# DRAWING INDEX

| SHEET NUMBER | REVISION | SHEET TITLE |
|---|---|---|
| GENERAL ARRANGEMENT | | |
| B00205-CG001 | 0 | LOCALITY PLAN |
| B00205-CG002 | 2 | DRAWING INDEX |
| B00205-CG003 | 1 | GENERAL ARRANGEMENT PLAN |
| B00205-CG004 | 0 | GENERAL NOTES |
| B00205-CG005 | 0 | TYPICAL SECTIONS |
| B00205-CG006 | 0 | TYPICAL DETAILS |
| B00205-CG007 | 0 | SAFETY IN DESIGN ASSESSMENT - SHEET 1 OF 5 |
| B00205-CG008 | 0 | SAFETY IN DESIGN ASSESSMENT - SHEET 2 OF 5 |
| B00205-CG009 | 0 | SAFETY IN DESIGN ASSESSMENT - SHEET 3 OF 5 |
| B00205-CG010 | 0 | SAFETY IN DESIGN ASSESSMENT - SHEET 4 OF 5 |
| B00205-CG011 | 0 | SAFETY IN DESIGN ASSESSMENT - SHEET 5 OF 5 |
| EARTHWORKS MANAGEMENT | | |
| B00205-CE001 | 1 | EARTHWORKS MANAGEMENT PLAN |
| B00205-CE002 | 0 | EARTHWORKS MANAGEMENT PLAN - SECTIONS AND DETAILS |
| B00205-CE003 | 1 | RETAINING WALL LAYOUT AND ELEVATION |
| ROADWORKS | | |
| B00205-CR001 | 1 | ROADWORKS AND DRAINAGE LAYOUT PLAN |
| B00205-CR002 | 0 | CAPRONI CRES - LONGITUDINAL SECTION |
| B00205-CR003 | 0 | CAPRONI CRES - CROSS SECTIONS - SHEET 1 OF 3 |
| B00205-CR004 | 0 | CAPRONI CRES - CROSS SECTIONS - SHEET 2 OF 3 |
| B00205-CR005 | 0 | CAPRONI CRES - CROSS SECTIONS - SHEET 3 OF 3 |
| B00205-CR006 | 1 | SIGNS AND LINEMARKING PLAN |
| B00205-CR007 | 1 | SUBSOIL COMPILATION PLAN & DETAILS |
| B00205-CR008 | 1 | ROAD PAVEMENT PLAN |
| B00205-CR009 | 0 | SERVICE VEHICLE TURN PATH PLAN |
| STORMWATER DRAINAGE | | |
| B00205-CD001 | 1 | STORMWATER DRAINAGE LAYOUT PLAN |
| B00205-CD002 | 1 | STORMWATER DRAINAGE CATCHMENT PLAN |
| B00205-CD003 | 1 | STORMWATER DRAINAGE LONGITUDINAL SECTION - SHEET 1 OF 2 |
| B00205-CD004 | 1 | STORMWATER DRAINAGE LONGITUDINAL SECTION - SHEET 2 OF 2 |
| B00205-CD005 | 0 | ROOFWATER DRAINAGE LONGITUDINAL SECTION - SHEET 1 OF 2 |
| B00205-CD006 | 0 | ROOFWATER DRAINAGE LONGITUDINAL SECTION - SHEET 2 OF 2 |
| B00205-CD009 | 0 | STORMWATER DRAINAGE CALCULATION TABLE - SHEET 1 OF 3 |
| B00205-CD010 | 0 | STORMWATER DRAINAGE CALCULATION TABLE - SHEET 2 OF 3 |
| B00205-CD011 | 0 | STORMWATER DRAINAGE CALCULATION TABLE - SHEET 3 OF 3 |
| B00205-CD012 | 1 | STORMWATER DRAINAGE MINOR STORM INUNDATION PLAN |
| B00205-CD013 | 1 | STORMWATER DRAINAGE Q100 STORM INUNDATION PLAN |
| B00205-CD014 | 0 | STORMWATER DRAINAGE Q100 INUNDATION CROSS SECTIONS |
| B00205-CD015 | 0 | STORMWATER DRAINAGE PRE-DEVELOPMENT CATCHMENT PLAN |
| B00205-CD016 | 0 | STORMWATER DRAINAGE POST-DEVELOPMENT CATCHMENT PLAN |
| MISCELLANEOUS DETAILS | | |
| B00205-CM001 | 1 | COMBINED SERVICES PLAN |
| B00205-ABEP001 | 2 | ACCESS AND BUILDING ENVELOPE PLAN - SHEET 1 OF 4 |
| B00205-ABEP002 | 2 | ACCESS AND BUILDING ENVELOPE PLAN - SHEET 2 OF 4 |
| B00205-ABEP003 | 2 | ACCESS AND BUILDING ENVELOPE PLAN - SHEET 3 OF 4 |
| B00205-ABEP004 | 2 | ACCESS AND BUILDING ENVELOPE PLAN - SHEET 4 OF 4 |

# SUBDIVISION STANDARD DRAWINGS

| SHEET NUMBER | REVISION | SHEET TITLE |
|---|---|---|
| STREETS AND PATHWAYS | | |
| SS1000 | 1 | STREET HIERARCHY - CATEGORY A - RESIDENTIAL AND MIXED USE - SET TYPE 1 - SHEET 1 OF 4 |
| SS1001 | 2 | STREET HIERARCHY - CATEGORY A - RESIDENTIAL AND MIXED USE - SET TYPE 1 - SHEET 2 OF 4 |
| SS1002 | 2 | STREET HIERARCHY - CATEGORY A - RESIDENTIAL AND MIXED USE - SET TYPE 1 - SHEET 3 OF 4 |
| SS1006 | 1 | VEHICLE ACCESS - CATEGORY A - TYPICAL DETAILS |
| SS1009 | 2 | FOOTPATHS, SHARED PATHS AND KERB RAMPS - TYPICAL DETAILS |
| SS1010 | 0 | STREET NAME SIGNS - TYPICAL DETAILS |
| STORMWATER DRAINAGE | | |
| SS3000 | 0 | SUBSOIL DRAINAGE - TYPICAL DETAILS |
| SS3001 | 0 | STORMWATER PIPES - TYPICAL TRENCH DETAILS |
| SS3002 | 0 | STORMWATER PIPES - TYPICAL LOT CONNECTION DETAILS |
| SS3003 | 0 | STANDARD SIDE ENTRY PIT - TYPE A DETAILS - SHEET 1 OF 2 |
| SS3004 | 0 | STANDARD SIDE ENTRY PIT - TYPE B TO E DETAILS - SHEET 2 OF 2 |
| SS3005 | 0 | GRATED SIDE ENTRY PIT - GENERAL ARRANGEMENT - SHEET 1 OF 3 |
| SS3006 | 0 | GRATED SIDE ENTRY PIT - LINTEL & PIT ARRANGEMENT DETAILS - SHEET 2 OF 3 |
| SS3007 | 0 | GRATED SIDE ENTRY PIT - GRATE AND FRAME - SHEET 3 OF 3 |
| SS3008 | 0 | ACCESS CULVERT - TYPICAL ENDWALL DETAILS |
| DRAINAGE | | |
| CS-3100 | 0 | GENERAL DRAINAGE NOTES AND APRON DETAILS |
| CS-3119 | 0 | MANHOLES AND INLET PITS |
| KERBING, FENCING AND LANDSCAPING | | |
| CS-3300 | 0 | STANDARD KERB PROFILES |
| CS-3302 | 0 | PRAM RAMPS, WITH AND WITHOUT TACTILE GROUND SURFACE INDICATOR (TGSI) |
| TRAFFIC CONTROL DEVICES | | |
| CS-3400 | 0 | LINE MARKING |

# COP STANDARD DRAWING INDEX

| SHEET NUMBER | REVISION | SHEET TITLE |
|---|---|---|
| 3598-002 | | SERVICE ALLOCATIONS |
| 3598-003 | | MINOR ROAD |
| 3598-004 | | LOCAL ACCESS |
| 3598-005 | | SECONDARY COLLECTOR |
| 3598-006 | | PRIMARY COLLECTOR |
| DEV703-C-DWG-006 | | STREET NAME SIGN DETAIL |

# DIPL STANDARD DRAWING INDEX

| SHEET NUMBER | REVISION | SHEET TITLE |
|---|---|---|
| CS-3102 | 1 | RCP 375mm DIA TO 675mm DIA HEADWALL & WINGWALL DETAIL - NARROW CHANNELS |
| CS-3119 | 1 | MANHOLES AND INLET PITS |
| CS-3120 | 0 | CATCH DRAIN AND LETTER BOX PIT |
| CS-3300 | 1 | STANDARD KERB PROFILES |
| CS-3301 | 0 | URBAN SINGLE & DOUBLE PROPERTY ACCESSES |
| CS-3305 | 0 | VEHICLE BARRIER FENCING, WHEELCHAIR CROSSING FOR MEDIANS & INTERSECTION HOLD RAIL DETAILS |

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ROADWORKS AND STORMWATER DRAINAGE

SIGNED DATE

GENERAL MANAGER OF INFRASTRUCTURE
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.

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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| | | | | | | |
| 2 | SURVEY LOT NUMBERS ADDED | RJF | RJF | BJC | MKB | 27/08/06 |
| 1 | SWD AMENDMENTS | ES | RJF | RJF | MKB | 07/08/26 |
| 0 | ISSUED FOR CONSTRUCTION | ES | RJF | RJF | MKB | 21/07/26 |

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ENGINEERING CERTIFICATION
Matthew Beggs
Registered Engineer
Date 28/8/2026
896150
Registered Accreditation

LAND DEVELOPMENT CORPORATION
URBEX

EMPOWER

Client: URBEX AND LAND DEVELOPMENT CORP (JV)
Project: ZUCCOLI PHASE 3.10
Title: DRAWING INDEX

Datum: AHD
PSM .
RL .
(MGA) COORD

FOR CONSTRUCTION

Project No. B00205
Drawing No. CG002
Rev 2

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## LEGEND

- ALLOWABLE DRIVEWAY ACCESS WITH MINIMUM 3.5m WIDE DRIVEWAY SHOWN.
- BUILDING AREAS FOR PORCHES, VERANDAHS, DECKS AND BALCONIES
- STAGE BOUNDARY
- BUILDING ENVELOPE
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- UPRIGHT KERB AND GUTTER
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- V C ET T PT E — VILLA, 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 ENCROACH 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.

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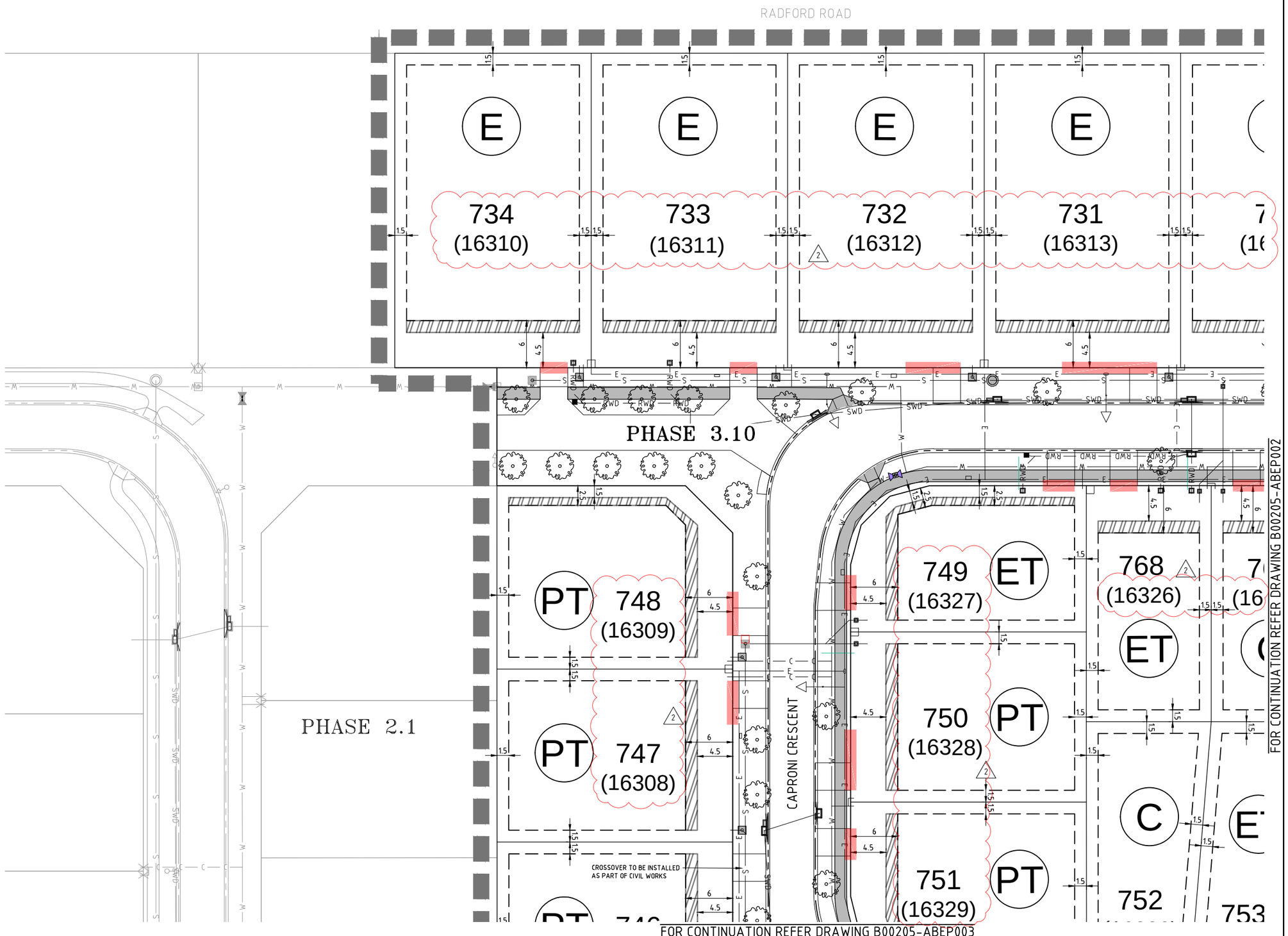
### NOTE

FOOTHPATH AND STREET TREE LOCATION TO BE DETERMINED

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DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| 2 | SURVEY LOT NUMBERS ADDED | RJF | RJF | BJC | MKB | 27/08/26 |
| 1 | SWD AMENDMENTS | ES | RJF | RJF | MKB | 07/08/26 |
| 0 | ISSUED FOR CONSTRUCTION | ES | RJF | RJF | MKB | 21/07/26 |

ENGINEERING CERTIFICATION
Matthew Beggs
Registered Engineer
Date 28/8/2026
896150
Registered Accreditation

LAND DEVELOPMENT CORPORATION
URBEX
EMPOWER

Client: URBEX AND LAND DEVELOPMENT CORP (JV)
Project: ZUCCOLI PHASE 3.10
Title: ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 4

Datum: AHD PSM . RL . (MGA) COORD
FOR CONSTRUCTION
Project No. B00205 Drawing No. ABEP001 Rev 2

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## LEGEND

- ALLOWABLE DRIVEWAY ACCESS WITH MINIMUM 3.5m WIDE DRIVEWAY SHOWN.
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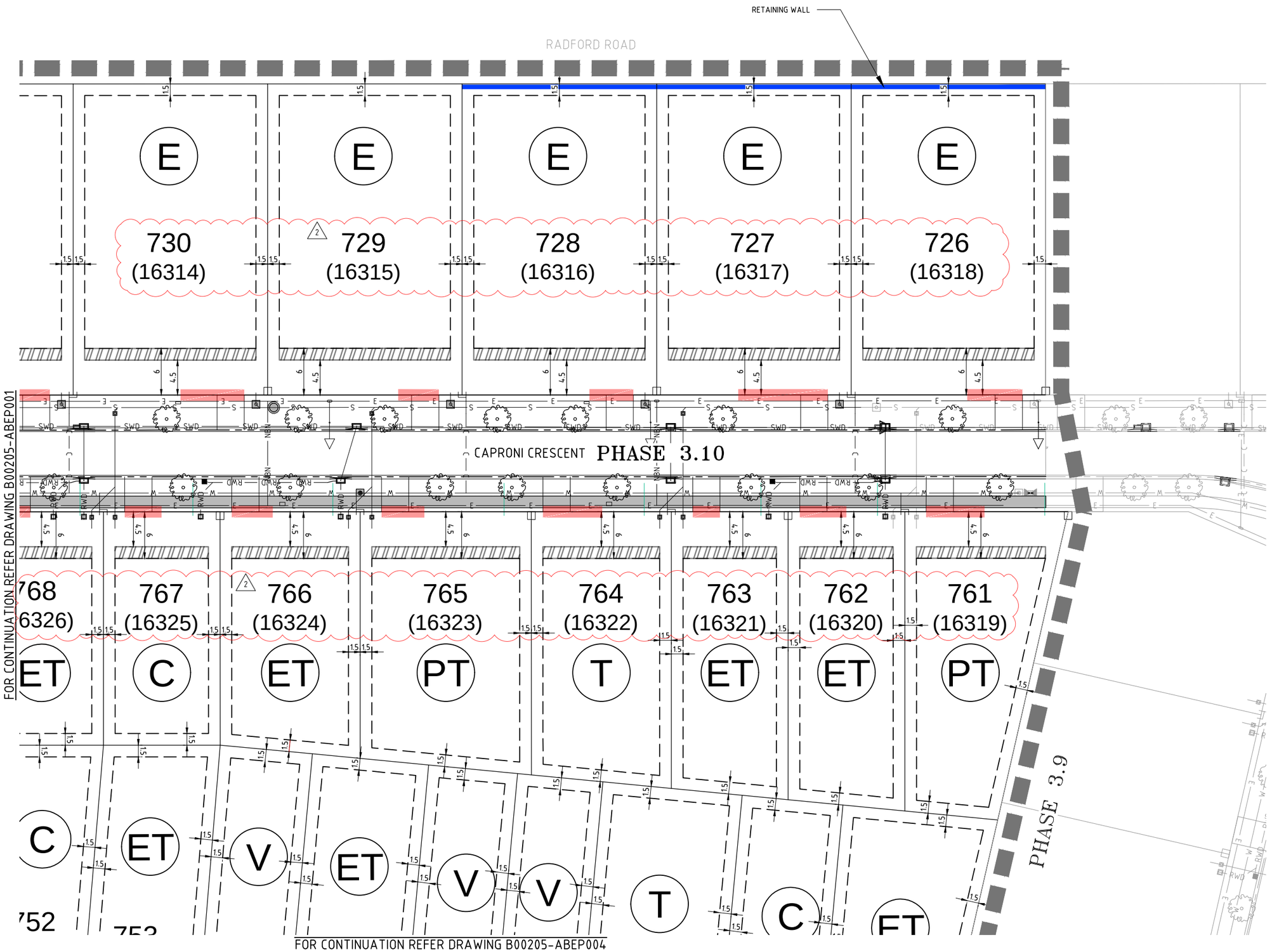
### NOTE

FOOTHPATH AND STREET TREE LOCATION TO BE DETERMINED

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SCALE 1:250 (A1) 1:500 (A3)
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| 2 | SURVEY LOT NUMBERS ADDED | RJF | RJF | BJC | MKB | 27/08/26 |
| 1 | LOT BOUNDARY ADMENTMENTS | ES | RJF | RJF | MKB | 07/08/26 |
| 0 | ISSUED FOR CONSTRUCTION | ES | RJF | RJF | MKB | 21/07/26 |

ENGINEERING CERTIFICATION
Matthew Beggs
Registered Engineer
Date 28/8/2026
896150
Registered Accreditation

LAND DEVELOPMENT CORPORATION
URBEX
EMPOWER

Client: URBEX AND LAND DEVELOPMENT CORP (JV)
Project: ZUCCOLI PHASE 3.10
Title: ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 4

Datum: AHD PSM . RL . (MGA) COORD
FOR CONSTRUCTION
Project No. B00205 Drawing No. ABEP002 Rev 2

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## LEGEND

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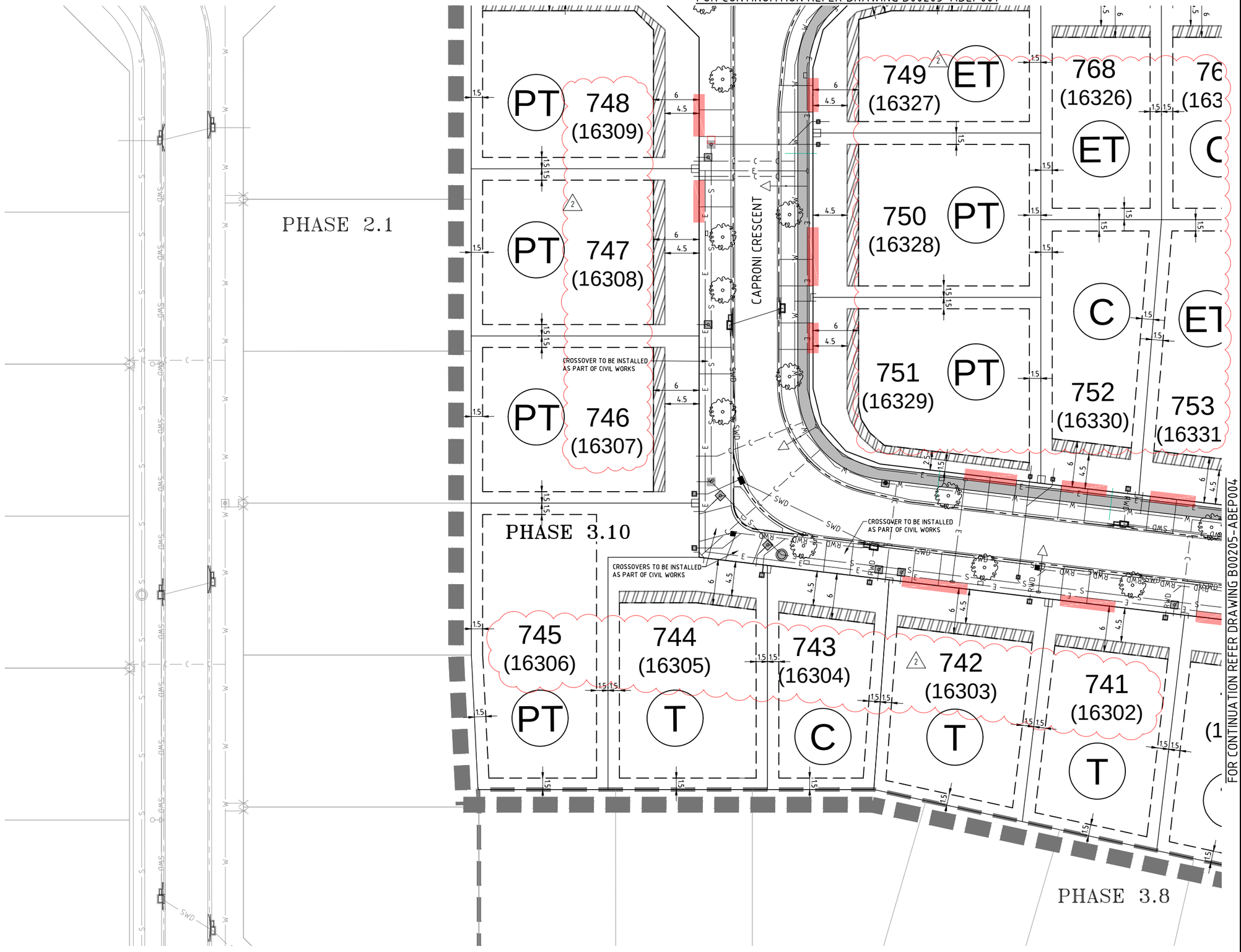
### NOTE

FOOTHPATH AND STREET TREE LOCATION TO BE DETERMINED

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ENGINEERING CERTIFICATION
Matthew Beggs
Registered Engineer
Date 28/8/2026
896150
Registered Accreditation

LAND DEVELOPMENT CORPORATION
URBEX
EMPOWER

Client: URBEX AND LAND DEVELOPMENT CORP (JV)
Project: ZUCCOLI PHASE 3.10
Title: ACCESS AND BUILDING ENVELOPE PLAN SHEET 3 OF 4

Datum: AHD PSM . RL . (MGA) COORD
FOR CONSTRUCTION
Project No. B00205-ABEP003 Drawing No. Rev 2

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FOR CONTINUATION REFER DRAWING B00205-ABEP002

## LEGEND

- ALLOWABLE DRIVEWAY ACCESS WITH MINIMUM 3.5m WIDE DRIVEWAY SHOWN.
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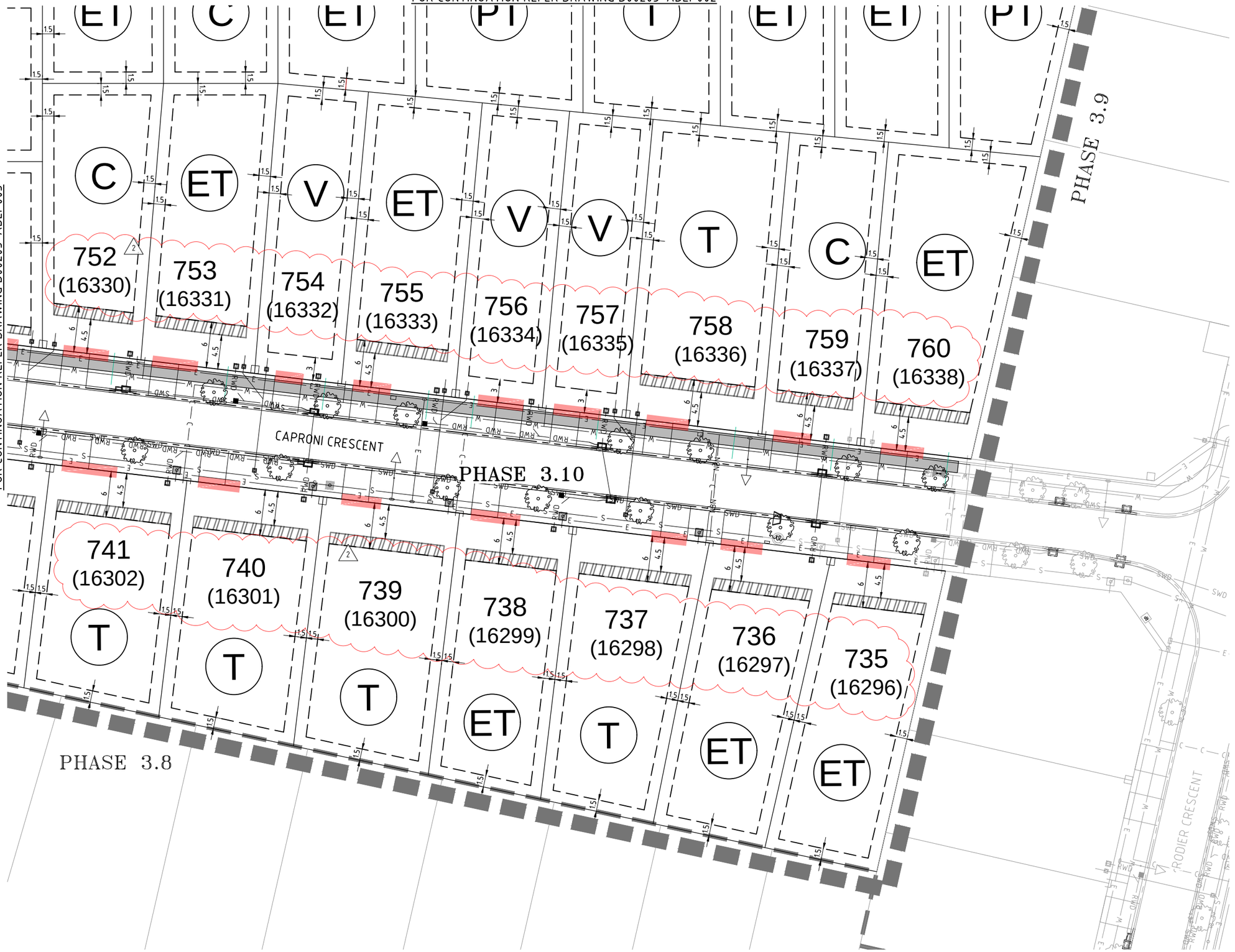
### NOTE

FOOTHPATH AND STREET TREE LOCATION TO BE DETERMINED

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LAND DEVELOPMENT CORPORATION
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EMPOWER

Client: URBEX AND LAND DEVELOPMENT CORP (JV)
Project: ZUCCOLI PHASE 3.10
Title: ACCESS AND BUILDING ENVELOPE PLAN SHEET 4 OF 4

Datum: AHD PSM . RL . (MGA) COORD
FOR CONSTRUCTION
Project No. B00205-ABEP004 Drawing No. Rev 2

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