

LEGEND

- ALLOWABLE DRIVEWAY ACCESS WITH MINIMUM 3.5m WIDE DRIVEWAY SHOWN.
- BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
- STAGE BOUNDARY
- BUILDING ENVELOPE
- S SEWER ALIGNMENT
- W WATER ALIGNMENT
- W SLUICE VALVE
- W FIRE HYDRANT
- SWD STORMWATER ALIGNMENT
- E ELECTRICAL ALIGNMENT
- NBN NATIONAL BROADBAND NETWORK ALIGNMENT
- NBN NBN PIT
- LAYBACK KERB
- UPRIGHT KERB AND GUTTER
- IR IRRIGATION CONDUITS
- COURTYARD, ECO-TRADITIONAL, TRADITIONAL, PREMIUM TRADITIONAL, ESTATE
- STREET TREES TO BE 1.4m OFFSET FROM 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 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 AND ESTATES - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

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

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

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

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

PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCR OACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURTYARD, TRADITIONAL AND ESTATE LOTS.

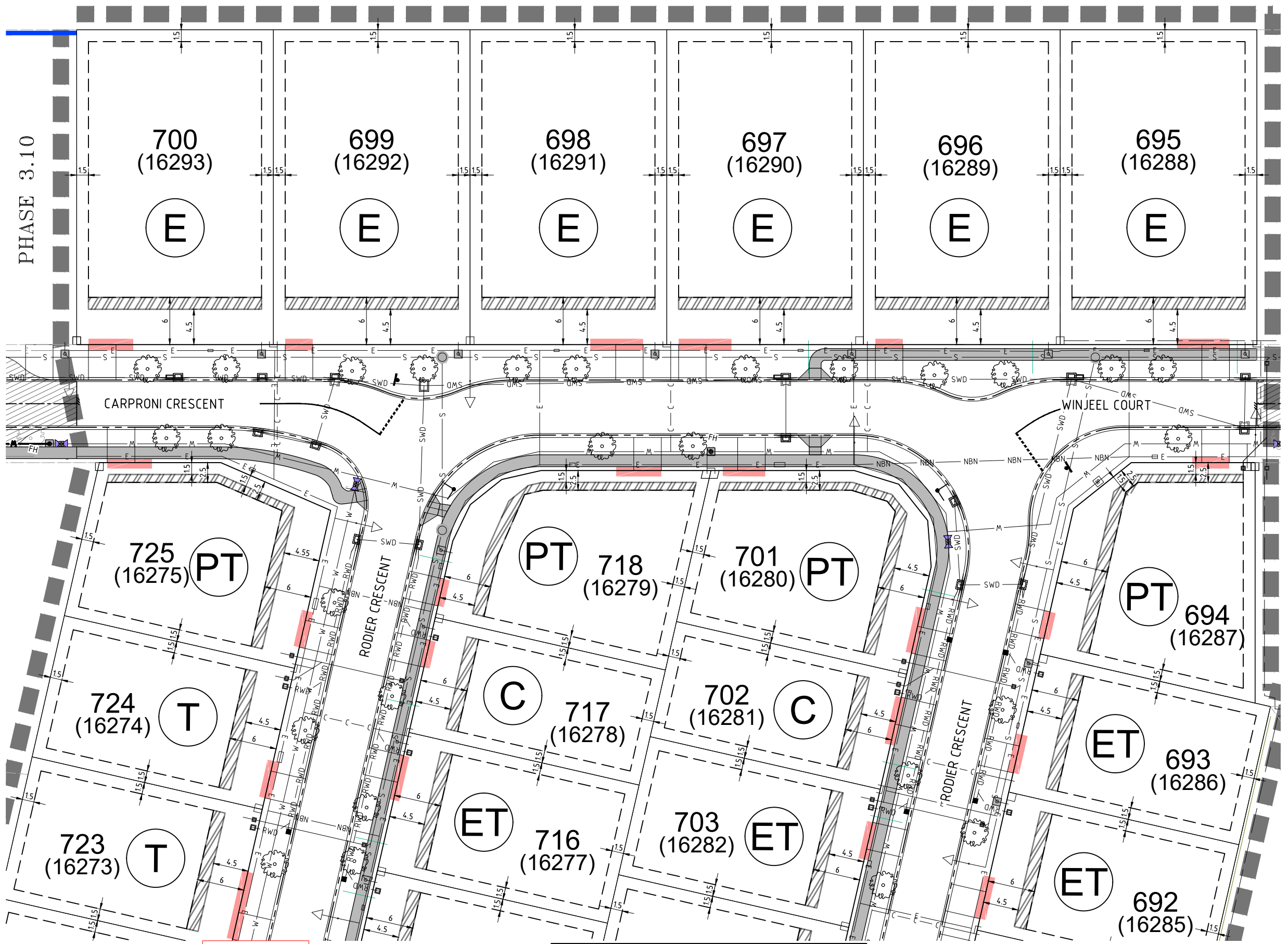
NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD

SIGNED.....DATE.....

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



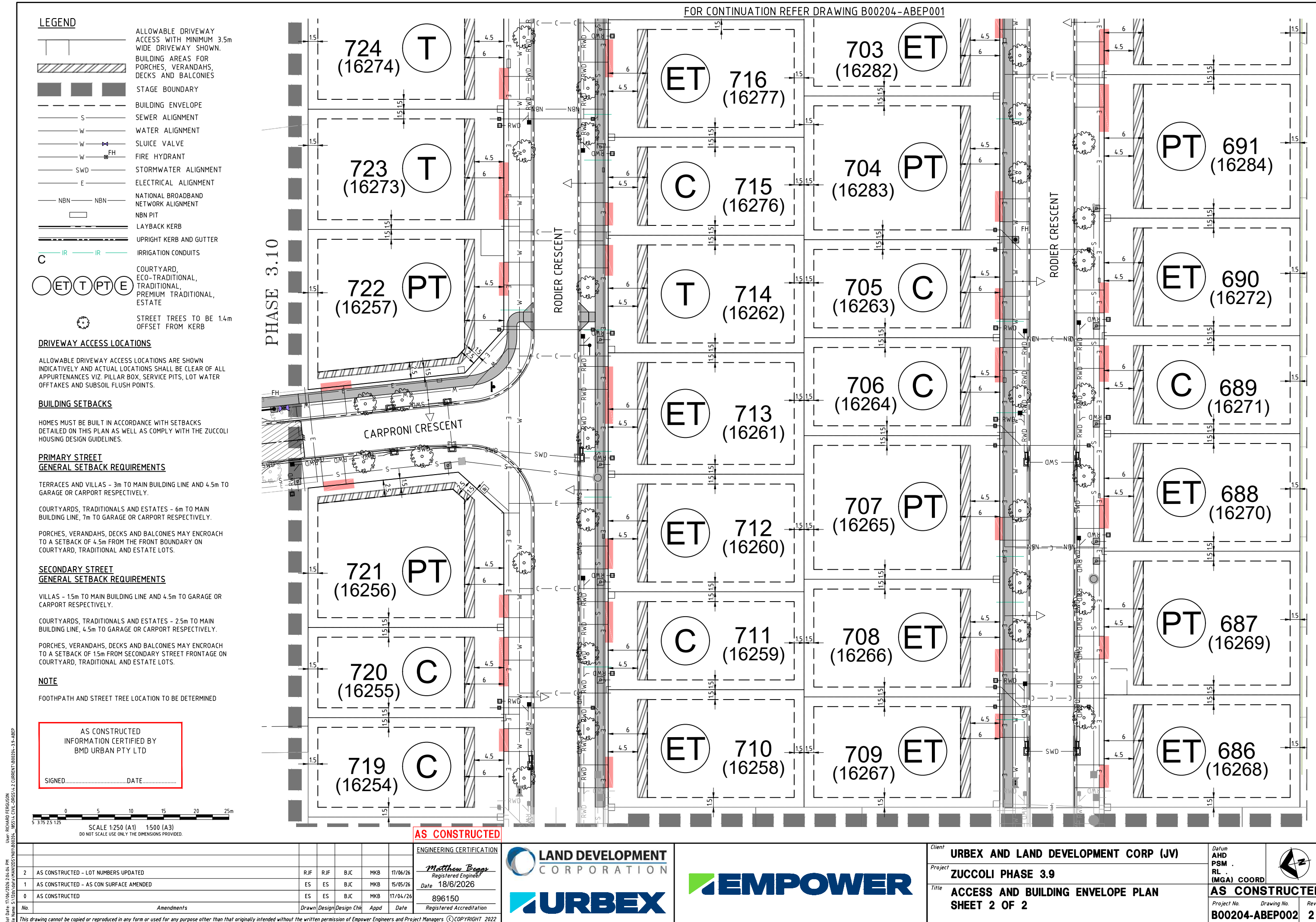
AS CONSTRUCTED

FOR CONTINUATION REFER DRAWING B00204-ABEP002

ENGINEERING CERTIFICATION					
2	AS CONSTRUCTED - LOT NUMBERS UPDATED	RJF	RJF	BJC	MKB
1	AS CONSTRUCTED - AS CON SURFACE AMENDED	ES	ES	BJC	MKB
0	AS CONSTRUCTED	ES	ES	BJC	MKB
No.	Amendments	Drawn	Design	Design	Appd
					Date
					Registered Accreditation
					896150
					17/04/26
					15/05/26
					17/06/26



Client	URBEX AND LAND DEVELOPMENT CORP (JV)
Project	ZUCCOLI PHASE 3.9
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 2
Project No.	B00204-ABEP001
Drawing No.	2
Rev	
Datum	AHD
PSM	RL
COORD	(MGA)
AS CONSTRUCTED	



- LEGEND**
- ALLOWABLE DRIVEWAY ACCESS WITH MINIMUM 3.5m WIDE DRIVEWAY SHOWN.
 - BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
 - STAGE BOUNDARY
 - BUILDING ENVELOPE
 - SEWER ALIGNMENT
 - WATER ALIGNMENT
 - SLUICE VALVE
 - FIRE HYDRANT
 - STORMWATER ALIGNMENT
 - ELECTRICAL ALIGNMENT
 - NATIONAL BROADBAND NETWORK ALIGNMENT
 - NBN PIT
 - LAYBACK KERB
 - UPRIGHT KERB AND GUTTER
 - IRRIGATION CONDUITS

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 AND ESTATES - 6m TO MAIN BUILDING LINE, 7m TO GARAGE OR CARPORT RESPECTIVELY.

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

SECONDARY STREET GENERAL SETBACK REQUIREMENTS

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

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

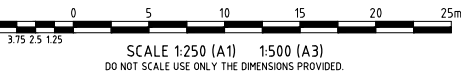
PORCHES, VERANDAHS, DECKS AND BALCONIES MAY ENCR OACH TO A SETBACK OF 1.5m FROM SECONDARY STREET FRONTAGE ON COURTYARD, TRADITIONAL AND ESTATE LOTS.

NOTE

FOOTPATH AND STREET TREE LOCATION TO BE DETERMINED

AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD

SIGNED.....DATE.....



Plot Date: 17/06/2026 2:04:04 PM
User: RICHARD FERGUSON
File Name: S:\1026\Urban\MAN\2025\101800204-1855\4 CIVIL-DRS\2 CURRENT\B00204-3.9-ABEP

AS CONSTRUCTED

ENGINEERING CERTIFICATION					
2	AS CONSTRUCTED - LOT NUMBERS UPDATED	RJF	RJF	BJC	MKB
1	AS CONSTRUCTED - AS CON SURFACE AMENDED	ES	ES	BJC	MKB
0	AS CONSTRUCTED	ES	ES	BJC	MKB
No.	Amendments	Drawn	Design	Design Chk	Appd
					Date

LAND DEVELOPMENT CORPORATION

Matthew Biggs
Registered Engineer
Date 18/6/2026

896150

Registered Accreditation

URBEX



Client URBEX AND LAND DEVELOPMENT CORP (JV)

Project ZUCCOLI PHASE 3.9

Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 2 OF 2

Datum AHD
PSM
RL
(MGA) COORD

AS CONSTRUCTED

Project No. Drawing No. Rev
B00204-ABEP002 2