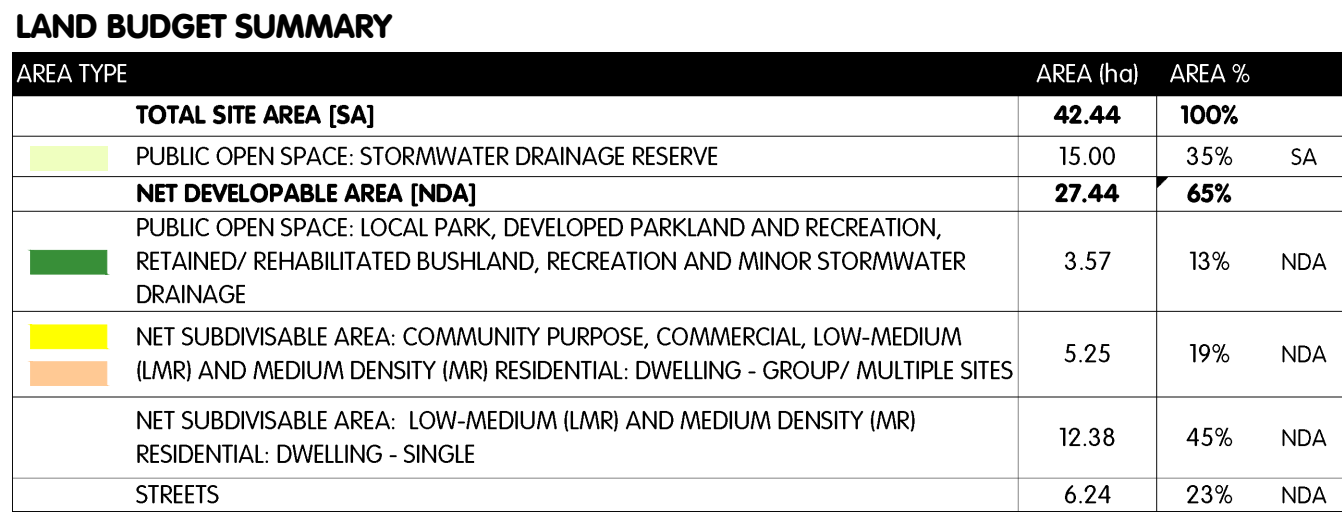
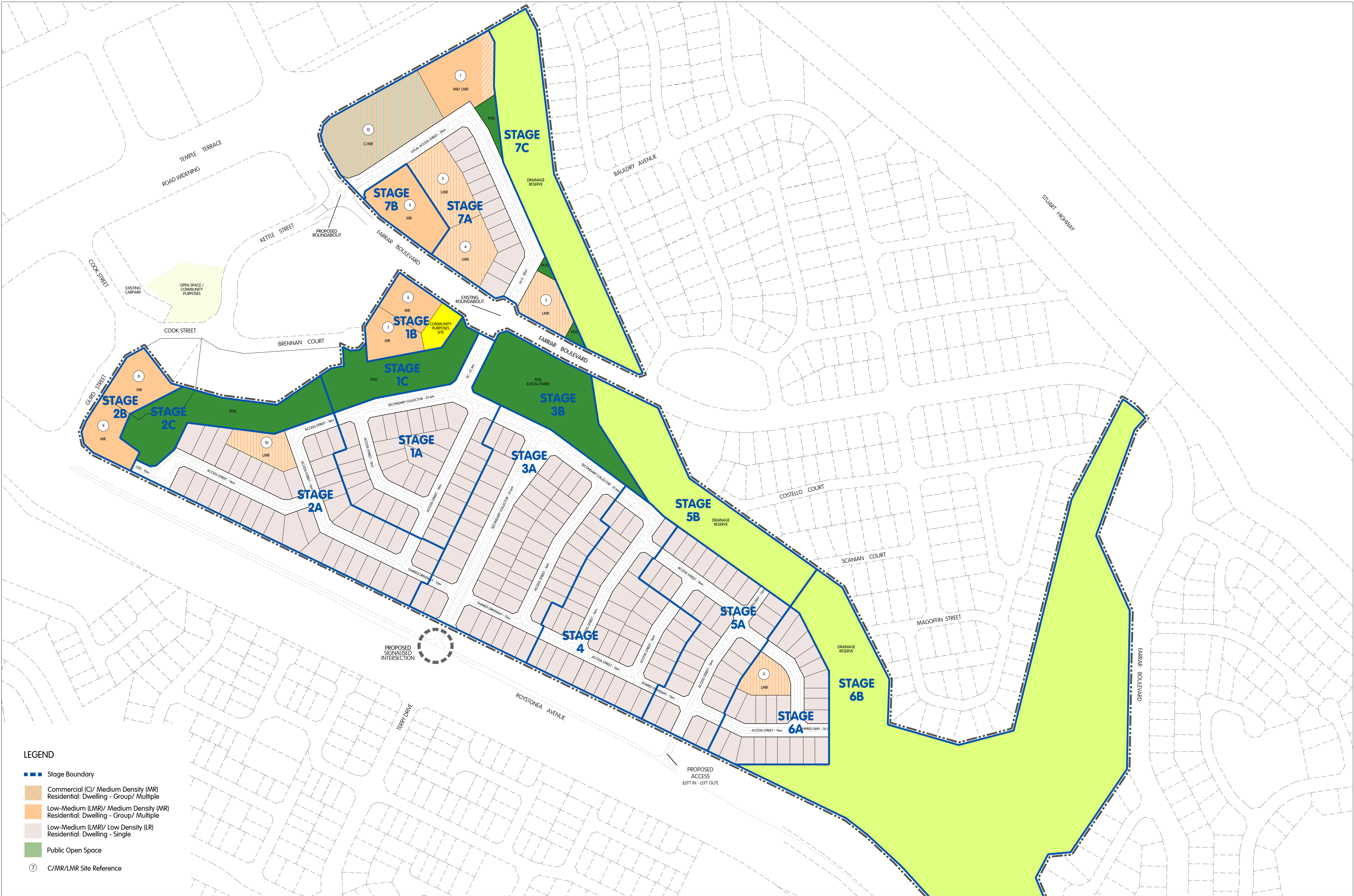


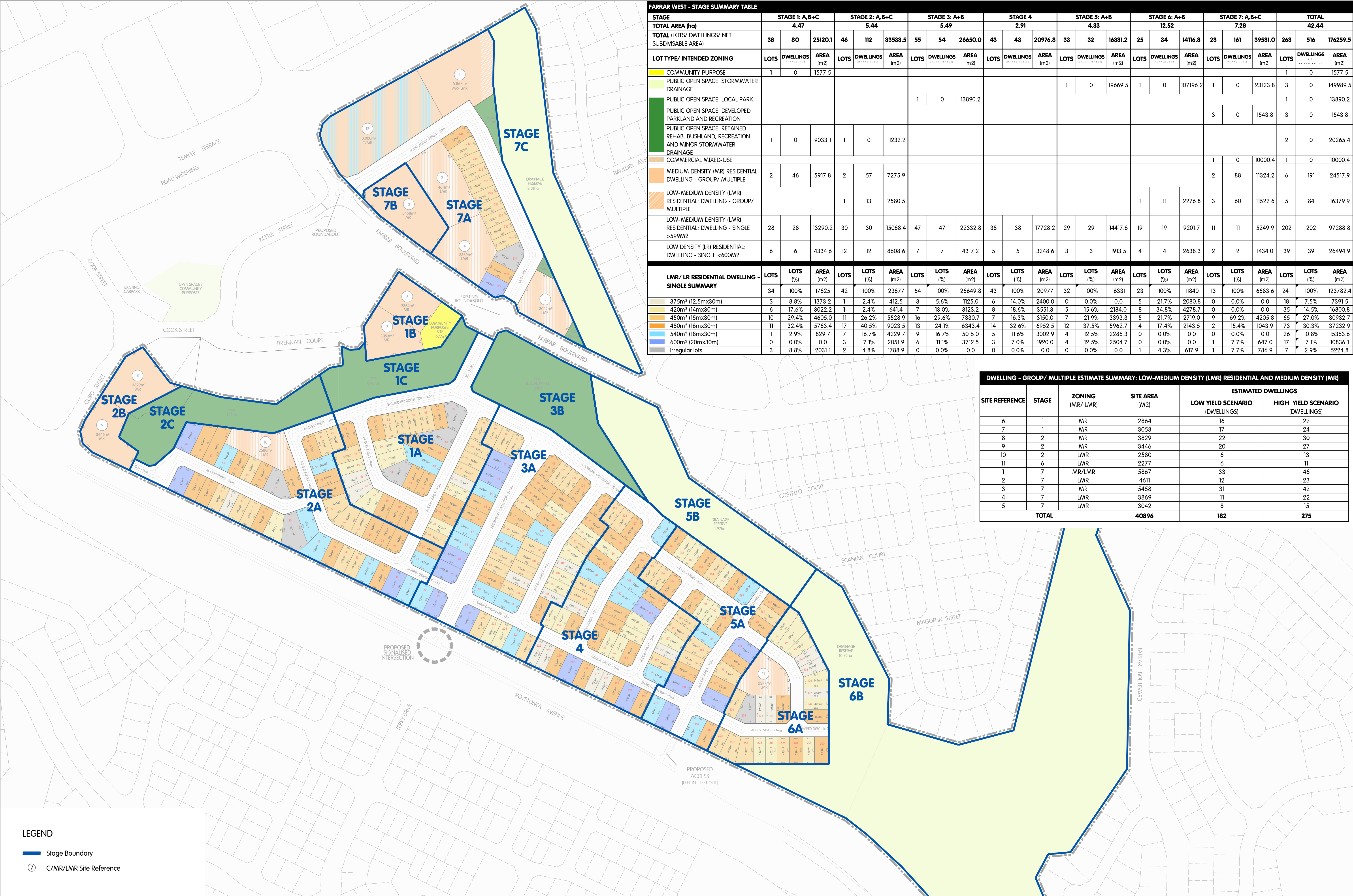


LOT TYPE		LOTS	LOTS %
	375m² (12.5mx30m)	18	7.5%
	420m² (14mx30m)	35	14.5%
	450m² (15mx30m)	65	27.0%
	480m² (16mx30m)	73	30.3%
	540m² (18mx30m)	26	10.8%
	600m² (20mx30m)	17	7.1%
	Irregular lots	7	2.9%
TOTAL		241	100%

- | | |
|---|---|
|  | Commercial (C)/ Medium Density (MR) Residential |
|  | Medium Density Residential (MR): Dwelling - Group/ Multiple Sites |
|  | Low-Medium Density Residential (LMR) Dwelling - Group/ Multiple Sites |
| 240 | Proposed Lot Number |



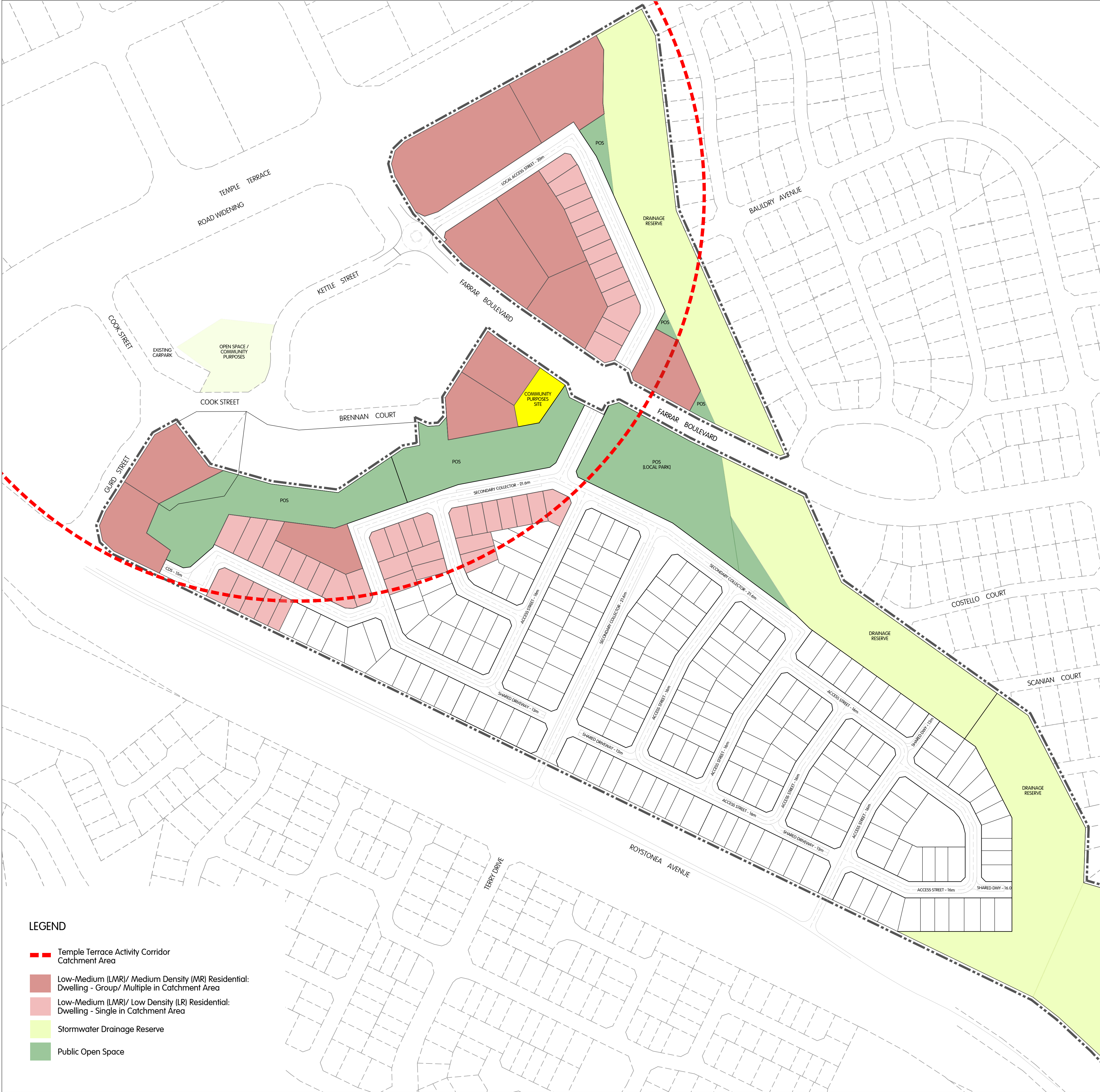
- LEGEND**
- Stage Boundary
 - Commercial (C)/ Medium Density (MR)
Residential: Dwelling - Group/ Multiple
 - Low-Medium (LMR)/ Medium Density (MR)
Residential: Dwelling - Group/ Multiple
 - Low-Medium (LMR)/ Low Density (LR)
Residential: Dwelling - Single
 - Public Open Space
 - ⑦ C/MR/LMR Site Reference



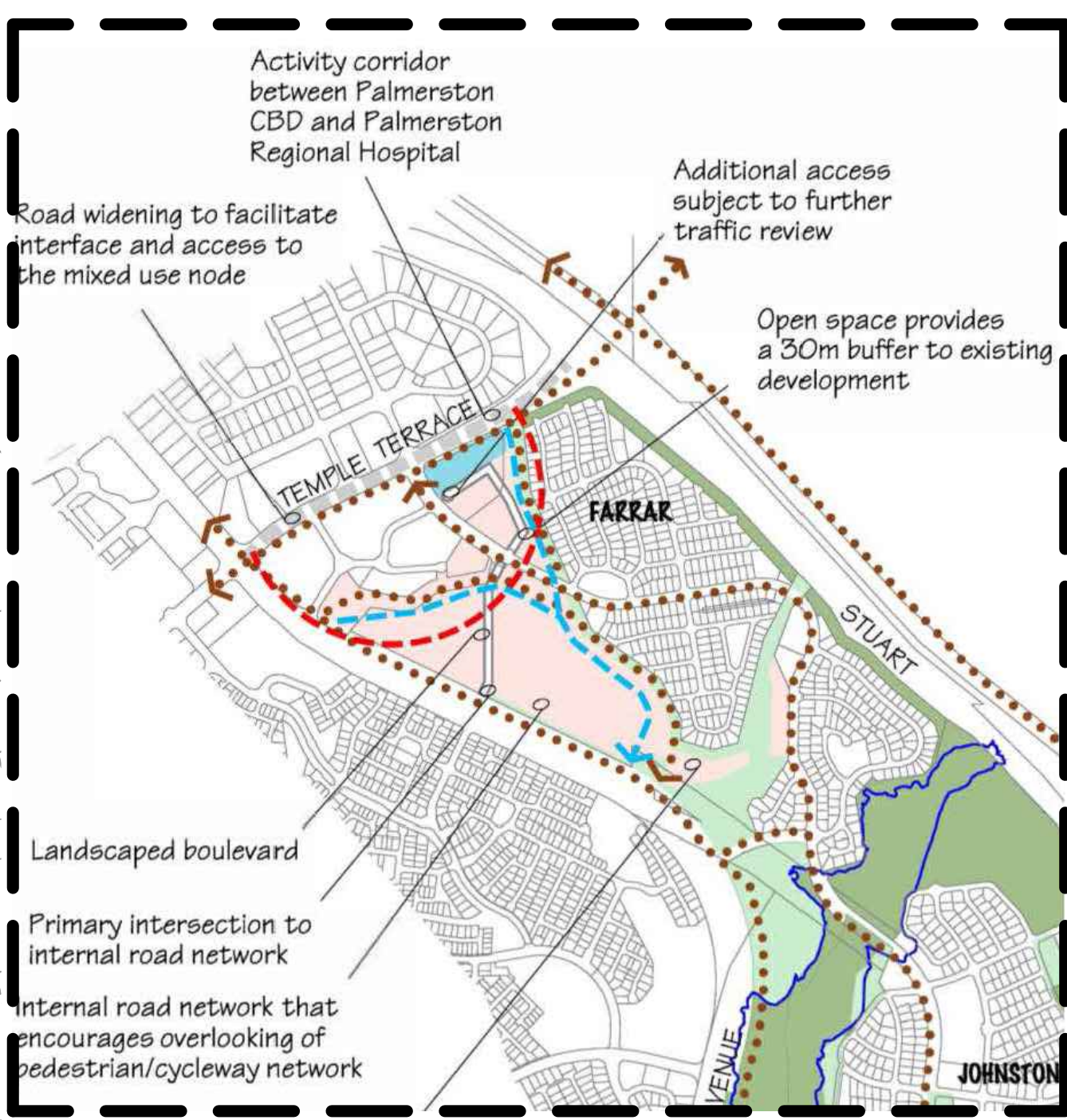
FARRAR WEST - STAGE SUMMARY TABLE																																																
STAGE	STAGE 1: A, B+C						STAGE 2: A, B+C						STAGE 3: A+B						STAGE 4						STAGE 5: A+B						STAGE 6: A+B						STAGE 7: A, B+C						TOTAL					
TOTAL AREA (ha)	4.47						5.44						5.49						2.91						4.33						12.52						7.28						42.44					
TOTAL (LOTS/ DWELLINGS/ NET SUBDIVISIBLE AREA)	38	80	25120.1	46	112	33533.5	55	54	26650.0	43	43	20976.8	33	32	16331.2	25	34	14116.8	23	161	39531.0	263	516	176259.5																								
LOT TYPE/ INTENDED ZONING	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)	LOTS	DWELLINGS	AREA (m2)																								
COMMUNITY PURPOSE	1	0	1577.5																			1	0	1577.5																								
PUBLIC OPEN SPACE: STORMWATER DRAINAGE													1	0	19669.5	1	0	107196.2	1	0	23123.8	3	0	149989.5																								
PUBLIC OPEN SPACE: LOCAL PARK							1	0	13890.2													1	0	13890.2																								
PUBLIC OPEN SPACE: DEVELOPED PARKLAND AND RECREATION																			3	0	1543.8	3	0	1543.8																								
PUBLIC OPEN SPACE: RETAINED REHAB. BUSHLAND, RECREATION AND MINOR STORMWATER DRAINAGE	1	0	9033.1	1	0	11232.2																2	0	20265.4																								
COMMERCIAL MIXED-USE																			1	0	10000.4	1	0	10000.4																								
MEDIUM DENSITY (MR) RESIDENTIAL: DWELLING - GROUP/ MULTIPLE	2	46	5917.8	2	57	7275.9													2	88	11324.2	6	191	24517.9																								
LOW-MEDIUM DENSITY (LMR) RESIDENTIAL: DWELLING - GROUP/ MULTIPLE				1	13	2580.5										1	11	2276.8	3	60	11522.6	5	84	16379.9																								
LOW-MEDIUM DENSITY (LMR) RESIDENTIAL: DWELLING - SINGLE >599M2	28	28	13290.2	30	30	15068.4	47	47	22332.8	38	38	17728.2	29	29	14417.6	19	19	9201.7	11	11	5249.9	202	202	97288.8																								
LOW DENSITY (LR) RESIDENTIAL: DWELLING - SINGLE <600M2	6	6	4334.6	12	12	8608.6	7	7	4317.2	5	5	3248.6	3	3	1913.5	4	4	2638.3	2	2	1434.0	39	39	26494.9																								
LMR/ LR RESIDENTIAL DWELLING - SINGLE SUMMARY	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)	LOTS	LOTS (%)	AREA (m2)																								
	34	100%	17625	42	100%	23677	54	100%	26649.8	43	100%	20977	32	100%	16331	23	100%	11840	13	100%	6683.6	241	100%	123782.4																								
	375m² (12.5mx30m)	3	8.8%	1373.2	1	2.4%	412.5	3	5.6%	1125.0	6	14.0%	2400.0	0	0.0%	0.0	5	21.7%	2080.8	0	0.0%	0.0	18	7.5%	7391.5																							
	420m² (14mx30m)	6	17.6%	3022.2	1	2.4%	641.4	7	13.0%	3123.2	8	18.6%	3551.3	5	15.6%	2184.0	8	34.8%	4278.7	0	0.0%	0.0	35	14.5%	16800.8																							
	450m² (15mx30m)	10	29.4%	4605.0	11	26.2%	5528.9	16	29.6%	7330.7	7	16.3%	3150.0	7	21.9%	3393.3	5	21.7%	2719.0	9	69.2%	4205.8	65	27.0%	30932.7																							
	480m² (16mx30m)	11	32.4%	5763.4	17	40.5%	9023.5	13	24.1%	6343.4	14	32.6%	6952.5	12	37.5%	5962.7	4	17.4%	2143.5	2	15.4%	1043.9	73	30.3%	37232.9																							
	540m² (18mx30m)	1	2.9%	829.7	7	16.7%	4229.7	9	16.7%	5015.0	5	11.6%	3002.9	4	12.5%	2286.3	0	0.0%	0.0	0	0.0%	0.0	26	10.8%	15363.6																							
	600m² (20mx30m)	0	0.0%	0.0	3	7.1%	2051.9	6	11.1%	3712.5	3	7.0%	1920.0	4	12.5%	2504.7	0	0.0%	0.0	1	7.7%	647.0	17	7.1%	10836.1																							
Irregular lots	3	8.8%	2031.1	2	4.8%	1788.9	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	1	4.3%	617.9	1	7.7%	786.9	7	2.9%	5224.8																								

DWELLING - GROUP/ MULTIPLE ESTIMATE SUMMARY: LOW-MEDIUM DENSITY (LMR) RESIDENTIAL AND MEDIUM DENSITY (MR)					
SITE REFERENCE	STAGE	ZONING (MR/ LMR)	SITE AREA (M2)	ESTIMATED DWELLINGS	
				LOW YIELD SCENARIO (DWELLINGS)	HIGH YIELD SCENARIO (DWELLINGS)
6	1	MR	2864	16	22
7	1	MR	3053	17	24
8	2	MR	3829	22	30
9	2	MR	3446	20	27
10	2	LMR	2580	6	13
11	6	LMR	2277	6	11
1	7	MR/LMR	5867	33	46
2	7	LMR	4611	12	23
3	7	MR	5458	31	42
4	7	LMR	3869	11	22
5	7	LMR	3042	8	15
TOTAL			40896	182	275

- LEGEND
- Stage Boundary
 - ⑦ C/MR/LMR Site Reference



PALMERSTON EASTERN SUBURBS AREA PLAN DECEMBER 2015



Legend

- Residential
- Commercial/Mixed Use
- Temple Terrace Mixed Use Node
- Community
- 20 to 40 dwellings per hectare
- Drainage Line
- Main local roads
- Pedestrian / Cycleway network

TEMPLE TERRACE ACTIVITY CORRIDOR CATCHMENT AREA: DWELLING DENSITY (DW/ NDA HA) SUMMARY

	LOW YIELD SCENARIO (DWELLINGS)	HIGH YIELD SCENARIO (DWELLINGS)
Low-Medium (LMR)/ Medium Density (MR) Residential: Dwelling - Group/ Multiple	175	264
Low-Medium (LMR)/ Low Density (LR) Residential: Dwelling - Single	44	
TOTAL DWELLINGS	219	308
NDA (ha)	11.45	
DENSITY (RANGE)	19.1	26.9

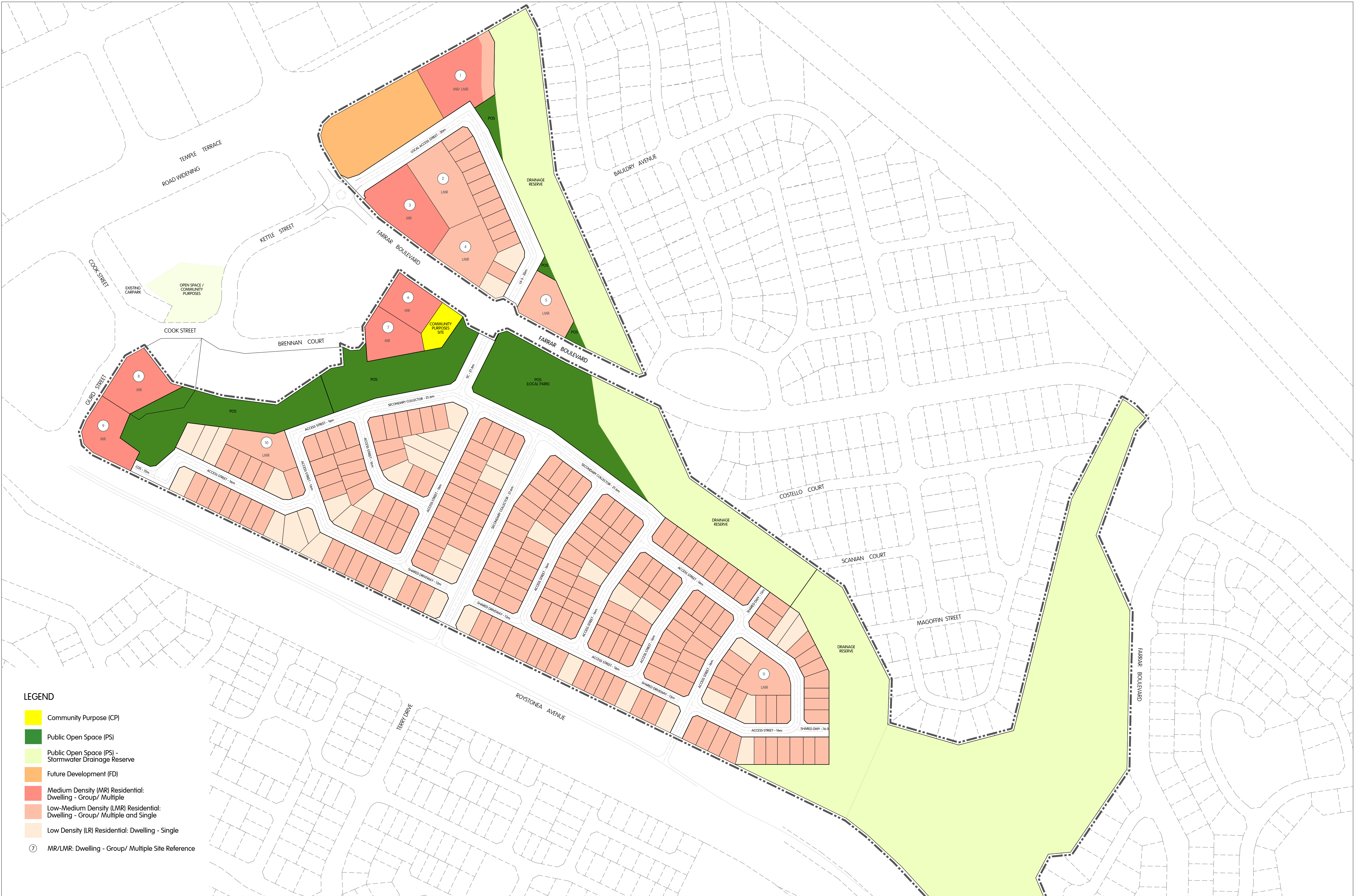
NOTE: Net Developable Area (NDA) is inclusive of Public Open Space, Commercial and Residential Uses, and streets (inc. shared driveways), excludes Stormwater Drainage Reserves.

LEGEND

- Temple Terrace Activity Corridor Catchment Area
- Low-Medium (LMR)/ Medium Density (MR) Residential: Dwelling - Group/ Multiple in Catchment Area
- Low-Medium (LMR)/ Low Density (LR) Residential: Dwelling - Single in Catchment Area
- Stormwater Drainage Reserve
- Public Open Space

ACTIVITY CORRIDOR DENSITY PLAN

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

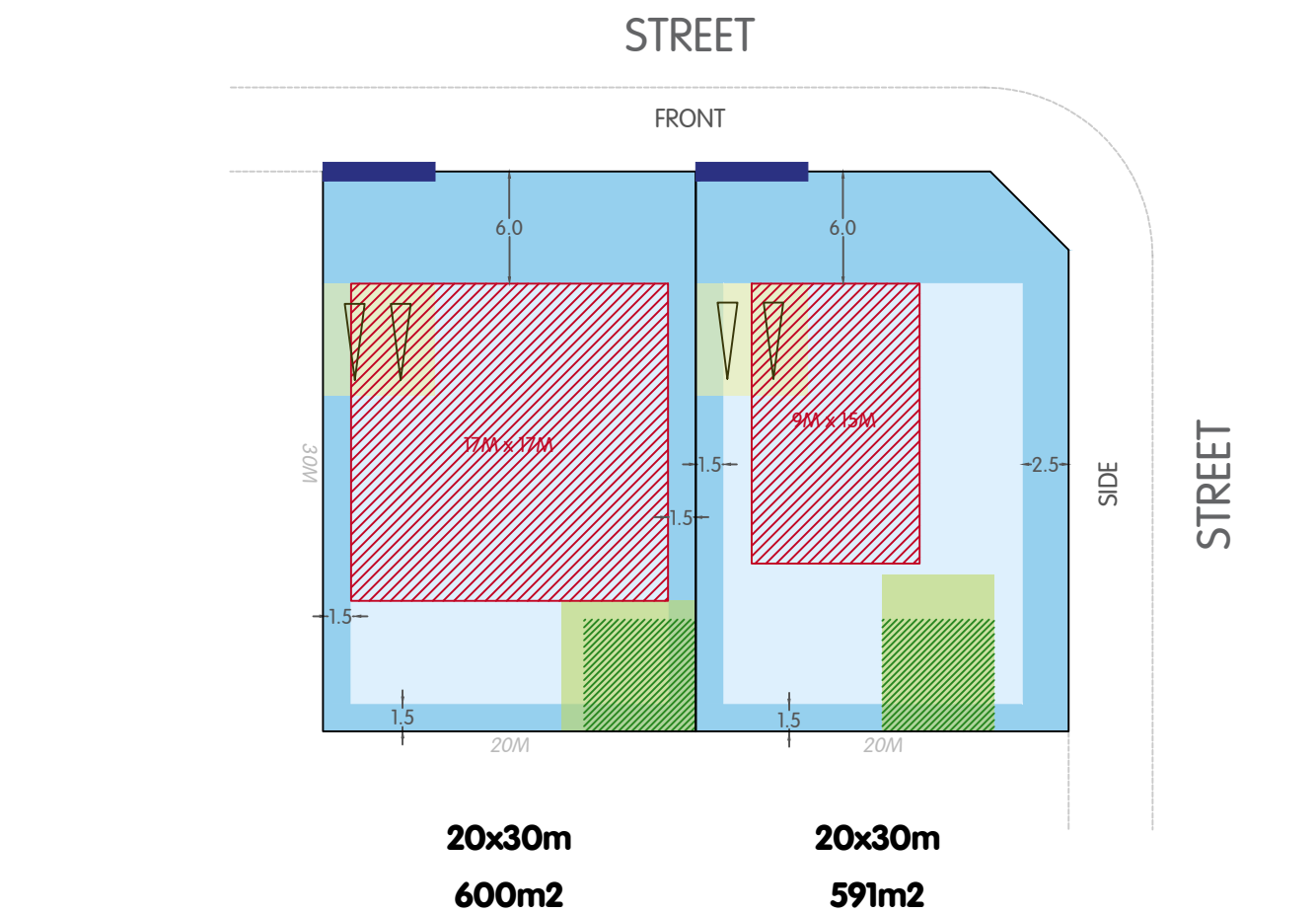


- LEGEND**
- Community Purpose (CP)
 - Public Open Space (PS)
 - Public Open Space (PS) - Stormwater Drainage Reserve
 - Future Development (FD)
 - Medium Density (MR) Residential: Dwelling - Group/ Multiple
 - Low-Medium Density (LMR) Residential: Dwelling - Group/ Multiple and Single
 - Low Density (LR) Residential: Dwelling - Single
 - MR/LMR: Dwelling - Group/ Multiple Site Reference



- LEGEND**
- Possible Build to Boundary
 - Low-Medium (LMRI/ Low Density (LR) Residential: Dwelling - Single
 - Public Open Space
 - Proposed Lot Number

FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Minimum Building Envelope Area (minimum dimension as noted on plan)

SIZE A3_1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lots to which the controls of Figure 01 apply: 20m width
- * Corner lots greater than 600m² in area: Minimum Building Envelope of 18m x 17m to be accommodated.



SIZE A3_1:5000



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN

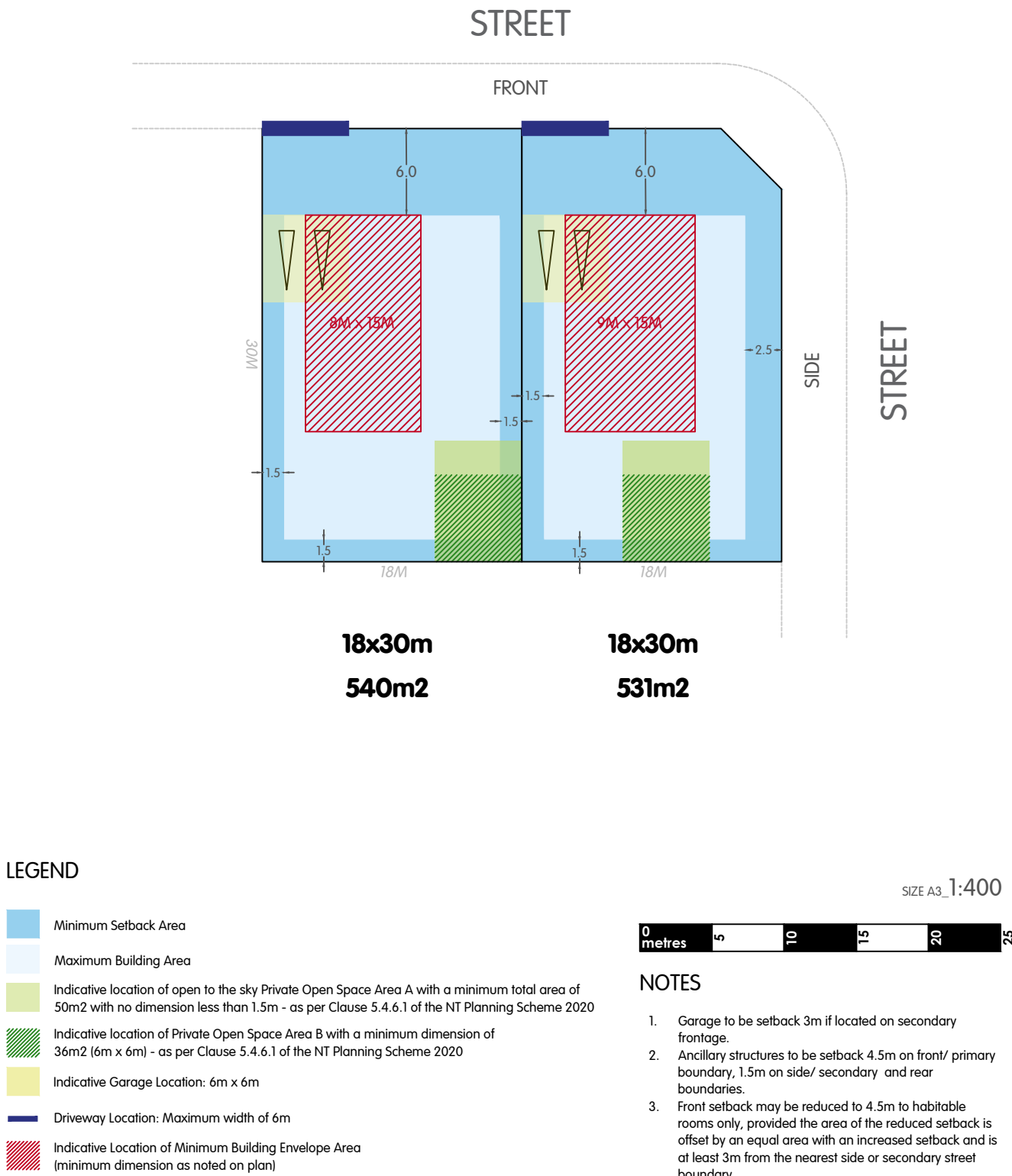
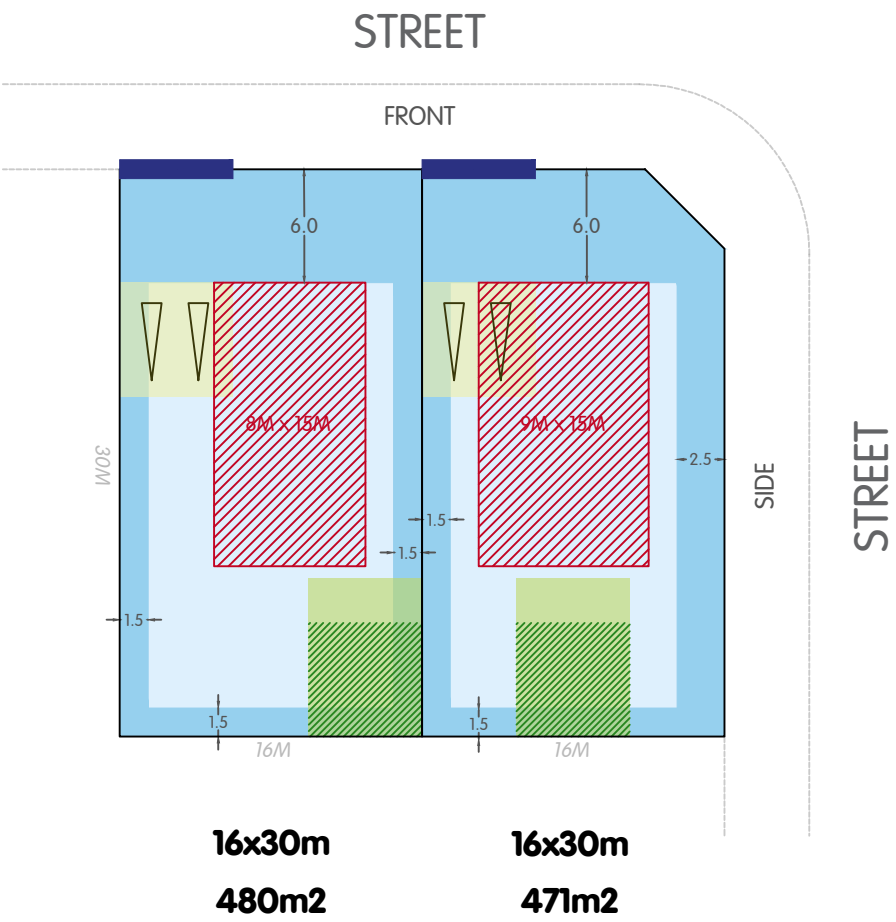


FIGURE 02: APPLICABLE LOT PLAN



FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Minimum Building Envelope Area (minimum dimension as noted on plan)

SIZE A3 1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.

GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lots to which the controls of Figure 01 apply: 16m width
- Lots greater than 600m² in area: Controls of Figure 01 apply, with an Equivalent Minimum Building Envelope Area (289m² or 306m² on corner lots).

SIZE A3 1:5000



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL PLANS, AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

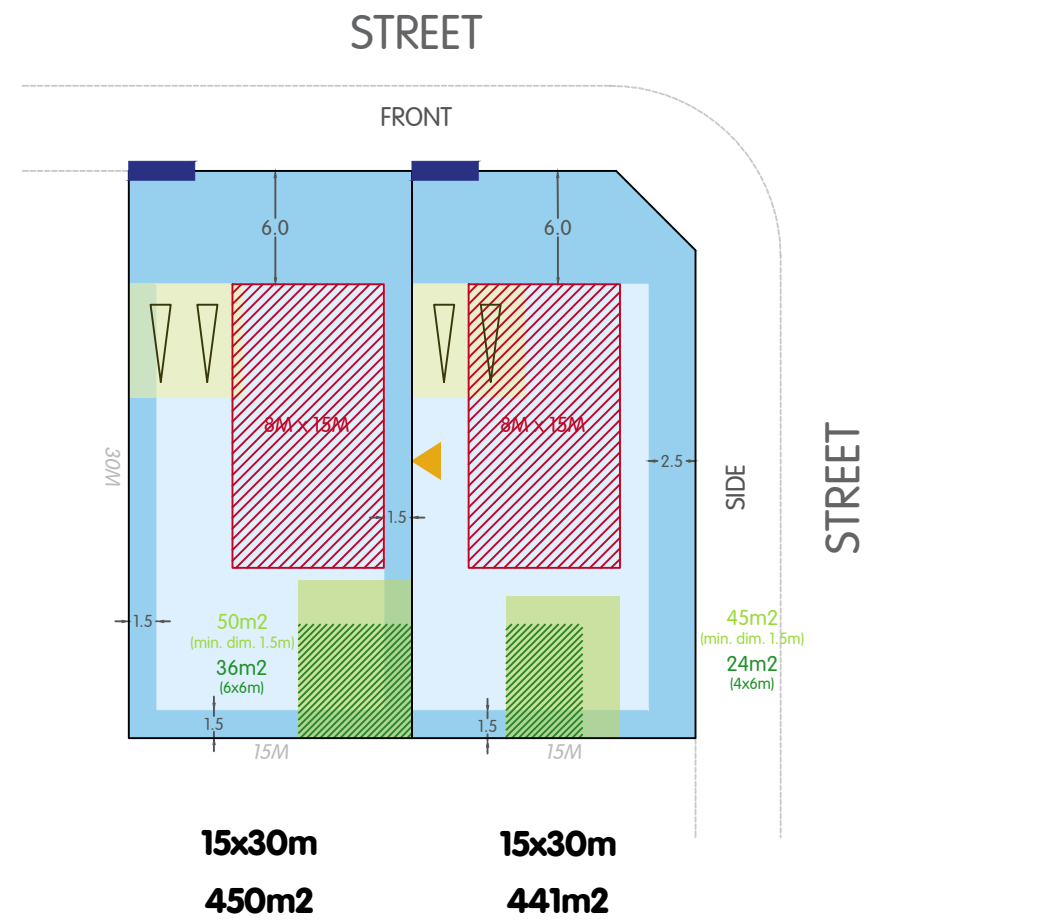
DEMONSTRATION PLAN - TYPICAL 16M

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

HATCH JOB REF H/366027 DRAW NO. 0011.3 REV. B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area and dimension as noted on plan - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension as noted on plan - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 3.5m
- Indicative Location of Minimum Building Envelope Area (minimum dimension as noted on plan)
- Possible Build to Boundary

NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.
- Possible Build to Boundary alignment is to be in accordance with the approved Nominated Setbacks Plan.

GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lots to which the controls of Figure 01 apply: 15m width
- Lots greater than 600m² in area: Controls of Figure 01 apply, with an Equivalent Minimum Building Envelope Area (289m² or 306m² on corner lots).

FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN

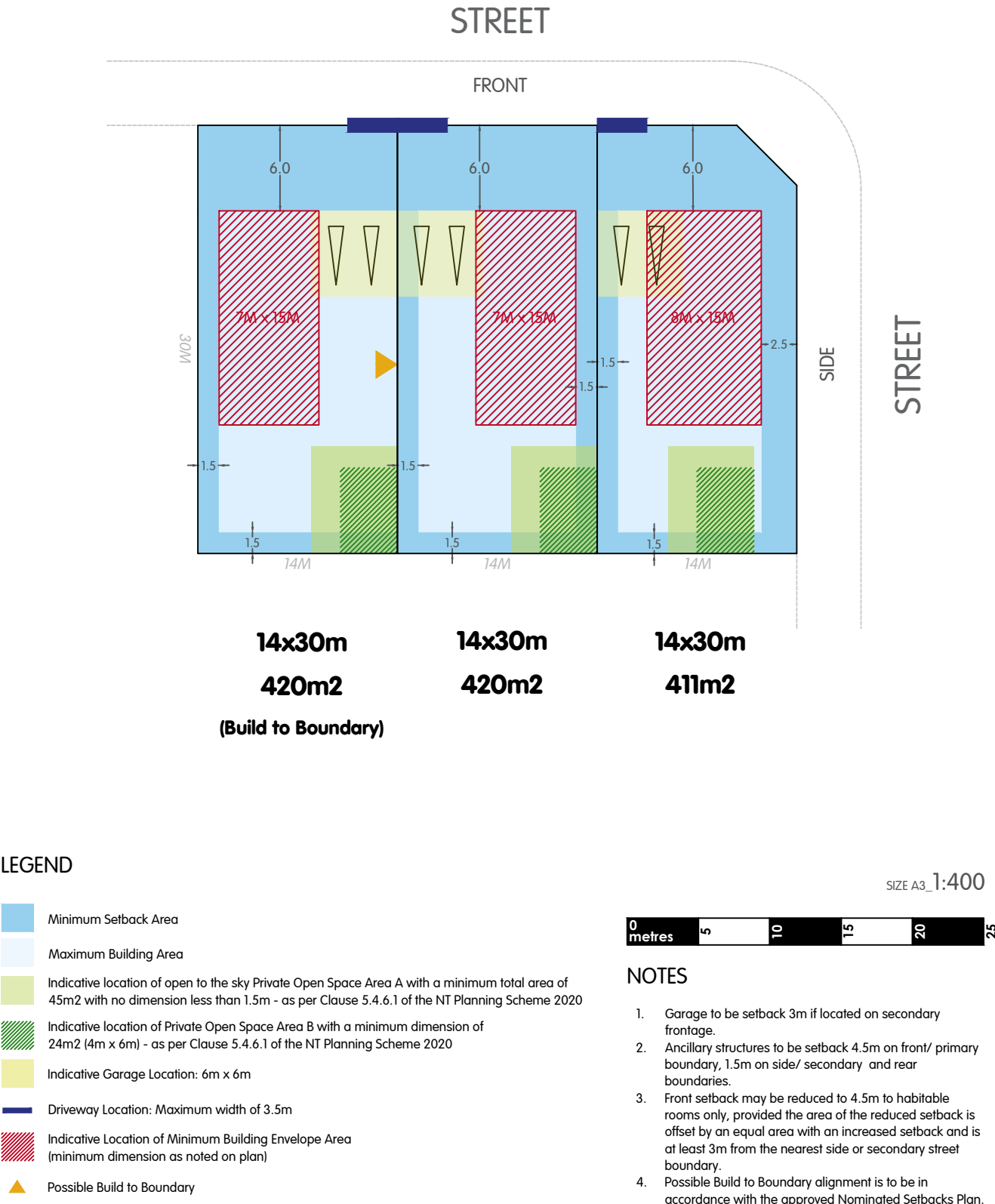


FIGURE 02: APPLICABLE LOT PLAN



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL PLANS, AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

DEMONSTRATION PLAN - TYPICAL 14M

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

HATCH JOB REF H/366027 DRAW NO. 0011.5 REV. C

C	AMEND LEGEND PER RM	260924	JJ	EP
B	BTB NOTE	260923	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: TYPICAL LOT AND CORNER LOT PLAN

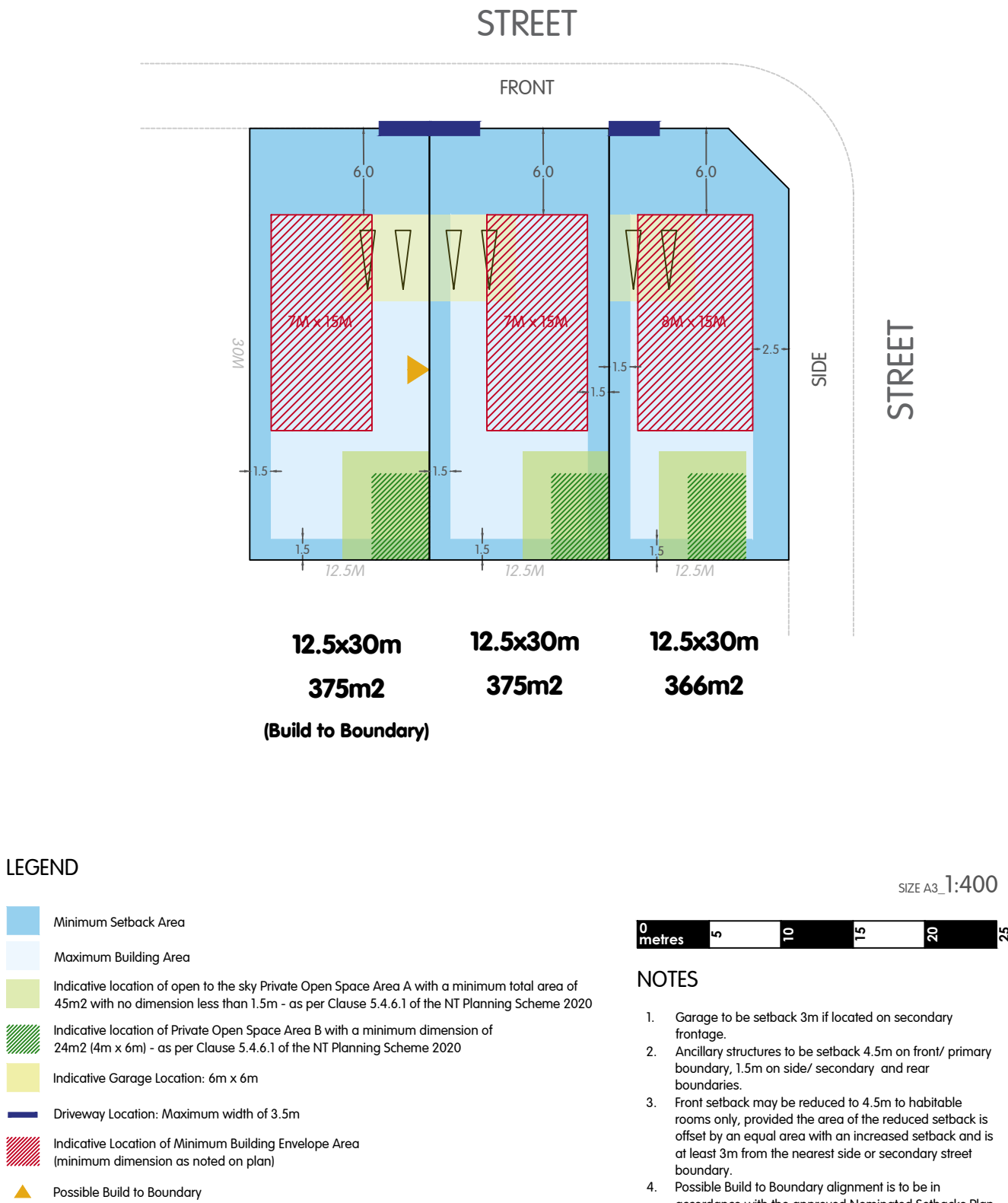
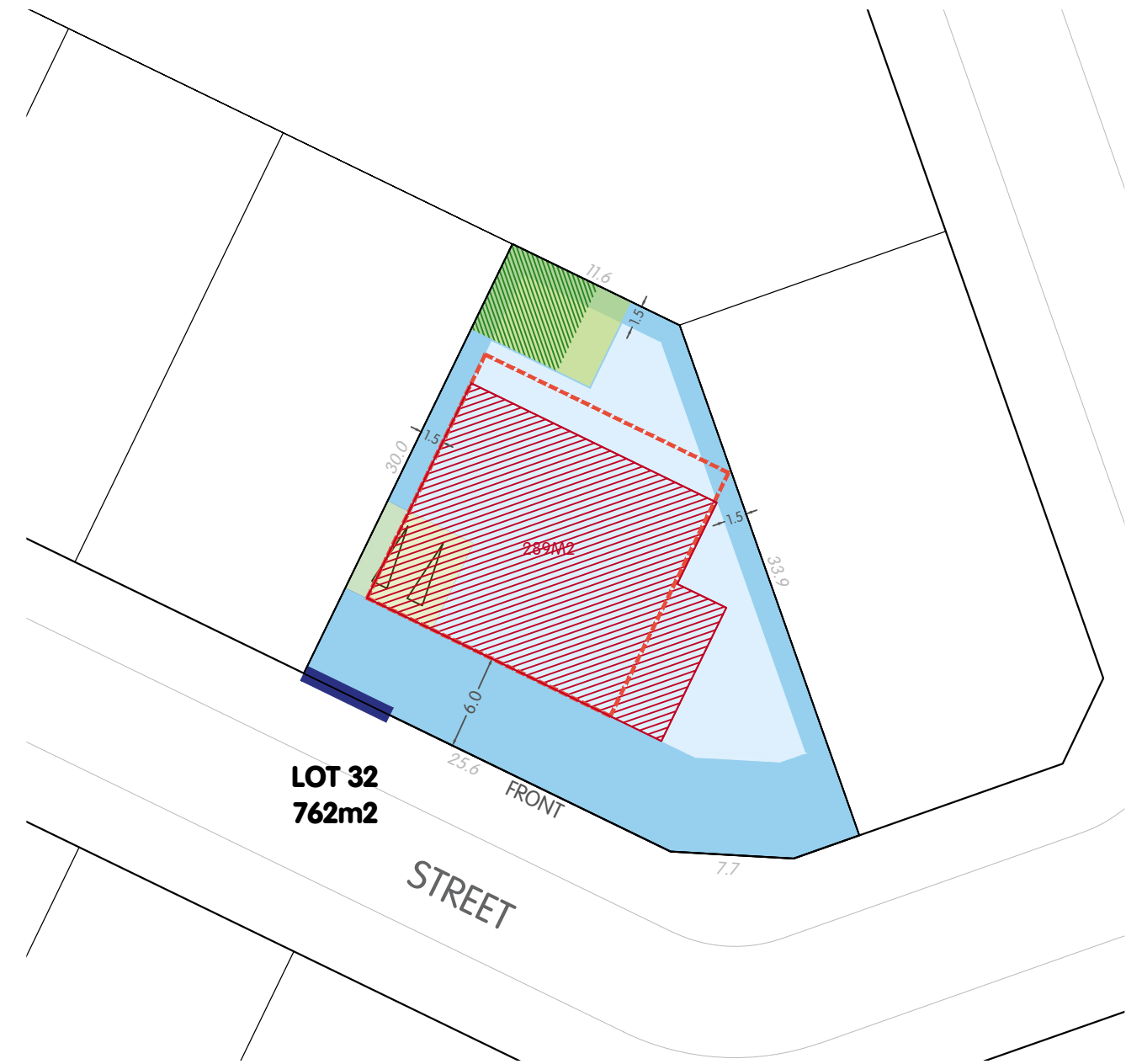


FIGURE 02: APPLICABLE LOT PLAN



FIGURE 01: LOT 32 PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Equivalent Minimum Building Envelope Area (289m²)
- Indicative Minimum Building Envelope Area (17x17m)

SIZE A3_1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lot to which the controls of Figure 01 apply



SIZE A3_1:5000



DEMONSTRATION PLAN - Lot 32

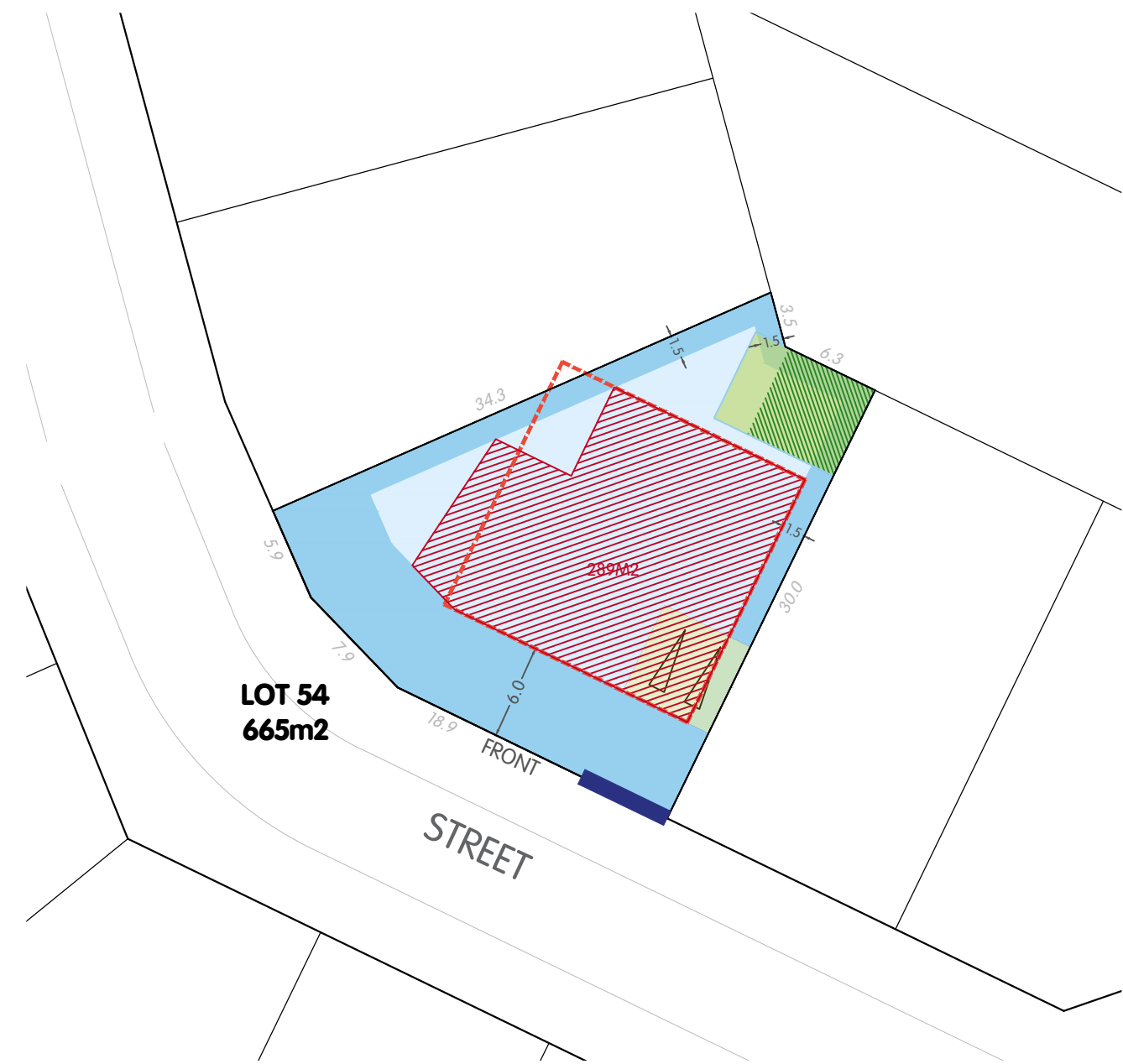
Lots 12356 and 12357 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832



JOB REF
CPG DAR
H/CODE
H/366027
DRAW NO.
0011.7
REV.
B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: LOT 54 PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Equivalent Minimum Building Envelope Area (289m²)
- Indicative Minimum Building Envelope Area (17x17m)

SIZE A3_1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lot to which the controls of Figure 01 apply

SIZE A3_1:5000



DEMONSTRATION PLAN - Lot 54

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832



JOB REF
CPG DAR
H/CODE
H/366027
DRAW NO.
0011.8
REV.
B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: LOT 63 AND LOT 64 PLAN



LEGEND

- | | |
|--|--|
|  | Minimum Setback Area |
|  | Maximum Building Area |
|  | Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m ² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020 |
|  | Indicative location of Private Open Space Area B with a minimum dimension of 36m ² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020 |
|  | Indicative Garage Location: 6m x 6m |
|  | Driveway Location: Maximum width of 6m |
|  | Indicative Location of Equivalent Minimum Building Envelope Area (289m ²) |
|  | Indicative Minimum Building Envelope Area (17x17m) |

SIZE A3_1:400



NOTES

1. Garage to be setback 6m if located on primary frontage and 3m if located on secondary frontage.
2. Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
3. Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lots to which the controls of Figure 01 apply

SIZE A3_1:5000



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

DEMONSTRATION PLAN - Lot 63 + 64

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

HATCH	JOB REF CPG DAR	H/CODE H/366027	DRAW NO. 0011.9	REV. B
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DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL PLANS, AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

FIGURE 01: LOT 175 PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m2 with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m2 (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Equivalent Minimum Building Envelope Area (289m2)
- Indicative Minimum Building Envelope Area (17x17m)

SIZE A3_1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lot to which the controls of Figure 01 apply

SIZE A3_1:5000



DEMONSTRATION PLAN - Lot 175

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

HATCH

JOB REF
CPG DAR

H/CODE
H/366027

DRAW NO.
0011.10

REV.
B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: LOT 10 AND LOT 12 PLAN



LEGEND

-  Minimum Setback Area
-  Maximum Building Area
-  Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m² with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
-  Indicative location of Private Open Space Area B with a minimum dimension of 36m² (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
-  Indicative Garage Location: 6m x 6m
-  Driveway Location: Maximum width of 6m
-  Indicative Location of Equivalent Minimum Building Envelope Area (289m²)
-  Indicative Minimum Building Envelope Area (17x17m)

NOTES

1. Garage to be setback 3m if located on secondary frontage.
2. Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
3. Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.

GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL PLANS, AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lots to which the controls of Figure 01 apply

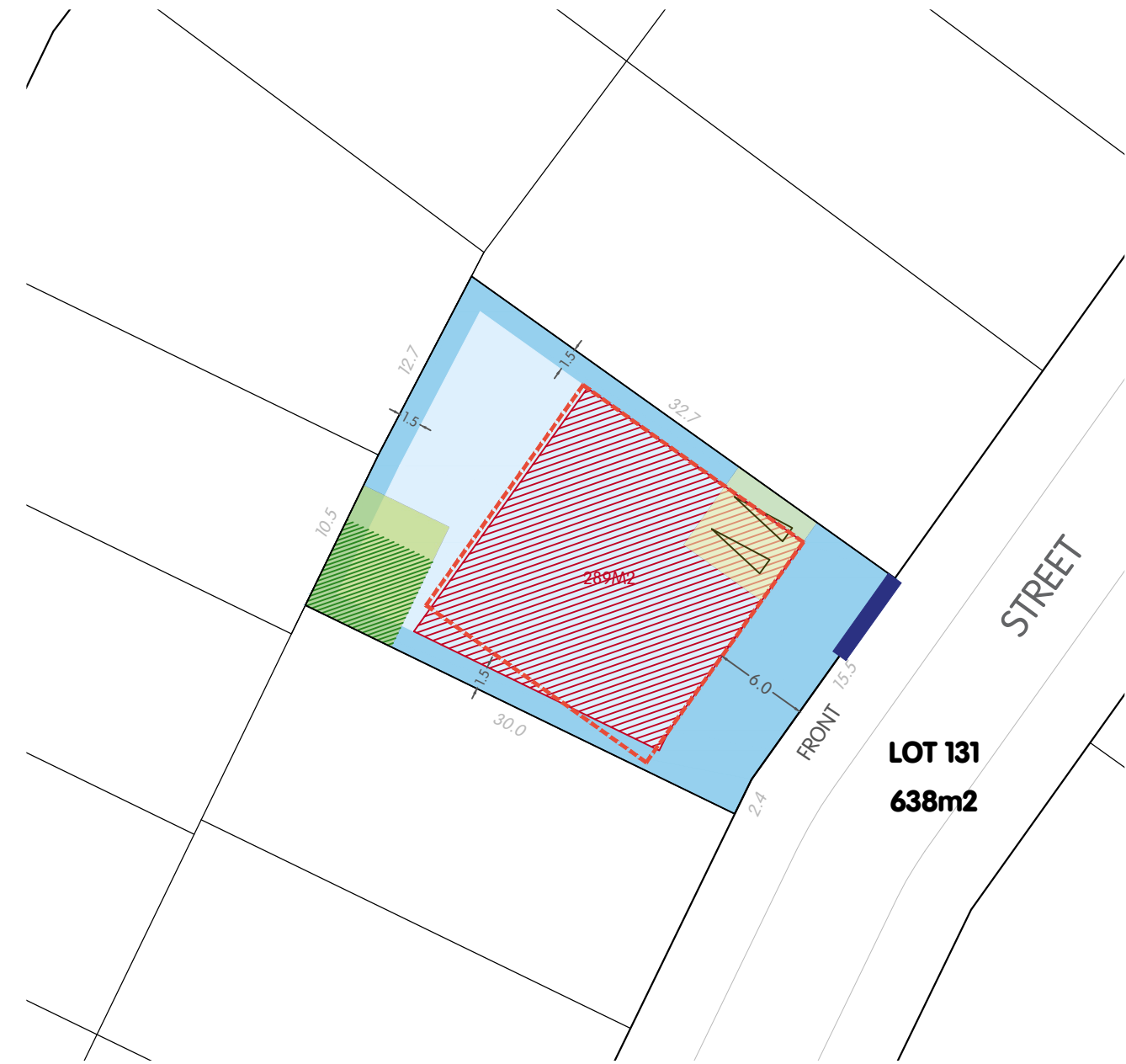
DEMONSTRATION PLAN - Lot 10 + 12

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832

HATCH	JOB REF	H/CODE	DRAW NO.	REV.
	CPG DAR	H/366027	0011.11	B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

FIGURE 01: LOT 131 PLAN



LEGEND

- Minimum Setback Area
- Maximum Building Area
- Indicative location of open to the sky Private Open Space Area A with a minimum total area of 50m2 with no dimension less than 1.5m - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative location of Private Open Space Area B with a minimum dimension of 36m2 (6m x 6m) - as per Clause 5.4.6.1 of the NT Planning Scheme 2020
- Indicative Garage Location: 6m x 6m
- Driveway Location: Maximum width of 6m
- Indicative Location of Equivalent Minimum Building Envelope Area (289m2)
- Indicative Minimum Building Envelope Area (17x17m)

SIZE A3_1:400



NOTES

- Garage to be setback 3m if located on secondary frontage.
- Ancillary structures to be setback 4.5m on front/ primary boundary, 1.5m on side/ secondary and rear boundaries.
- Front setback may be reduced to 4.5m to habitable rooms only, provided the area of the reduced setback is offset by an equal area with an increased setback and is at least 3m from the nearest side or secondary street boundary.



GENERAL NOTES:

Figure 01 should be read in conjunction with the Nominated Setbacks Plan submitted as part of this Development Application.

The subdivision concept plan (as shown in Figure 02) is subject to statutory assessment and approvals from the City of Palmerston and Department of Infrastructure, Planning and Logistics. Kerb details are indicative only, subject to detailed engineering design/ Functional Layout Plan approval.

FIGURE 02: APPLICABLE LOT PLAN



LEGEND

- Site Boundary
- Drainage Reserve + Public Open Space
- Lot to which the controls of Figure 01 apply



SIZE A3_1:5000



DEMONSTRATION PLAN - Lot 131

Lots 12356 and 13257 Town of Palmerston
231 Roystonea Avenue and 5 Farrar Boulevard, Farrar NT 0832



JOB REF
CPG DAR

H/CODE
H/366027

DRAW NO.
0011.12

REV.
B

B	AMEND LEGEND PER RM	260924	JJ	EP
A	ISSUE	260922	JJ	EP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D