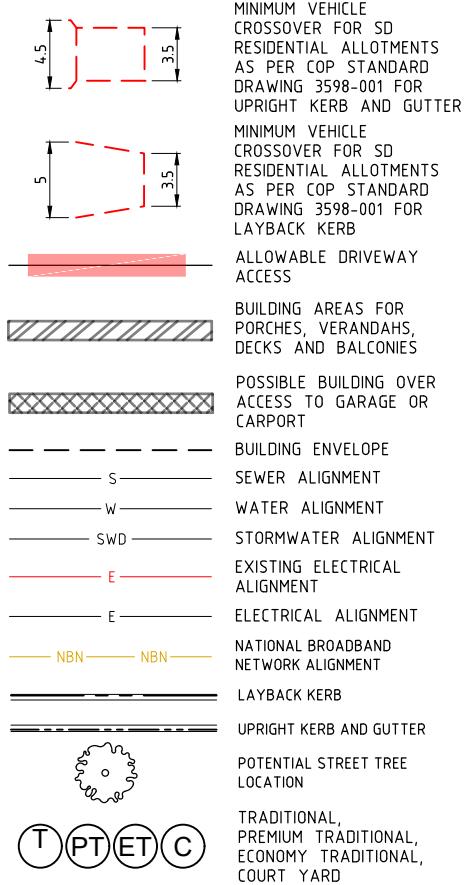


LEGEND



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

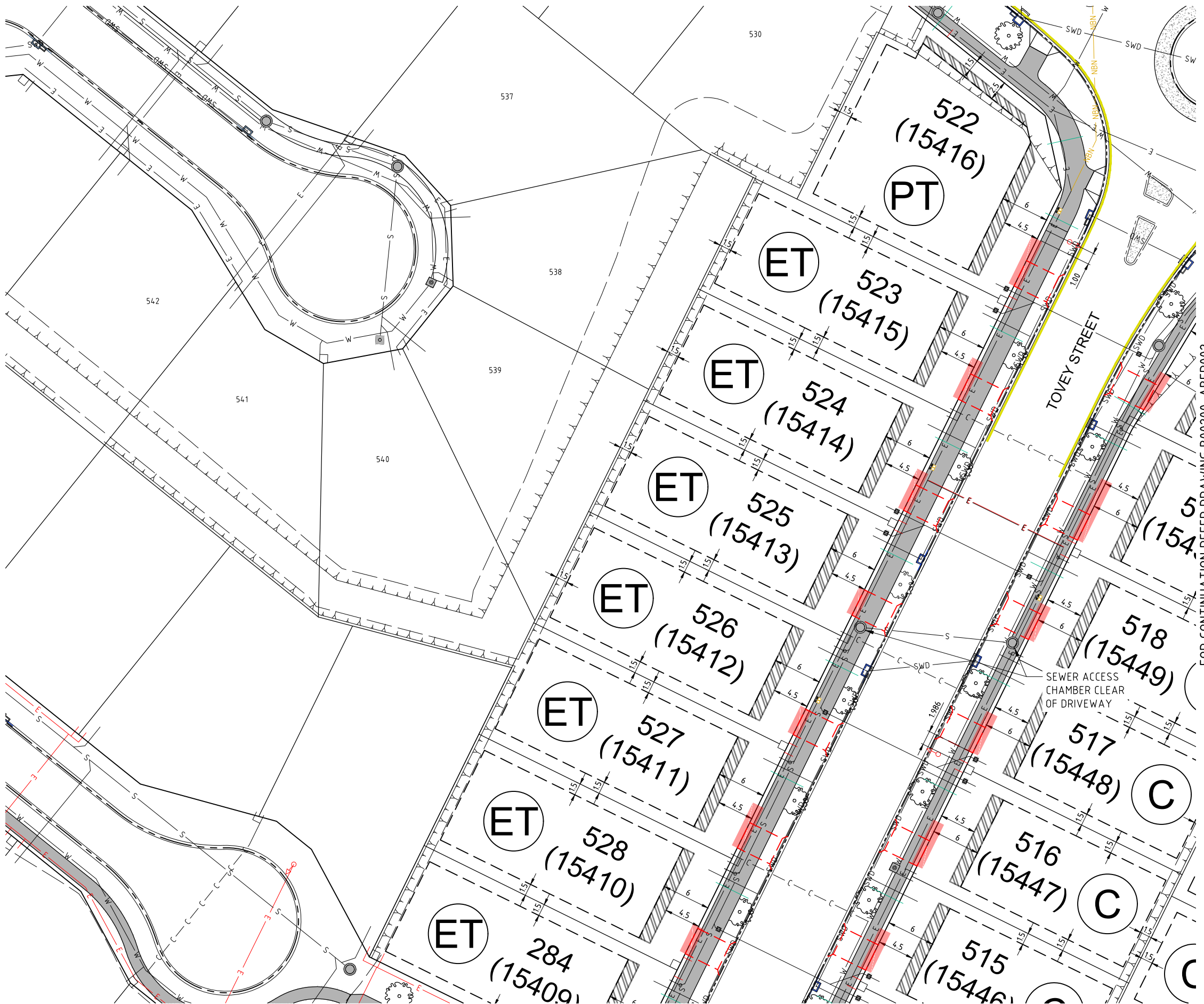
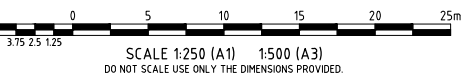
VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

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 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED



FOR CONTINUATION REFER DRAWING B00200-ABEP003

FOR CONTINUATION REFER DRAWING B00200-ABEP002

Plot Date: 13/08/2020 12:08:00 PM User: JOSE LURINGAN File Name: C:\Users\jose.luringan\Documents\2020\2020-08-13\2020-08-13-ABEP

0	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	13/08/20	Matthew Biggs
C	RESPONSE TO INFORMATION REQUEST	MC	LW	WR	MKB	07/08/20	Registered Engineer
B	FOR APPROVAL	MC	LW	WR	MKB	08/07/20	13/8/2020 896150
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20	Date Register
No.	Amendments	Drawn	Design	Design Chk	Appd	Date	ENGINEERING CERTIFICATION



Client	URBEX AND LAND DEVELOPMENT CORP. (JV)	Datum	AHD
Project	ZUCCOLI PHASE 3.5	PSM	RL
Title	ACCESS AND BUILDING ENVELOPE PLAN	(MGA) COORD	NOT FOR CONSTRUCTION
	SHEET 1 OF 5	Project No.	B00200-ABEP001
		Drawing No.	0

LEGEND

4.5

3.5

5

3.5

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

EXISTING ELECTRICAL ALIGNMENT

E

ELECTRICAL ALIGNMENT

NBN

NBN

NBN

NATIONAL BROADBAND NETWORK ALIGNMENT

LAYBACK KERB

UPRIGHT KERB AND GUTTER

POTENTIAL STREET TREE LOCATION

TPTETC

TRADITIONAL, PREMIUM TRADITIONAL, ECONOMY TRADITIONAL, COURT YARD

DRIVEWAY ACCESS LOCATIONS

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PRIMARY STREET
GENERAL SETBACK REQUIREMENTS

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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.

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

Plot Date: 12/08/2020 12:08:05 PM User: JOSE LURINGAN File Name: C:\Users\jose.lurigan\Documents\B00200-ABEP004-3-5-ABEP.dwg

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B	FOR APPROVAL	MC	LW	WR	MKB	08/07/20	13/8/2020 896150
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20	Date Register
No.	Amendments	Drawn	Design	Design Chk	Appd	Date	ENGINEERING CERTIFICATION

LAND DEVELOPMENT CORPORATION

urbex

Empower

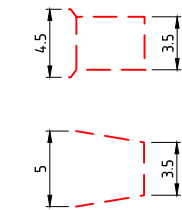
ENGINEERS & PROJECT MANAGERS

ABN 23 010 743 692

Client	URBEX AND LAND DEVELOPMENT CORP. (JV)	Datum	AHD PSM RL (MGA) COORD
Project	ZUCCOLI PHASE 3.5	NOT FOR CONSTRUCTION	
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 5	Project No.	B00200-ABEP002
		Drawing No.	0
		Rev	

DocuSign Envelope ID: 91BCDAE1-188C-4CC6-A236-1A307E06EA71

LEGEND



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



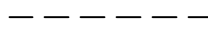
ALLOWABLE DRIVEWAY ACCESS



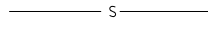
BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES



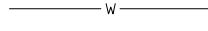
POSSIBLE BUILDING OVER ACCESS TO GARAGE OR CARPORT



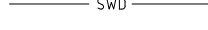
BUILDING ENVELOPE



SEWER ALIGNMENT



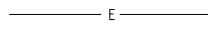
WATER ALIGNMENT



STORMWATER ALIGNMENT



EXISTING ELECTRICAL ALIGNMENT



ELECTRICAL ALIGNMENT



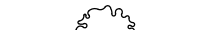
NATIONAL BROADBAND NETWORK ALIGNMENT



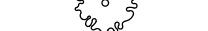
LAYBACK KERB



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.

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SECONDARY STREET

GENERAL SETBACK REQUIREMENTS

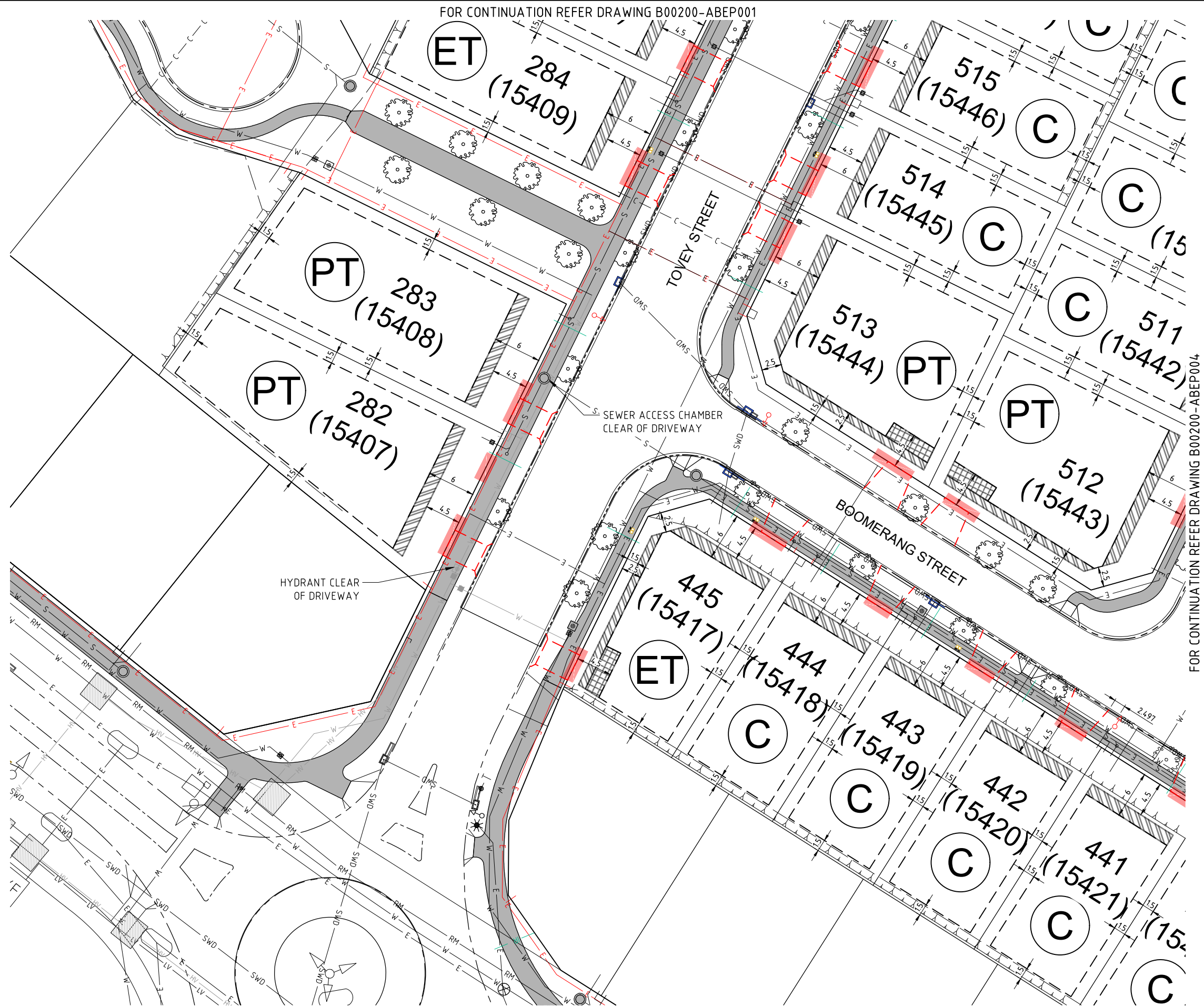
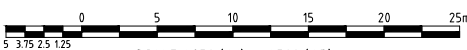
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NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED



Plot Date: 12/08/2020 12:08:09 PM User: JOSE LURINGAN File Name: C:\Users\jose.luringan\Documents\B00200-ABEP001-ABEP004-3-5-ABEP

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C	RESPONSE TO INFORMATION REQUEST	MC	LW	WR	MKB	07/08/20	Registered Engineer
B	FOR APPROVAL	MC	LW	WR	MKB	08/07/20	13/8/2020 896150
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20	Date Register
No.	Amendments	Drawn	Design	Design Chk	Appd	Date	ENGINEERING CERTIFICATION



Client	URBEX AND LAND DEVELOPMENT CORP. (JV)	Datum	AHD
Project	ZUCCOLI PHASE 3.5	PSM	RL
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 3 OF 5	(MGA) COORD	NOT FOR CONSTRUCTION
Project No.	B00200-ABEP003	Drawing No.	0
Rev			

A diagram of a rectangular frame with a width of 4.5 and a height of 3.5. The frame is composed of red lines forming the top, bottom, and side rails.

_____ S _____

_____ W _____

SWD

_____ E _____

EXISTING ELECTRICAL
ALIGNMENT

ELECTRICAL ALIGNMENT

NATIONAL BROADBAND
NETWORK ALIGNMENT

LAYBACK KERB

UPRIGHT KERB AND GUTTER

POTENTIAL STREET TREE
LOCATION

TRADITIONAL,
PREMIUM TRADITIONAL,
ECONOMY TRADITIONAL,
COURT YARD

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.

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

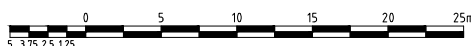
PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 4.5m FROM THE FRONT BOUNDARY ON COURTYARD OR TRADITIONAL LOTS.

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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 B00200-ABEP003

FOR CONTINUATION REFER DRAWING B00200-ABEP002


FOR CONTINUATION REFER DRAWING B00200-ABEP005

FOR CONTINUATION REFER DRAWING B00200-ABEP005

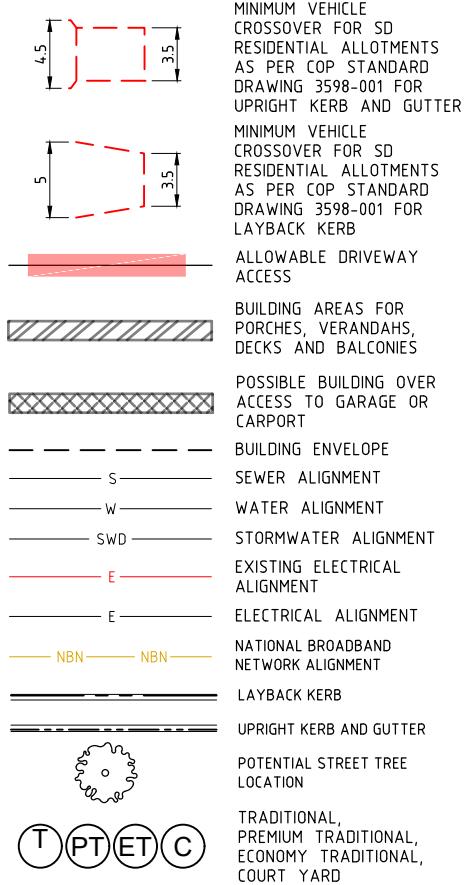
O	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	13/08/20	<i>Matthew Biggs</i> Registered Engineer 13/8/2020 89615 Date Register
C	RESPONSE TO INFORMATION REQUEST	MC	LW	WR	MKB	07/08/20	
B	FOR APPROVAL	MC	LW	WR	MKB	08/07/20	
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20	
No.	Amendments	Drawn	Design	Check	Appd	Date	

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<i>Client</i>	URBEX AND LAND DEVELOPMENT CORP. (JV)	<i>Datum</i> AHD	
<i>Project</i>	ZUCCOLI PHASE 3.5	PSM RL (MGA) COORD	
<i>Title</i>	ACCESS AND BUILDING ENVELOPE PLAN SHEET 4 OF 5	NOT FOR CONSTRUCTION	
		<i>Project No.</i> B00200-ABEP004	<i>Drawing No.</i> 0

LEGEND



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

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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

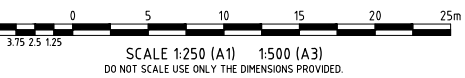
VILLAS - 1.5m TO MAIN BUILDING LINE AND 4.5m TO GARAGE OR CARPORT RESPECTIVELY.

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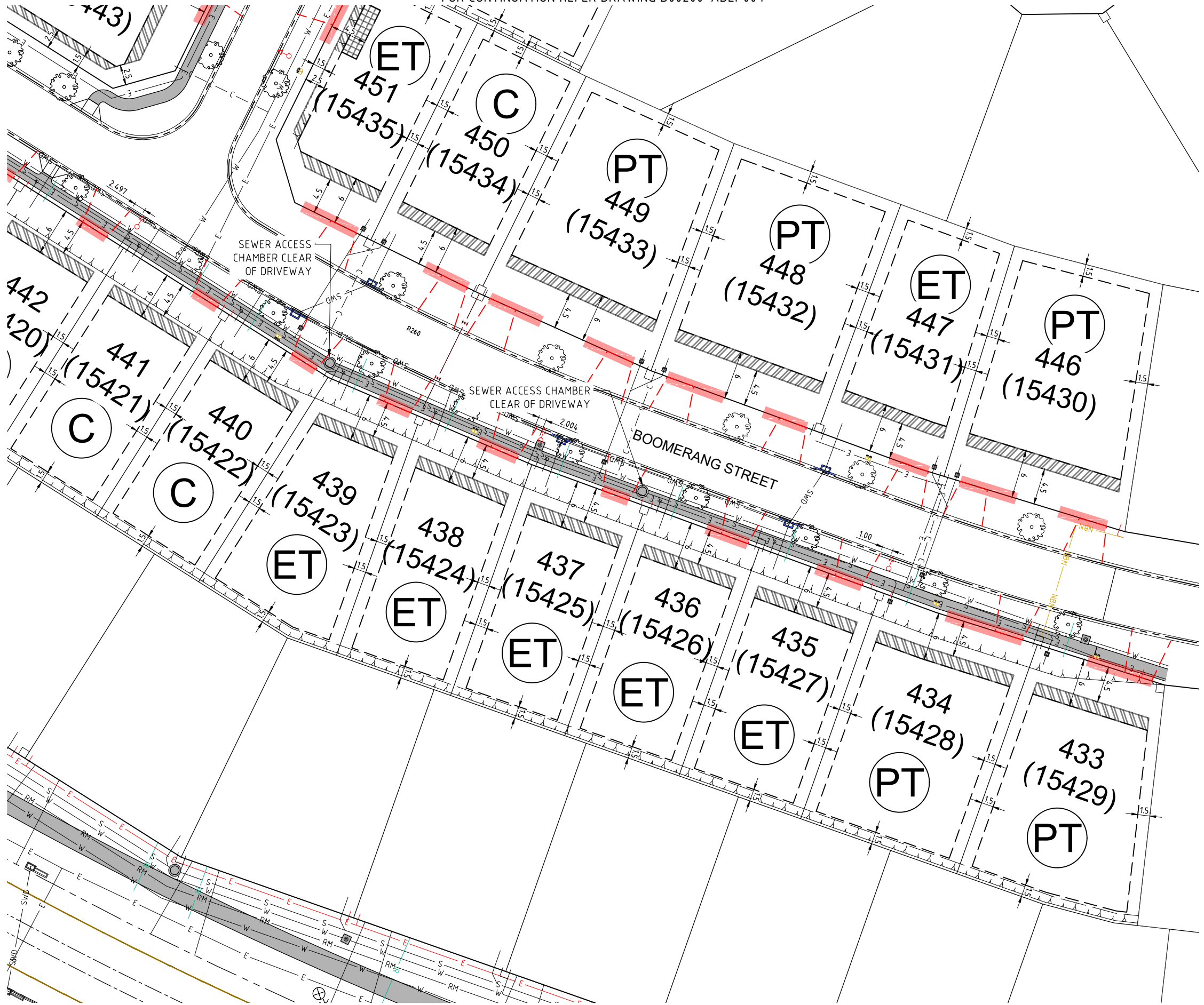
PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCROACH TO A SETBACK OF 15m FROM SECONDARY STREET FRONTAGE ON COURT YARD AND TRADITIONAL LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED



FOR CONTINUATION REFER DRAWING B00200-ABEP004



Plot Date: 13/08/2020 12:08:21 PM User: JOSE LURINGAN File Name: C:\2025\Urban\Projects\Zuccoli\B00200-3.5-ABEP

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B	FOR APPROVAL	MC	LW	WR	MKB	08/07/20	13/8/2020 896150
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20	Date Register
No.	Amendments	Drawn	Design	Design Chk	Appd	Date	ENGINEERING CERTIFICATION



Client	URBEX AND LAND DEVELOPMENT CORP. (JV)	Datum	AHD
Project	ZUCCOLI PHASE 3.5	PSM	RL
Title	ACCESS AND BUILDING ENVELOPE PLAN	(MGA) COORD	NOT FOR CONSTRUCTION
	SHEET 5 OF 5	Project No.	B00200-ABEP005
		Drawing No.	0