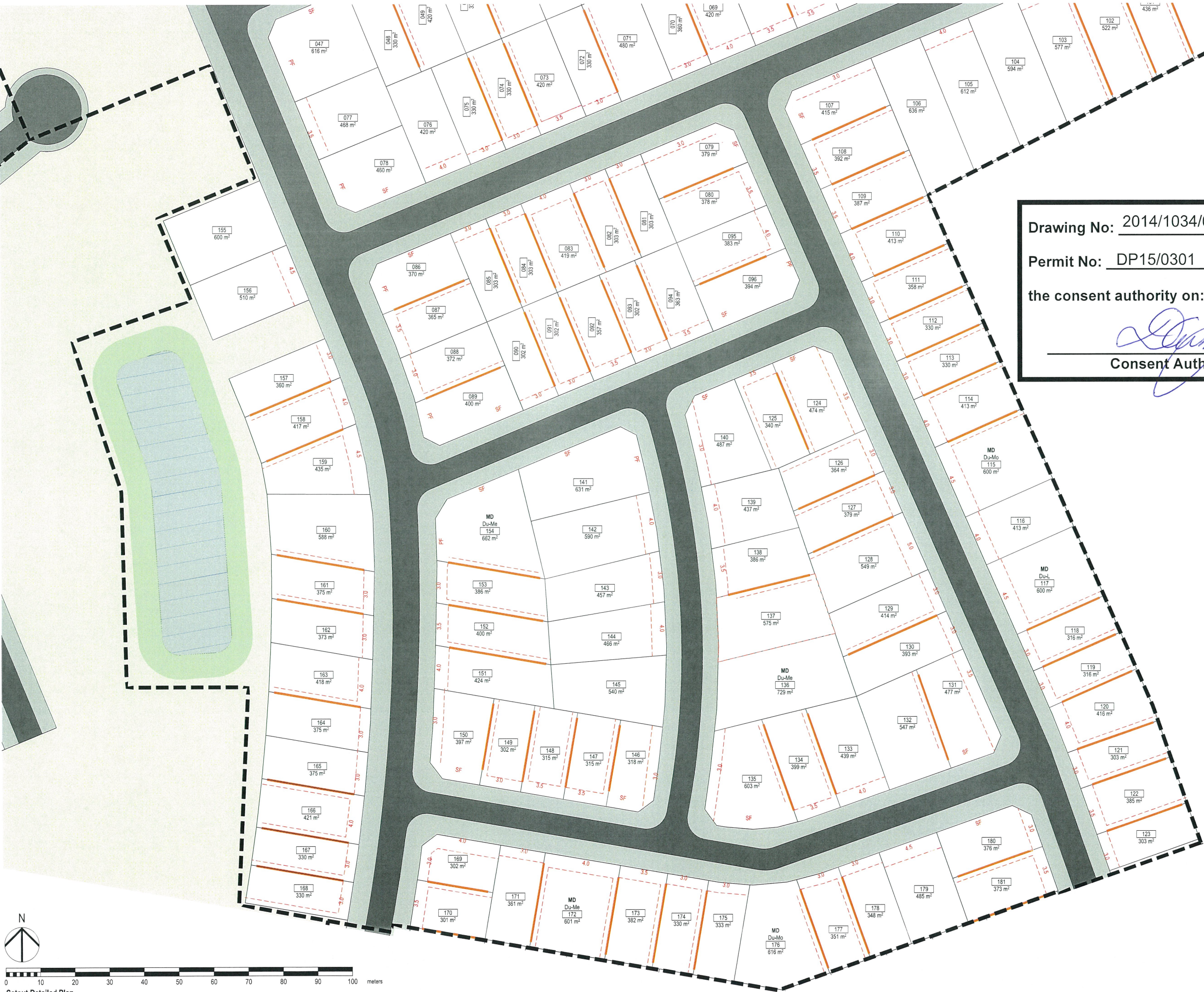
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Setout Detailed Plan
Scale 1:500



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**Zuccoli Stage 3 and 4
Master Planning**

Costojic Pty Ltd
Stage 3 and 4 Zuccoli
Darwin NT

**STAGE 1 BUILDING
SETBACK DETAILED
PLAN 3**

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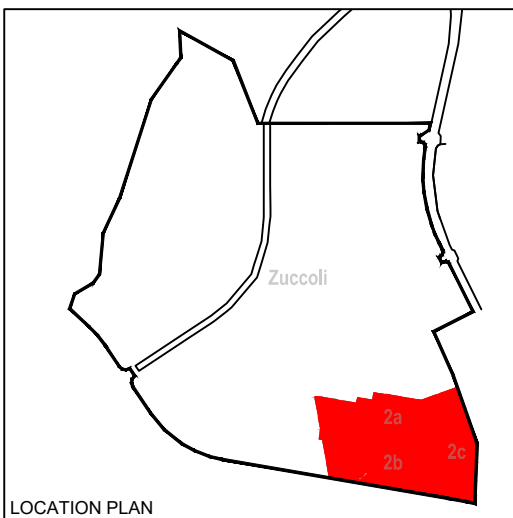
All drawings contained within this document have been authorised
by the delegate of the consent authority.

Anthony
Brennan
2016.08.11
13:49:03 +09'30'

Delegate

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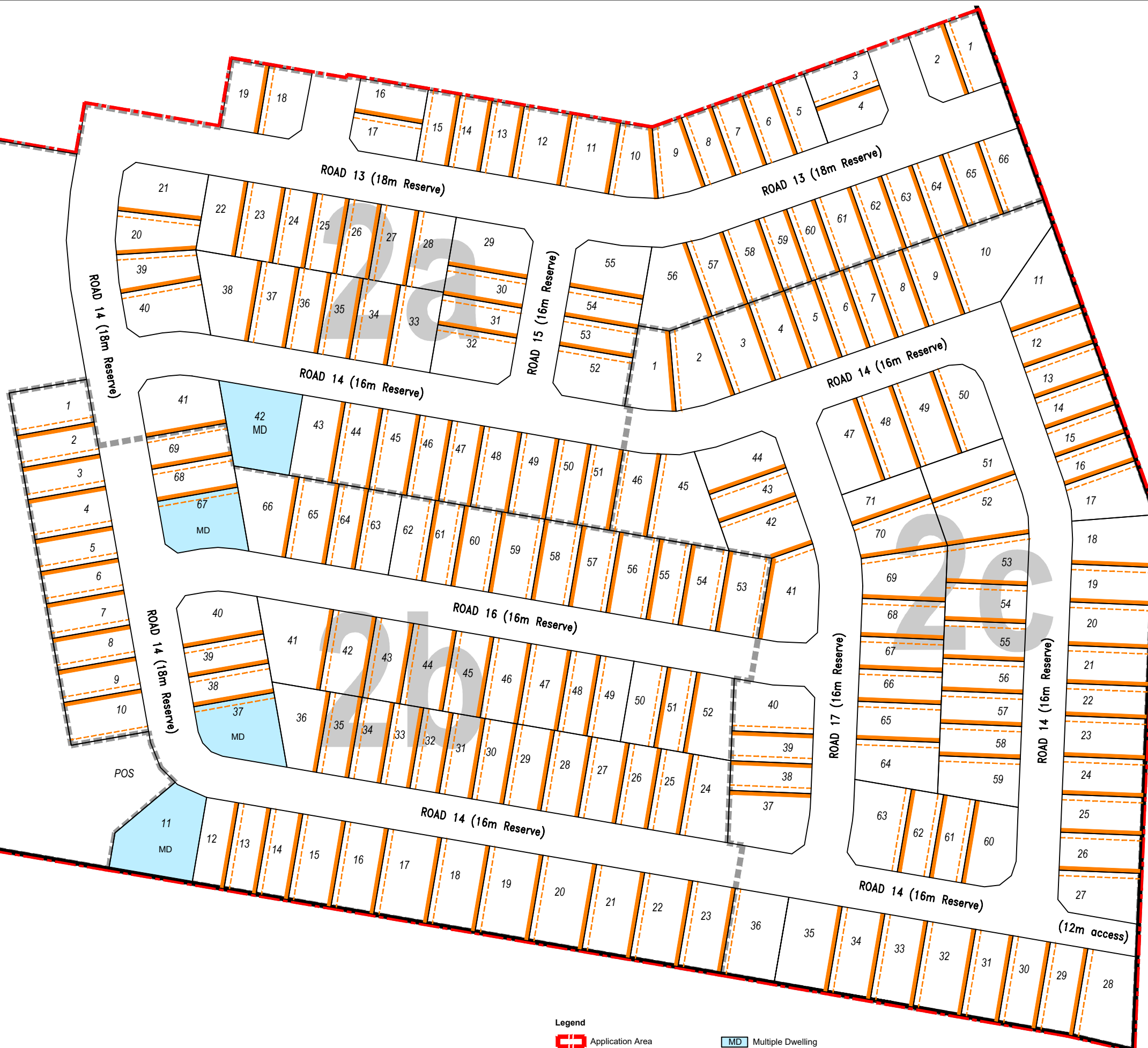


LOCATION PLAN

Nominated Side Setback Plan

Zuccoli Aspire Stage 2

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Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number

- MD Multiple Dwelling
- Mandatory Minimum 1.5m setback
- Optional 300mm side setback to nominated boundary only

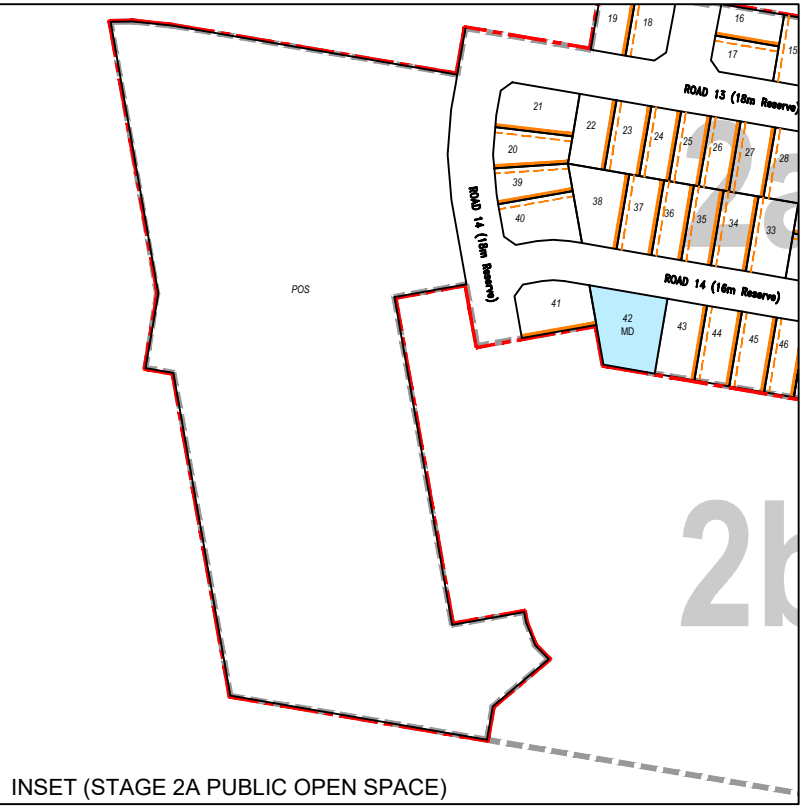
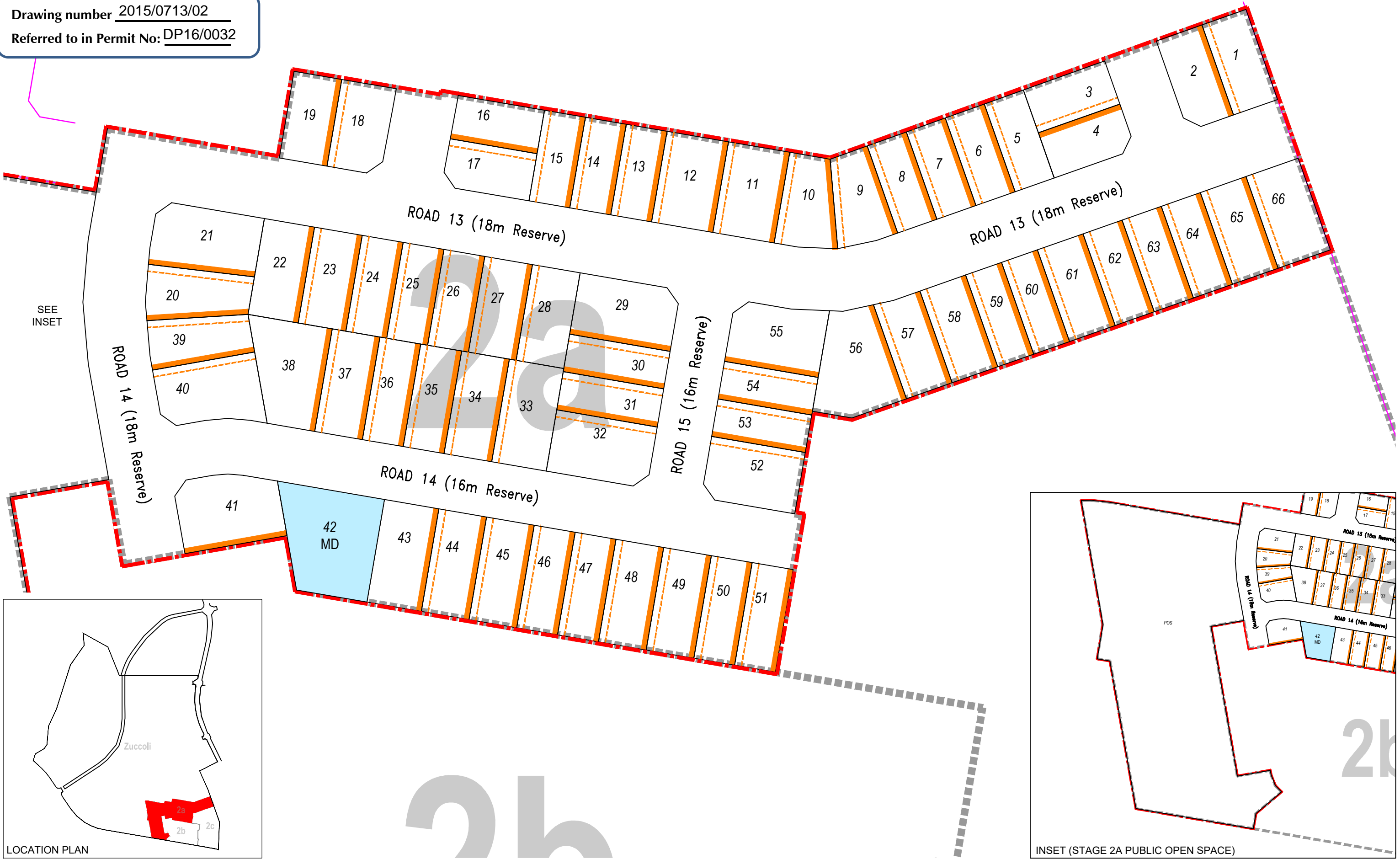
NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.



Date: 8 August 2016
Scale: 1:1500 @ A3 1:750 @ A1
Drawing No: 716-358 SU02.dwg
Designer: GP
Drawn: GW
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Nominated Side Setback Plan

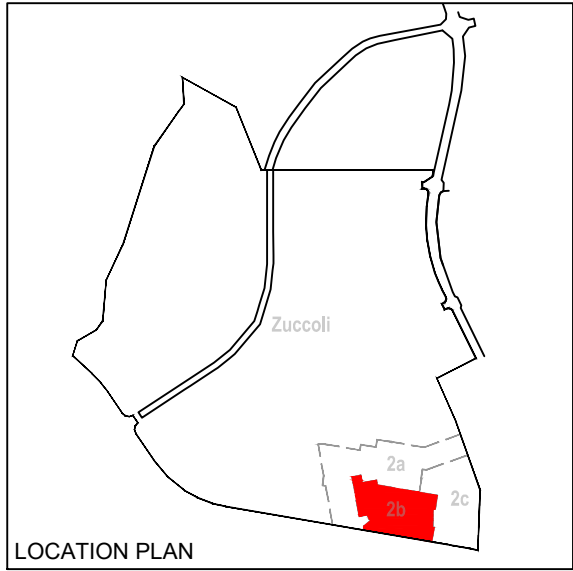
Zuccoli Aspire Stage 2A

Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number
- Multiple Dwelling
- Mandatory Minimum 1.5m setback
- Optional 300mm side setback to nominated boundary only

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.





Nominated Side Setback Plan

Zuccoli Aspire Stage 2B

Legend

Application Area

Existing Lot Boundary

Existing Contours

Proposed Lot Boundary

Proposed Stage Boundary

Proposed Stage Number

Multiple Dwelling

Mandatory Minimum 1.5m setback

Optional 300mm side setback to nominated boundary only

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.



Drawing number 2015/0713/04
Referred to in Permit No: DP16/0032



Nominated Side Setback Plan

Zuccoli Aspire Stage 2C

Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number

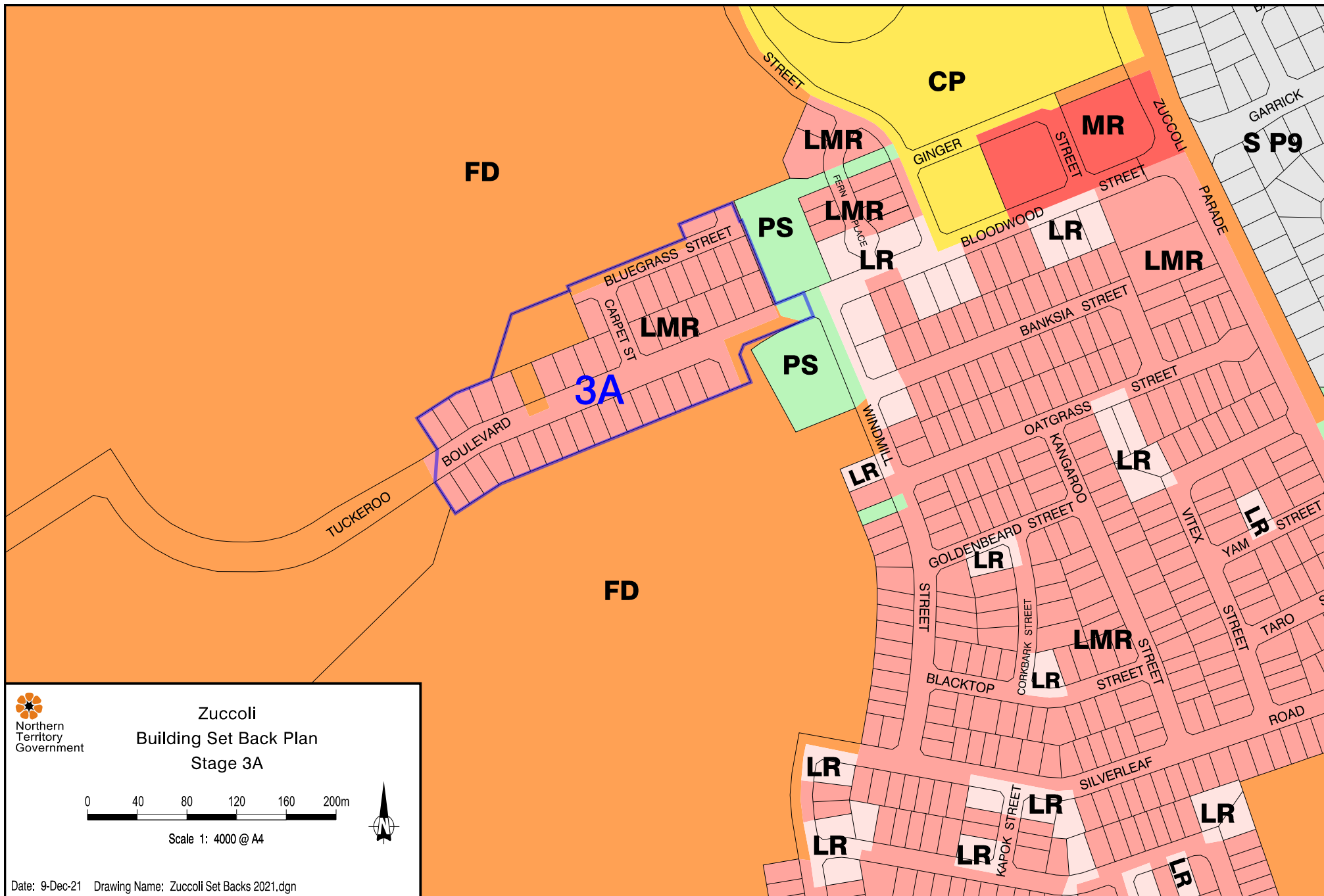
2a

Mandatory Minimum 1.5m setback

Optional 300mm side setback to nominated boundary only

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise.



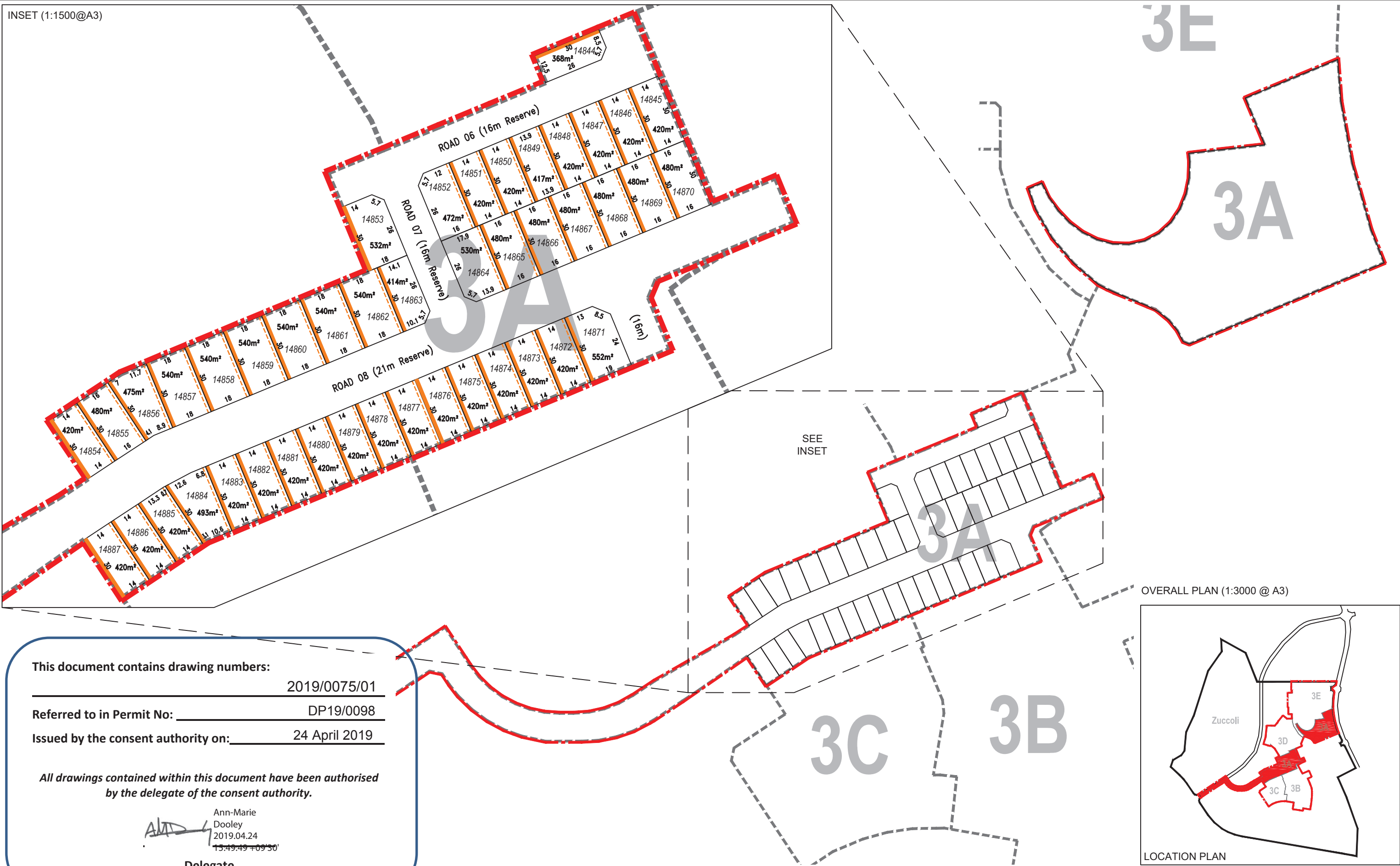


Zuccoli
Building Set Back Plan
Stage 3A

0 40 80 120 160 200m
Scale 1: 4000 @ A4



INSET (1:1500@A3)



This document contains drawing numbers:

2019/0075/01

Referred to in Permit No: DP19/0098

Issued by the consent authority on: 24 April 2019

All drawings contained within this document have been authorised by the delegate of the consent authority.

Ann-Marie
Dooley
2019.04.24
15:49:49 +09'30'

Delegate

Subdivision Plan

Zuccoli Aspire Stage 3A

Drawing number 2019/0075/01

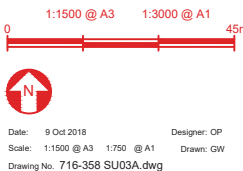
Referred to in Permit No: DP19/0098

Legend

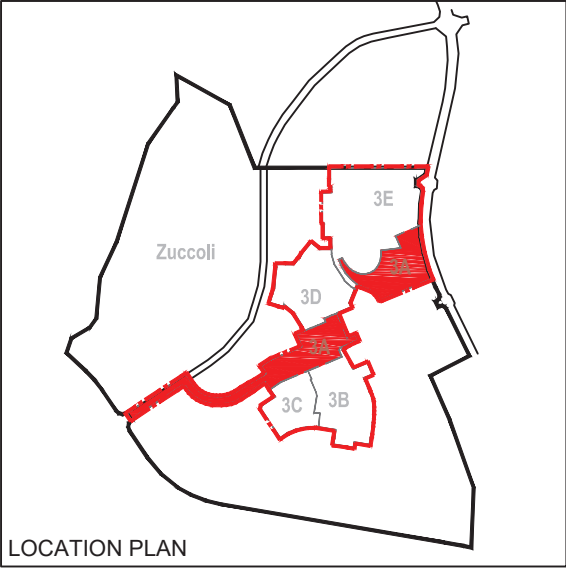
- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- 3A Proposed Stage Number

Mandatory Minimum 1.5m setback
Optional 300mm side setback to
nominated boundary only

NOTE: All setbacks are in accordance
with NTPS requirements, except where
stated otherwise.

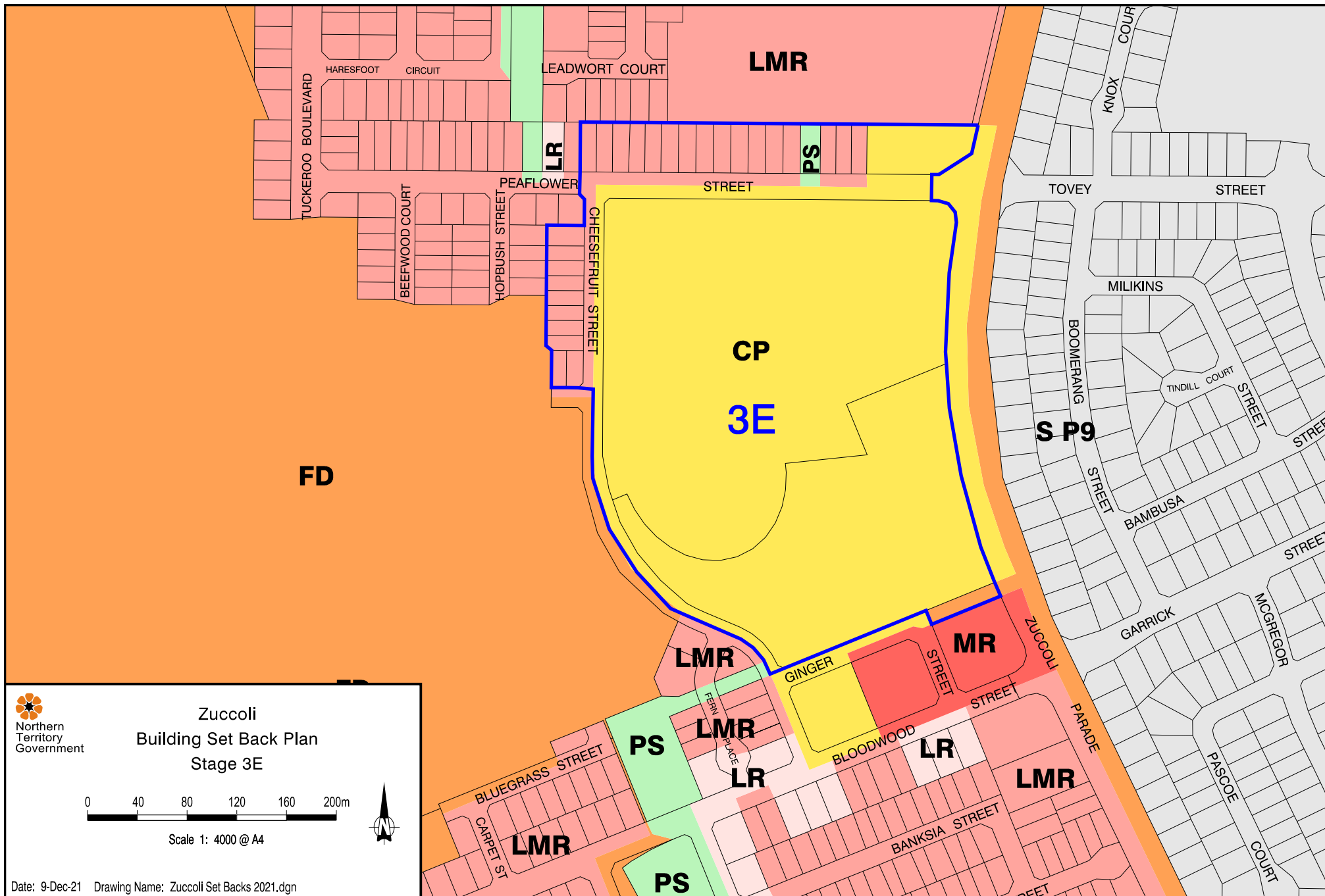


OVERALL PLAN (1:3000 @ A3)



element.

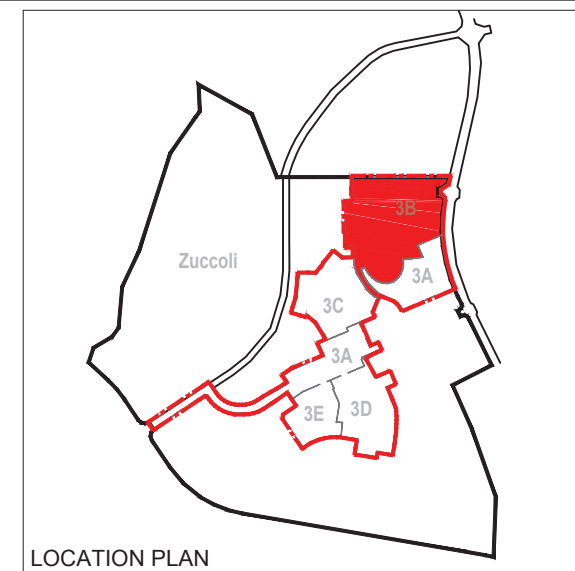
Level 18, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au



Zuccoli
Building Set Back Plan
Stage 3E

0 40 80 120 160 200m
Scale 1: 4000 @ A4

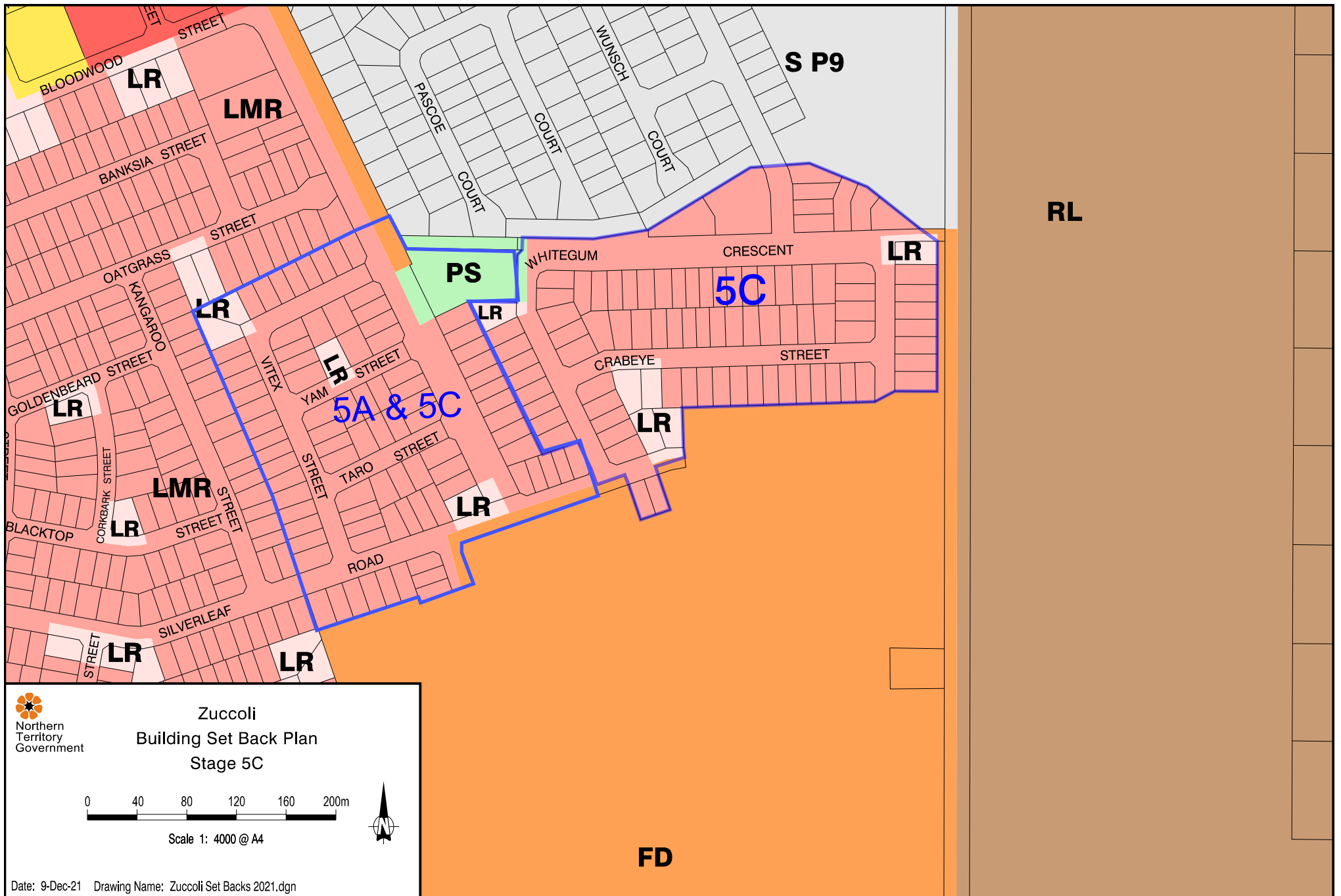




Drawing number 2019/0366/01
Referred to in Permit No: DP19/0292

**TOWN PLANNING
URBAN DESIGN AND HERITAGE**

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Facsimile +61 8 9321 4786 ABN 36 097 273 222
www.tpwpa.com.au



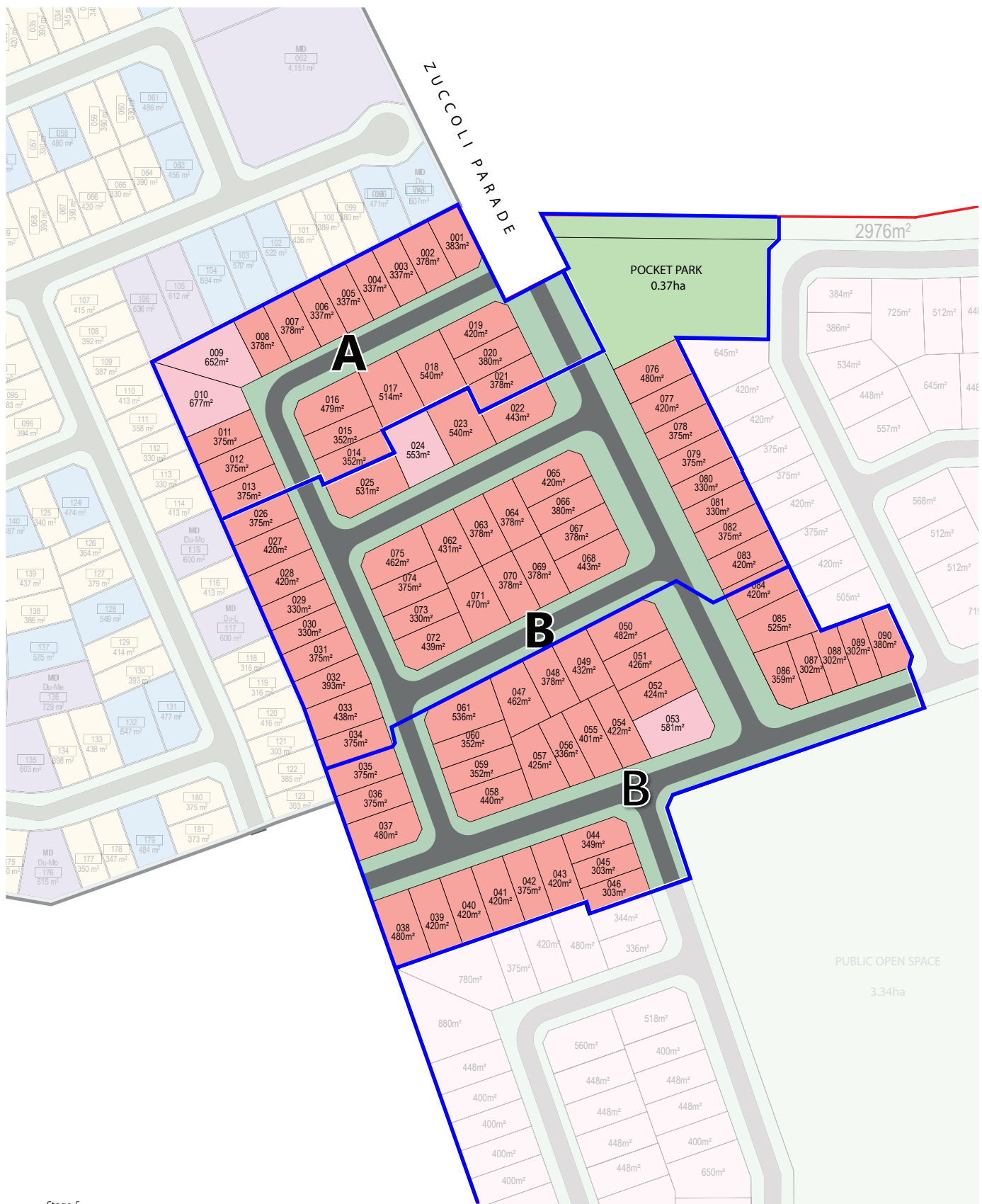
Zuccoli
Building Set Back Plan
Stage 5C



Scale 1: 4000 @ A4

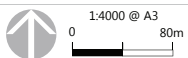


Home - Zuccoli Building Set Back Plan



Subdivision Plan
Substages A & B

LOT 12448
ZUCCOLI



Home - Zuccoli Stage 5

This document contains drawing numbers:
2015/0529/02 through to 2015/0529/04

Referred to in Permit No: DP15/0589

Issued by the consent authority on: 25/09/2015

All drawings contained within this document have been authorised
by the delegate of the consent authority.

Anthony Brennan
2016.03.30
14:37:00 +09'30'

Delegate

LEGEND

- Site Boundary
- Precinct Boundary

All setbacks as per NT Planning Scheme
Except:

- Identifies a zero (built to boundary) side setback. (Allow 0.3 metres for termite treatment)
- A minimum 1.5m setback must be provided to the side boundary on the adjacent lot as per the approved building setback.
- PF Primary Street Frontage, as per NT Planning Scheme. Unless indicated otherwise.
- SF Secondary Street Frontage, as per NT Planning Scheme. Unless indicated otherwise.
- Driveway Access (3.5m wide)
- SD Zone SD (Single Dwelling) allotments



Precinct A Building Setback Plan
Zuccoli Stage 5, Darwin



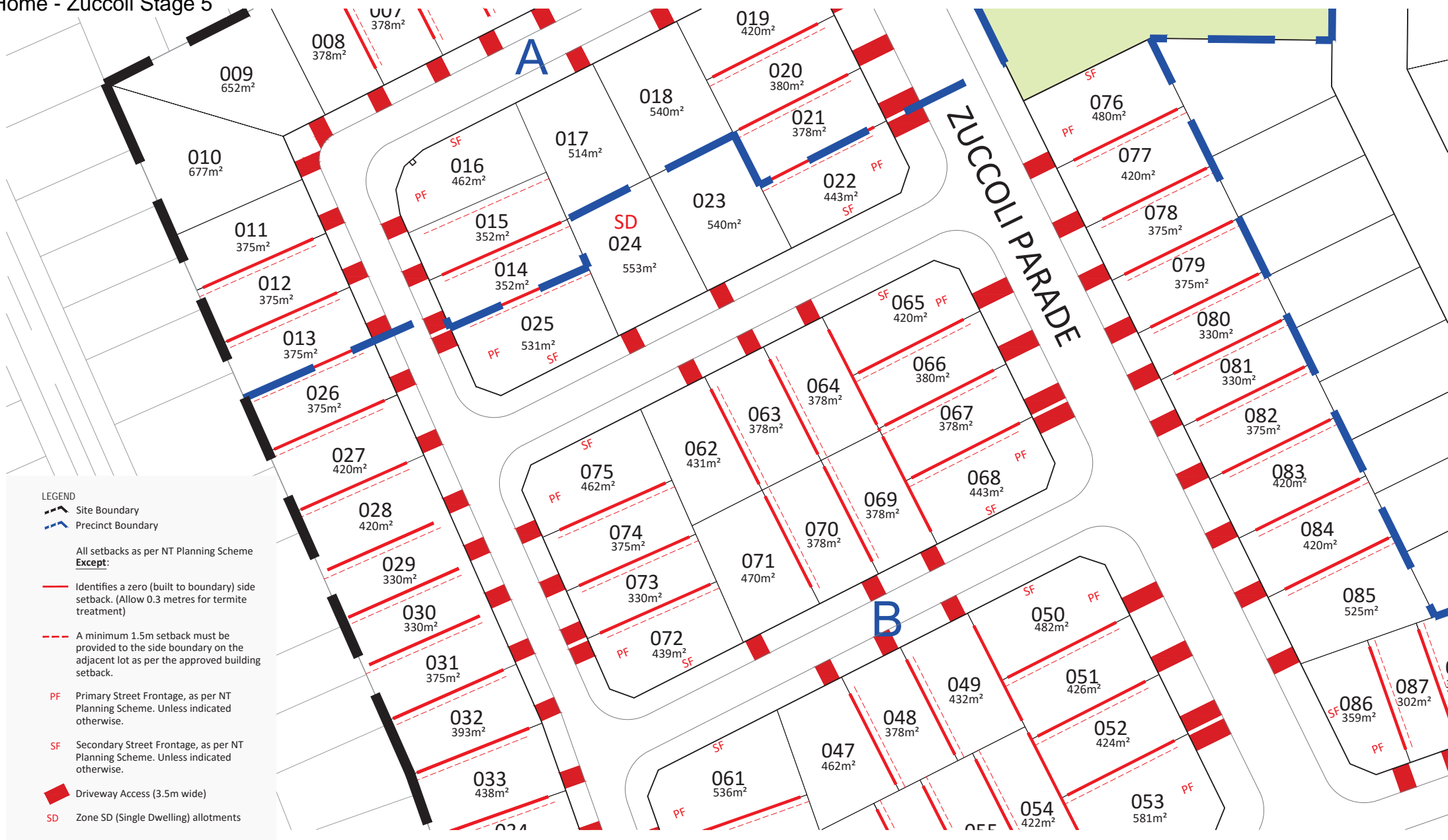
Scale: 1:750 @ A3
0 12.5 25 37.5m

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

ref.: 30080087P
date: 10 Dec 2015
rev.: G
drawn: RW/DS/SM
checked: CD



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abn 47 065 475 149



Drawing number 2015/0529/03
Referred to in Permit No: DP15/0589

Precinct B1 Building Setback Plan Zuccoli Stage 5, Darwin



Scale: 1:750 @ A3
0 12.5 25 37.5m

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

ref.: 30080087P
date: 10 Dec 2015
rev.: G
drawn: RW/DS/SM
checked: CD

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abn 47 065 475 149



Drawing number 2015/0529/04

Referred to in Permit No: DP15/0589

Precinct B2 Building Setback Plan Zuccoli Stage 5, Darwin

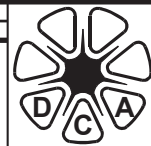


Scale: 1:750 @ A3
0 12.5 25 37.5m

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

ref.: 30080087P
date: 10 Dec 2015
rev.: G
drawn: RW/DS/SM
checked: CD

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abn 47 065 475 149



Development Consent Authority
(Palmerston Division)
Northern Territory

GPO BOX 1680
DARWIN NT 0801

Subject: **Building Setbacks in Zuccoli Aspire Precinct 5C**

The Palmerston Division of the Development Consent Authority confirms in principle support for the development of residential lots in Zuccoli Aspire Precinct 5C in accordance with the attached building setback plan.

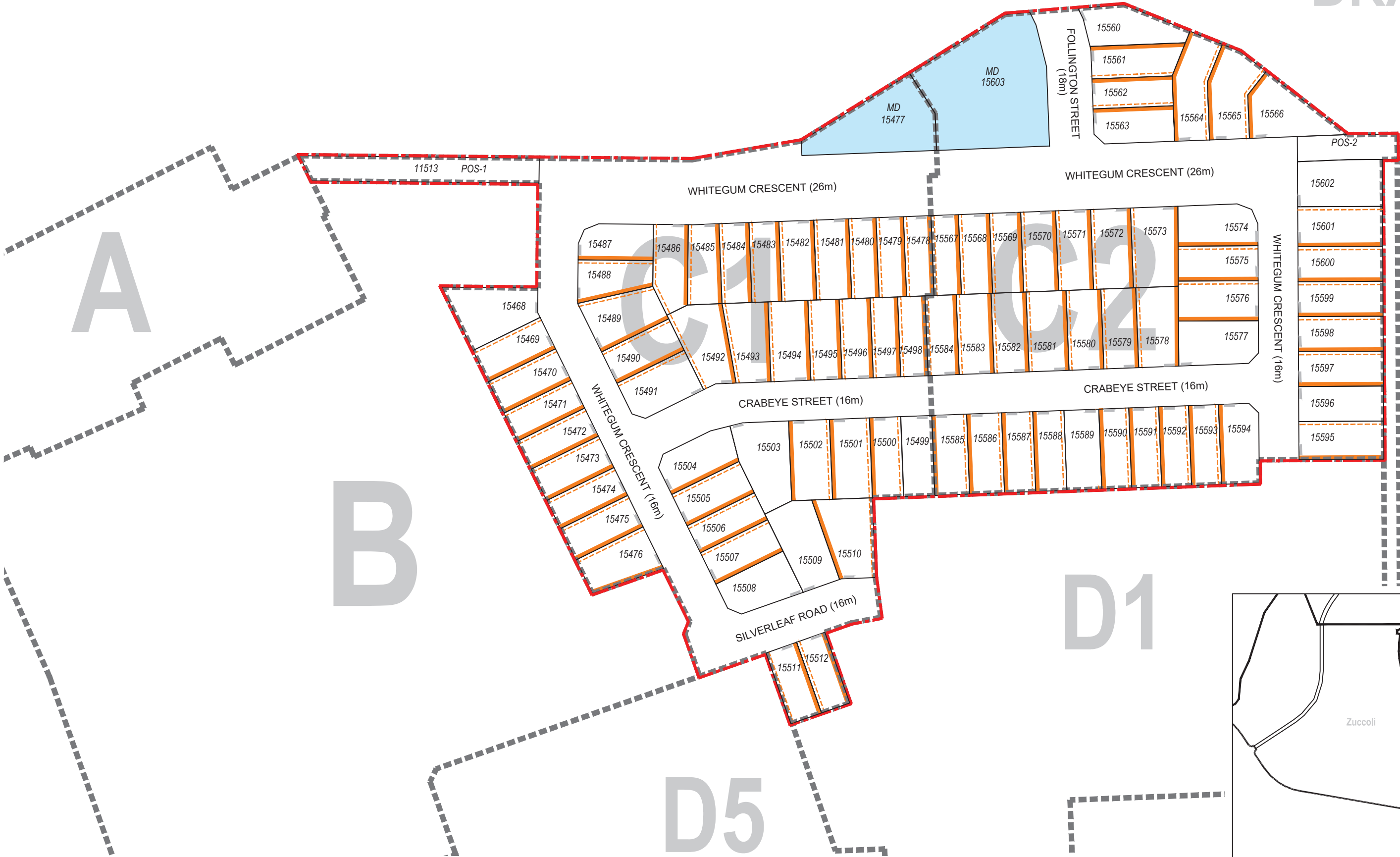
Yours faithfully

Suzanne Philip
2021.12.15
11:17:17
+09'30'

SUZANNE PHILIP
Chair

15 December 2021

DRAFT



Nominated Side Setbacks Plan

Zuccoli Aspire Precinct C

- Legend
- Application Area
 - Existing Lot Boundary
 - Existing Contours
 - Proposed Lot Boundary
 - Proposed Stage Boundary
 - 5A Proposed Stage Number

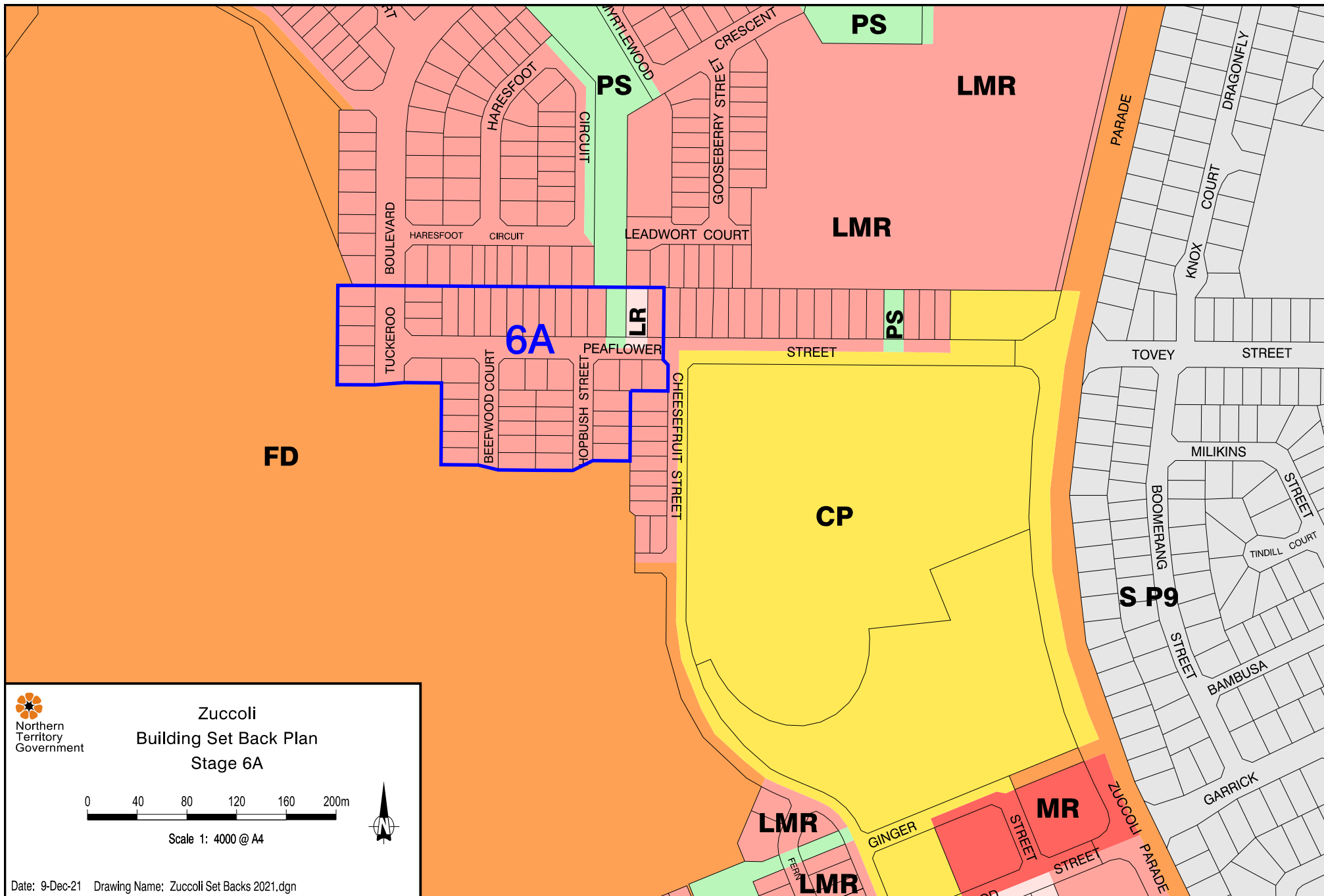
- Mandatory Minimum 1.5m setback
- Optional 300mm side setback to nominated boundary only

MD Multiple Dwelling

NOTE: All setbacks are in accordance with NTPS requirements, except where stated otherwise. Lots 450-600sqm that adopt the optional 300mm setback to one side boundary are required to provide a 3m setback to the opposite side boundary as per the NTPS requirements.



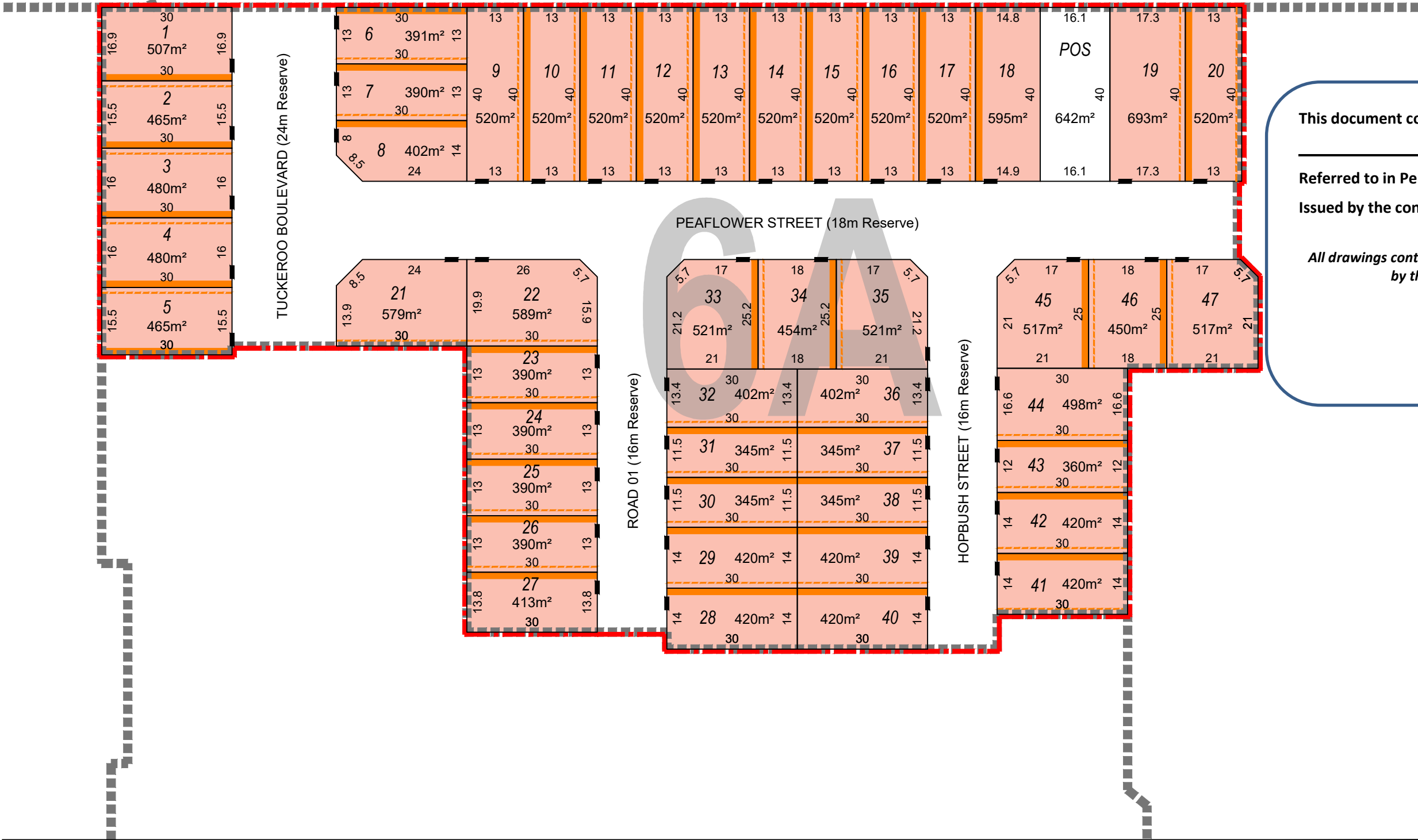
element.



NOTE: Drawing Number 2018/0445/01 - corresponding plan of subdivision for stage 6A - DP18/0435A refers.

DRAFT

- Legend
- Application Area
 - Existing Lot Boundary
 - Existing Contours
 - Proposed Lot Boundary
 - Proposed Stage Boundary
 - 6A Proposed Stage Number
 - Mandatory Minimum 1.5m setback
 - Optional 300mm side setback to nominated boundary only
 - Driveway Location
 - Zoning MD (SD)

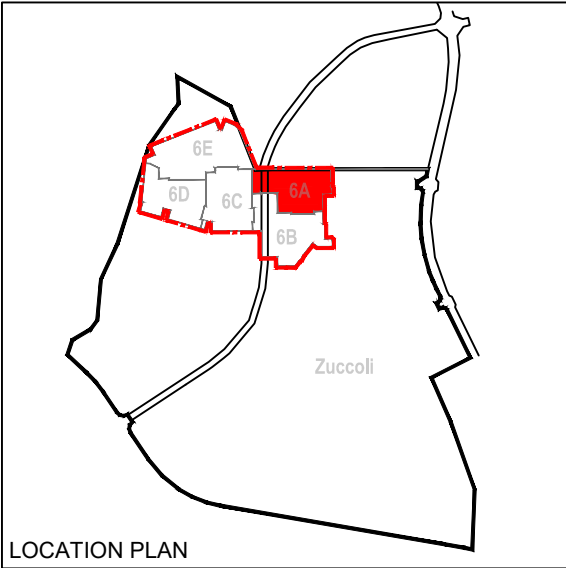


This document contains drawing numbers: 2018/0445/02
Referred to in Permit No: DP19/0056
Issued by the consent authority on: 21 March 2019

All drawings contained within this document have been authorised by the delegate of the consent authority.

Ann-Marie
Dooley
2019.04.04
11:50:49 +09'30'

Delegate



Nominated Side Setback Plan
Zuccoli Aspire Stage 6A

Drawing number 2018/0445/02
Referred to in Permit No: DP19/0056

Date: 20 Mar 2019 Scale: 1:1000 @ A3 1:500 @ A1 File: 716-358 SU06A Staff: AH GW Checked: AH

element.

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