DEVELOPMENT CONSENT AUTHORITY
PALMERSTON DIVISION

NORTHERN TERRITORY PLANNING SCHEME

AGENDA ITEM: 2 **MEETING DATE:** 16 October 2026 **FILE:** PA2026/0138

APPLICATION PURPOSE:	**RECONSIDERATION** – 19 x 3 bedroom dwellings-group in nine single-storey buildings
SUBJECT SITE:	Lot 13502 (6) Tuckeroo Boulevard, Zuccoli, Town of Palmerston (location plan and site photos at **Bookmark A**)
ZONE:	MR (Medium Density Residential)
SITE AREA:	6,180 m²
APPLICANT	One Planning Consult (Director - Mr Israel-Tshepo Kgosiemang)
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Landowners listed below
LANDOWNERS	½ share • Savcon D&C Pty Ltd (Director: George Savvas) ½ share jointly • Andrea Savvas as trustee for the Bunda Property Trust • George Savvas as trustee for the Bunda Property Trust
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	NONE

1. BACKGROUND

Development Application PA2026/0138 was publicly exhibited from 1 May 2026 to 15 May 2026 by way of signs erected on the land, an online notice and notification to relevant service authorities. One public submission was received during the exhibition period.

At its meeting on 14 August 2026, the Palmerston Division of the Development Consent Authority (the Authority) resolved, pursuant to section 46(4)(b) of the *Planning Act 1999*, to defer consideration of the application and require the applicant to provide further information.

The application was deferred to enable the applicant to demonstrate greater compliance with, and an appropriate response to, the following requirements of the Northern Territory Planning Scheme 2020 (NTPS2020):

- Clause 5.2.4.4 (Layout of Car Parking Areas);
- Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB);
- Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures);
- Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group); and
- Clause 5.4.8.1 (Building Design for Dwelling-Group, Rooming Accommodation and Residential Care Facility).

The ratified minutes of the Authority's meeting and the notice of deferral are provided at **Bookmark B**.

On 31 August 2026, the applicant submitted amended drawings and a written response addressing the matters raised in the deferral (**Bookmark C**). The amended proposal reduced the number of dwellings from 21 to 20 and the number of buildings from 12 to nine.

On 22 September 2026, Development Assessment Services (DAS) provided the applicant with a preliminary assessment of the amended proposal against the matters raised in the deferral (**Bookmark D**).

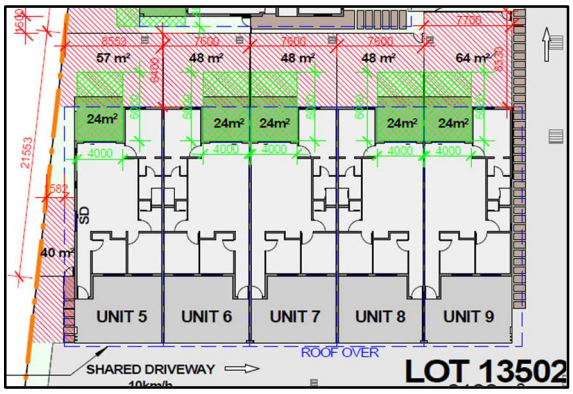
In response to the preliminary assessment, the applicant submitted further amended drawings and an updated written response on 1 October 2026, addressing the outstanding matters identified by DAS. The latest amended drawings and written response are provided at **Bookmark E**.

The previous DAS assessment report, prepared for the Authority's meeting on 14 August 2026, is provided at **Bookmark F**. That report includes the service-authority comments, public submission and drawings considered by the Authority at that meeting.

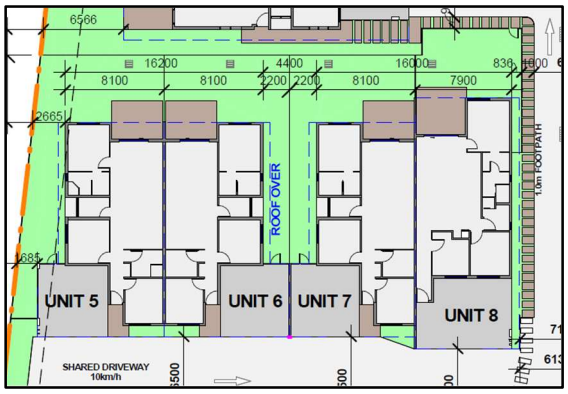
2. CURRENT SITUATION

The applicant did not provide a consolidated schedule identifying the amendments made to the proposal. However, DAS has identified the following principal changes to the amended drawings submitted on 31 August 2026 (a summary of the changes to the August drawings is provided at **Bookmark C2**):

- A further reduction in the number of dwellings from 20 to 19, resulting from the removal of former Unit 7.

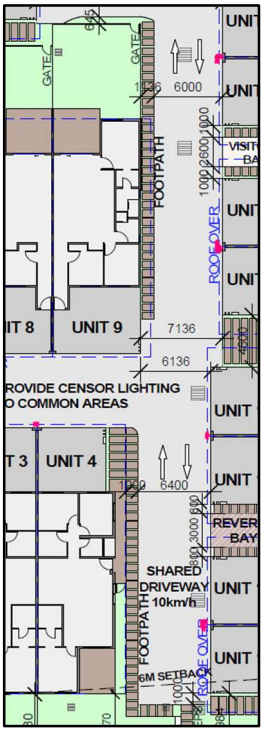


Amended drawings (August)

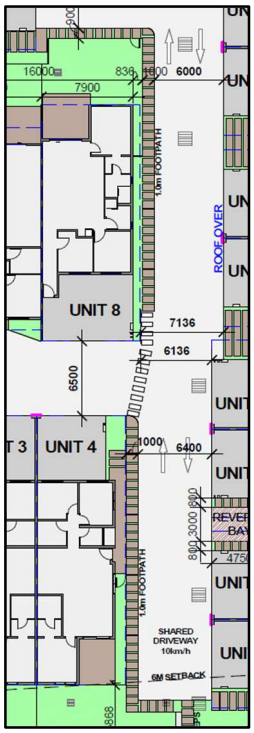


Amended drawings (October)

- Extension of pedestrian paths along the north-south internal driveway.

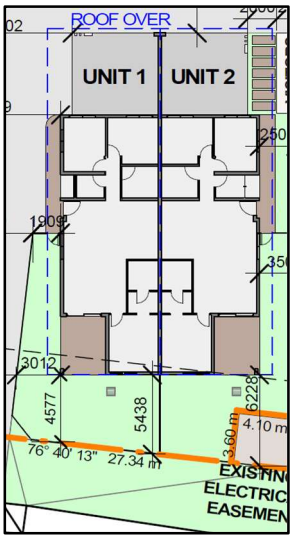


Amended drawings (August)

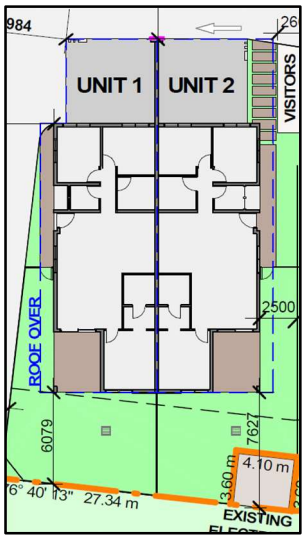


Amended drawings (October)

- Footprints of building containing units 1 & 2 shifted approximately 1.5m north.

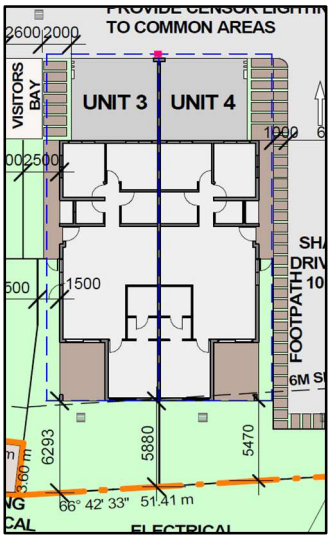


Amended drawings (August)

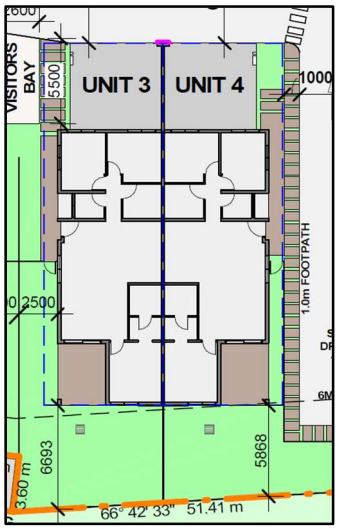


Amended drawings (October)

- Footprints of building containing units 3 & 4 shifted approximately 0.4m north.

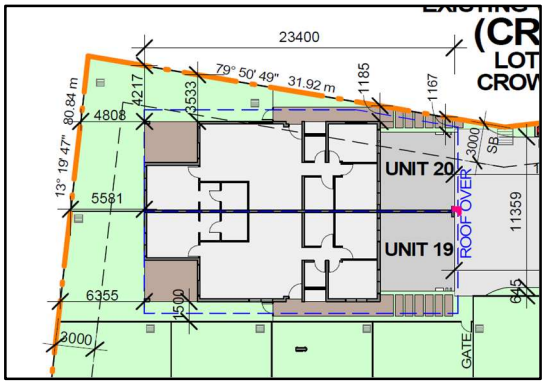


Amended drawings (August)

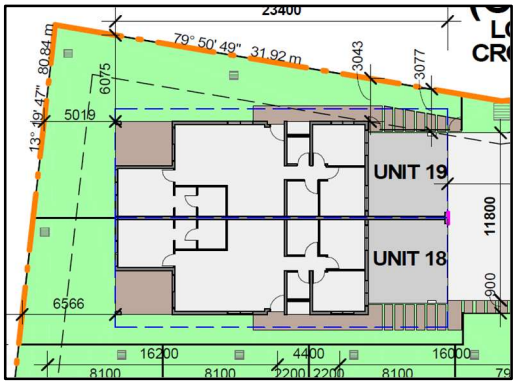


Amended plans (October)

- Footprints of building containing units 18 & 19 (formally 19 & 20) shifted approximately 1.8m south.

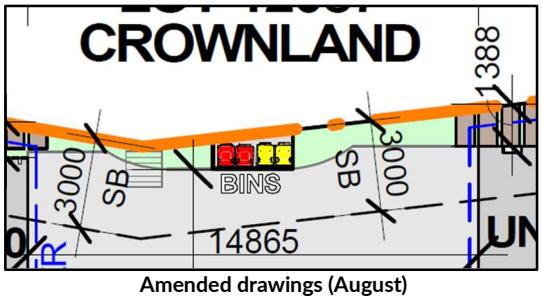


Amended drawings (August)

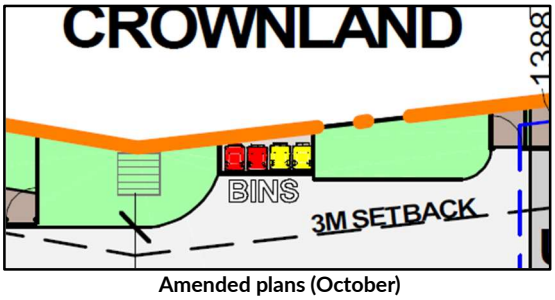


Amended plans (October)

- Increase in landscaping depth along rear boundary

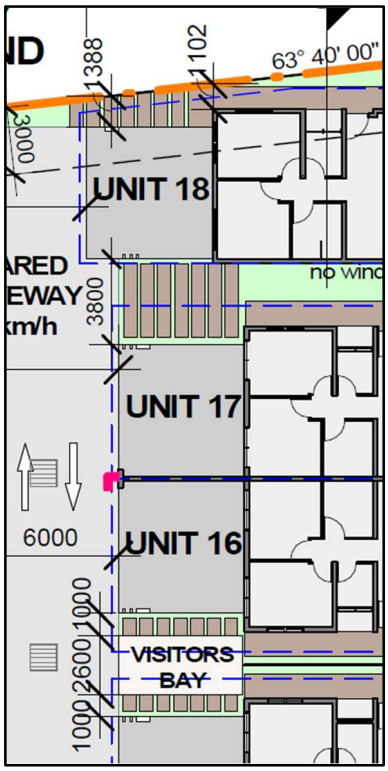


Amended drawings (August)

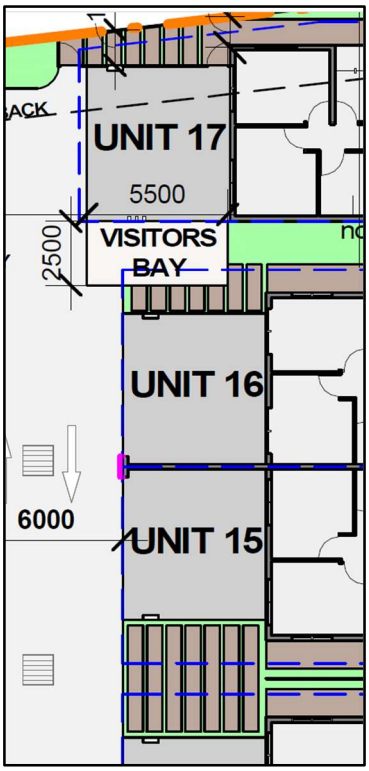


Amended plans (October)

- Relocation of one visitor car parking bay.

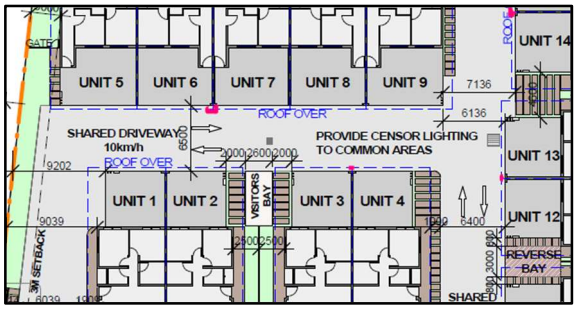


Amended drawings (August)

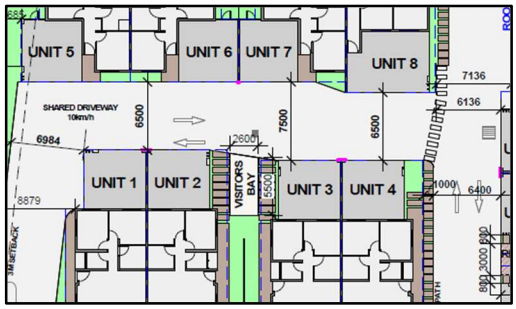


Amended plans (October)

- Changes to driveway layout

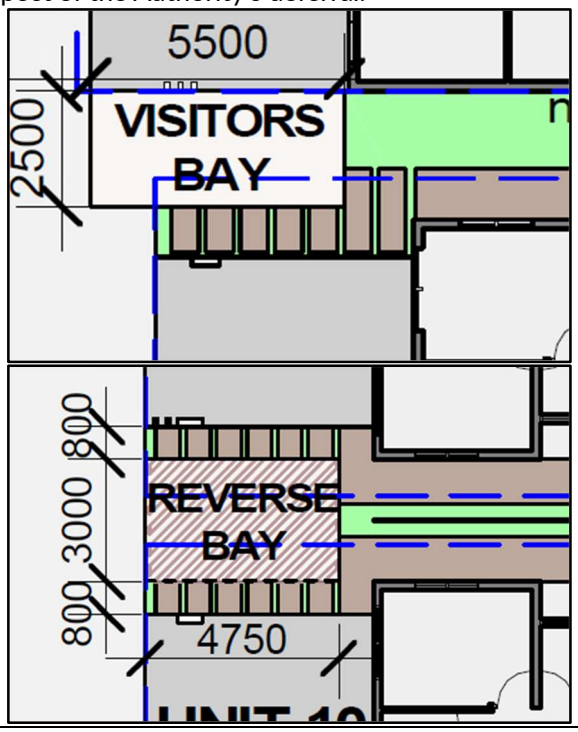


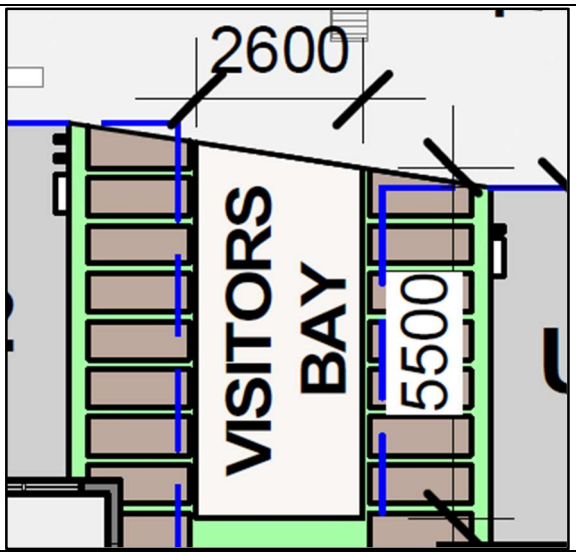
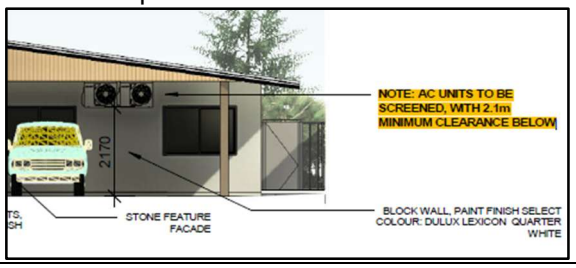
Amended drawings (August)



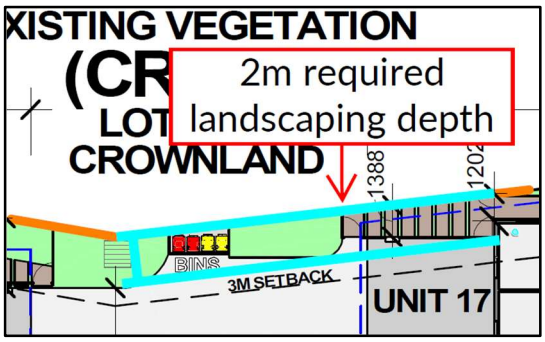
Amended plans (October)

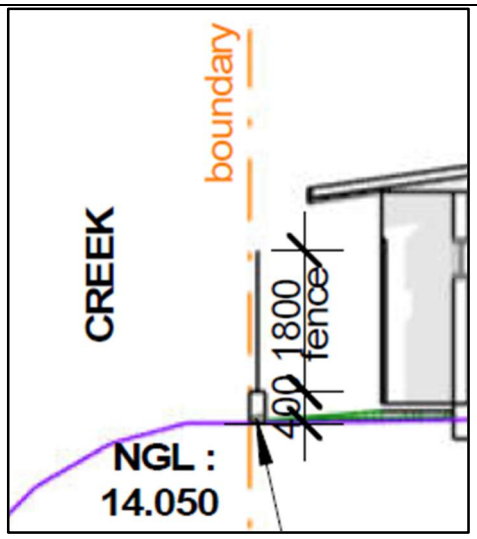
1.	***Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:***			
	(a)	***Clause 5.2.4.4 (Layout of Car Parking Areas)***		
		i.	*Provide 2 car parking spaces within the common property of the development available for use by visitors to the site*	The amended drawings provide two visitor car parking spaces within the common property of the development. One space is located between Units 2 and 3, and the other between Units 15 and 16 (formerly Units 16 and 17). The amended proposal therefore addresses this aspect of the Authority's deferral.
		ii.	*provide appropriate lighting of common property areas within the site;*	The amended drawings identify the provision of sensor-activated lighting along portions of the internal driveway to improve illumination of common property areas.

				The proposed lighting is considered to adequately address this aspect of the Authority's deferral, subject to its installation in accordance with the amended drawings.
		iii.	*provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;*	**Generally complies** – The amended drawings demonstrate improvements to pedestrian access and circulation throughout the development. Units 9 to 17 are provided with pedestrian access from Zuccoli Parade, while Units 18 and 19 are generally accessible via an internal pedestrian footpath. The width of the internal driveway between Units 1 to 4 and Units 5 to 8 has also been increased, providing approximately 0.5 m to 1 m of additional width beyond the minimum required driveway width. DAS considers this arrangement acceptable in this instance, having regard to the improved opportunities for pedestrian movement within the common property. Furthermore, the amended drawings demonstrate that pedestrian access to individual dwellings is not obstructed by the proposed visitor car parking spaces or vehicle turning areas. On balance, the amended proposal is considered to provide an improved and generally acceptable pedestrian access arrangement, addressing the intent of this aspect of the Authority's deferral. 

				
		iv.	*resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining wall structures;*	Generally complies – see discussions under iii, v, vi and vii.
		v.	*demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;*	Complies – air-conditioning units in garages are now shown on the plan to have a clearance of 2.1m. 
		vi.	*demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety and circulation on the site.*	**Generally complies** – The application now includes a traffic and pedestrian assessment prepared by a suitably qualified professional. The assessment includes vehicle swept-path diagrams demonstrating that waste collection vehicles can access the proposed waste storage locations without conflicting with parked vehicles or designated pedestrian pathways. However, the swept-path diagrams identify potential conflicts with landscaping and indicate that waste collection vehicle movements may compromise aspects of internal vehicle and pedestrian circulation. Notwithstanding these matters, the traffic and pedestrian assessment concludes that: *"The proposed access and internal circulation are considered appropriate for the largest vehicle proposed to use the site (garbage truck), two way car movements and pedestrian movements."* The assessment also makes the following recommendations: • Shared-zone signage be provided to encourage pedestrians to utilise the full width of the shared driveway. • The identified pathway between Units 12 and 13 be used to guide drivers past Unit 12. On balance, DAS considers that the amended proposal generally addresses this aspect of the Authority's

					deferral, subject to the identified conflicts with landscaping being resolved and the recommendations of the traffic and pedestrian assessment being incorporated into the development. It is recommended that a condition precedent be included on any development permit issued, requiring amended drawings to demonstrate the implementation of these recommendations and the resolution of identified vehicle swept-path conflicts.
		vii	Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling (unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosures). Evidence of compliance should be provided by a suitably qualified professional.		**Generally complies** – The amended drawings demonstrate improvements to pedestrian access and circulation within the development, including revised pedestrian pathways, increased driveway widths and improved access arrangements to individual dwellings. The application is also supported by a traffic and pedestrian assessment prepared by a suitably qualified professional, which considers internal vehicle circulation, pedestrian movements and access by waste collection vehicles. As discussed under items (iii) and (vi) above, the amended arrangements generally provide for pedestrian access to the dwellings without obstruction from visitor car parking spaces or vehicle turning areas. The assessment also concludes that the proposed internal access and circulation arrangements are appropriate for the anticipated vehicle and pedestrian movements, subject to its recommendations. However, the swept-path diagrams identify potential conflicts with landscaping, and further clarification is required to ensure that pedestrian access and circulation are not adversely affected by waste collection and other service vehicle movements. Accordingly, DAS considers that the amended proposal generally addresses the intent of this aspect of the Authority's deferral, subject to the outstanding matters being resolved through conditions precedent on any development permit issued.
	(b)	***Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)***			
		i.	*demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1 of the NTPS2020, including:*		
			•	*the 2m planting depth requirement in sub-clause 7;*	**Does not comply – for consideration by the consent authority.** Sub-clause (7) of Clause 5.2.6.1 of the NTPS2020 requires that: *"In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than*

					2m deep, except for areas that are used for private open space." The amended drawings demonstrate significant improvements to the landscaping arrangements compared with the application originally exhibited. However, the proposal does not achieve the minimum 2 m planting depth along all relevant portions of the side and rear boundaries, as required by sub-clause (7). The following non-compliances remain: • **Northern boundary:** Portions of the required 2 m planting area are occupied by waste storage facilities and pedestrian pathways, resulting in a reduced planting depth and interruptions to the required landscaping. • **Western boundary:** Waste storage facilities and water meters are located within the required 2 m planting area, reducing the extent of landscaping that can be provided.  **Northern boundary** In considering the non-compliance along the northern boundary, the following matters are relevant: • The northern boundary adjoins a creek corridor containing established vegetation, which contributes to the existing landscape character and visual amenity of the surrounding area. • The applicant has provided a site section demonstrating a significant difference in ground level between the development site and the adjoining land. This change in level is likely to limit pedestrian access and interaction across the boundary.

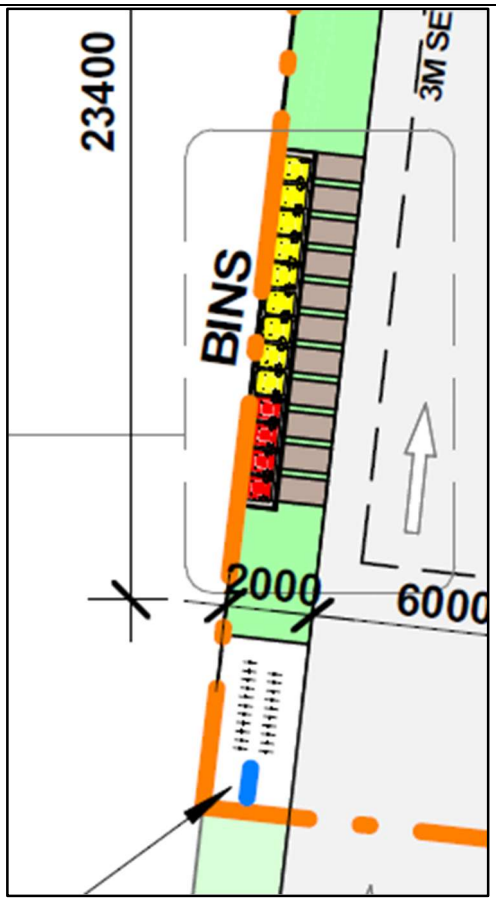


- The proposed boundary fencing does not currently comply with Clause 5.4.18.1 (Fencing in Zones MR and HR), as it does not incorporate the required proportion of visually permeable fencing.

Although the proposed landscaping does not fully satisfy the minimum planting depth, the adjoining creek corridor and established vegetation provide an existing landscaped setting that may assist in mitigating the visual impacts of the reduced planting area.



The provision of visually permeable fencing along the relevant portions of the northern boundary would further improve the interface between the development and adjoining land by allowing views towards existing vegetation and reducing the visual dominance of solid boundary fencing.



Western boundary
In considering the non-compliance along the western boundary, the following matters are relevant:

- The water meters constitute necessary service infrastructure and are located towards the south-western corner of the site, where their visibility is unlikely to result in a significant adverse impact on the visual amenity of the surrounding area.
- The proposed waste storage facilities are contained within solid enclosures, providing screening from surrounding areas and limiting their visual impact.

While these facilities reduce the available planting depth, their location and screening arrangements are considered to mitigate the potential visual amenity impacts associated with the non-compliance.

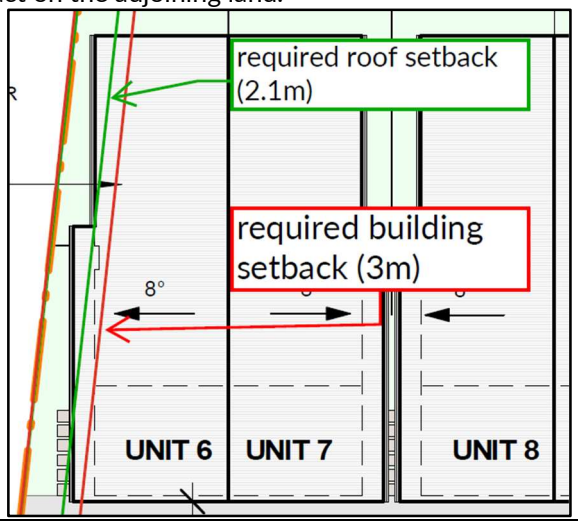
DAS assessment
On balance, DAS considers that the amended landscaping arrangements represent a significant improvement over the proposal originally exhibited, notwithstanding the application remains non-compliant with sub-clause (7) of Clause 5.2.6.1.

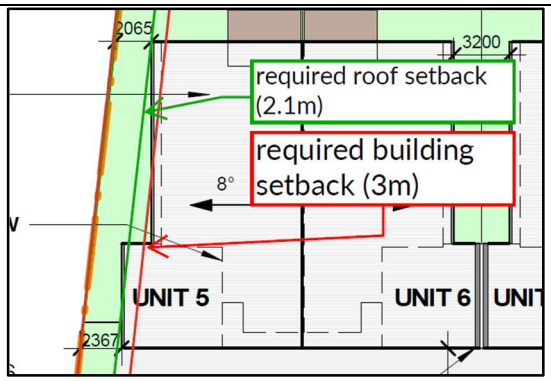
Subject to the provision of visually permeable fencing along the relevant portions of the northern boundary, excluding areas occupied by waste storage enclosures, DAS considers that the proposal would provide a more

					appropriate landscape interface with the adjoining land. In particular, visually permeable fencing would: • Improve the visual relationship between the development and the adjoining public open space on Lot 13503 by reducing the extent of solid fencing and allowing the existing landscape setting to contribute to the amenity of the development. • Facilitate improved natural ventilation and breeze penetration through the development. • Allow views towards the established vegetation on adjoining Lot 12087, contributing to the visual amenity and landscape character of the development. Accordingly, while the amended proposal does not demonstrate full compliance with sub-clause (7), DAS considers that the remaining departures may be acceptable having regard to the site context, adjoining vegetation, proposed screening arrangements and opportunities to improve the boundary fencing.
			•	*sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.*	**Generally complies** – The applicant has provided a written response addressing each of the identified sub-clauses, together with amended drawings and a landscaping plan. In summary, the applicant advises that: • **Sub-clause (3)(a):** The private open space areas associated with Units 1 to 4 and Units 10 to 18 face the street frontages and incorporate landscaping, including a medium-sized shade tree for each dwelling. • **Sub-clause (3)(c):** The proposed landscaping has been designed to contribute to the visual amenity of the development and soften its appearance when viewed from the adjoining streets. The applicant also notes that Zuccoli Parade and Tuckeroo Boulevard are established road corridors containing existing street trees and landscaping. • **Sub-clause (3)(d):** The site does not contain significant trees requiring retention. While some trees have previously been removed to accommodate the development, the amended landscaping plan proposes replacement shade trees within the private open space areas adjoining Zuccoli Parade. • **Sub-clause (4):** The proposed landscaping will be maintained for the life of the development, with ongoing maintenance to be secured through a condition on any development permit issued. DAS notes that the amended proposal provides a substantially improved landscaping response compared with the application originally exhibited, particularly within the street frontage and side boundary setback areas.

					The amended landscaping plan identifies the proposed planting areas, including the location and distribution of trees and other vegetation, and provides greater certainty that the proposed landscaping can be established and maintained within the available areas. The provision of shade trees within the private open space areas facing Zuccoli Parade and Tuckeroo Boulevard is also considered to contribute positively to the streetscape and assist in reducing the visual impact of the development. Furthermore, as discussed under the preceding deferral matter, the provision of visually permeable fencing along the northern boundary would allow the established vegetation on adjoining land to contribute to the landscape character and visual amenity of the development. On balance, DAS considers that the amended landscaping arrangements generally address the intent of sub-clauses (3)(a), (3)(c), (3)(d) and (4) of Clause 5.2.6.1, subject to the landscaping being established and maintained in accordance with the approved landscaping plan and any relevant conditions of development consent.
			•	*Revised species list and planting depths, particularly at the Zuccoli Parade truncation.*	Complies – the amended landscaping plan now shows species details including planting depths / widths / volumes.
			•	*Confirmation that landscaping (planting) will not obstruct sightlines or conflict with utility services.*	**Generally addressed** – The amended landscaping plan has been reviewed by the City of Palmerston and Power and Water Corporation, with neither authority raising any further objections to the proposed landscaping arrangements. Notwithstanding this, the final location and selection of plantings must ensure that vegetation does not obstruct vehicle or pedestrian sightlines, interfere with utility services or compromise access and circulation within the development. DAS considers that this aspect of the Authority's deferral has been generally addressed, subject to the inclusion of an appropriate condition on any development permit issued requiring landscaping to be established and maintained without adversely affecting sightlines, utility services or access arrangements
			•	*show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;*	**Complies** – The amended landscaping plan includes a planting schedule identifying species referenced in the *NTG Species Guide for Landscaping in the NTPS2020*. The amended drawings also provide greater detail regarding the location and dimensions of proposed planting areas, demonstrating that sufficient space is available to accommodate the nominated species.

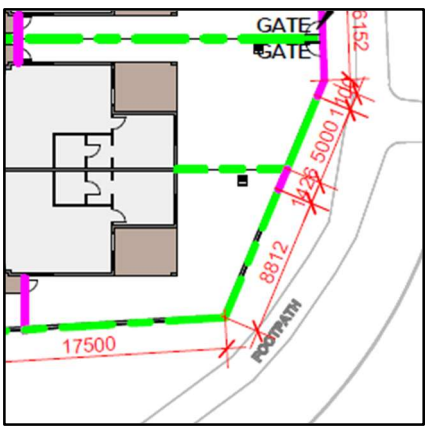
					DAS considers that the proposed planting locations and available planting areas are generally appropriate for the nominated species, having regard to their anticipated growth and spatial requirements. Accordingly, this aspect of the Authority's deferral is considered to have been satisfactorily addressed.
			•	*clearly identify the species, location, and number of proposed plants;*	**Generally complies** – The amended landscaping plan includes a planting schedule identifying the proposed plant species and illustrates their intended locations throughout the development. However, while the plan depicts areas of relatively dense planting using landscape symbols, it does not clearly identify the number of plants proposed for each species or planting area. Accordingly, DAS considers that this aspect of the Authority's deferral has been generally addressed, subject to a condition precedent on any development permit issued requiring an amended landscaping plan that clearly identifies the species, location and number of plants proposed within each planting area
			•	*clearly identify any existing trees to be retained.*	Complies – the landscaping plan indicates that existing trees will not be retained on site.
		ii.	*Demonstrate full compliance with the requirements of sub-clauses 2(d), (e) & (f) of Clause 5.4.6.1 of the NTPS2020.*		**Generally addressed** – The amended drawings identify permeable private open space areas and appear to provide a deep-soil planting area of at least 5 m² for each dwelling. The amended arrangements are considered to generally address the relevant requirements of Clause 5.4.6.1. However, detailed stormwater drainage arrangements have not been fully demonstrated and remain subject to the requirements of the relevant service authorities. Accordingly, DAS considers that this aspect of the Authority's deferral has been generally addressed, subject to appropriate conditions on any development permit issued requiring stormwater drainage arrangements to be designed and implemented to the satisfaction of the relevant service authorities.
	(c)	***Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)***			
		i.	*Updated design (building setbacks, design and layout) to demonstrate compliance with the Clause 5.4.3 minimum requirements listed in sub-clauses 6 and 8, particularly regarding:*		Sub-clause (6) of Clause 5.4.3 of the NTPS2020 requires residential buildings and ancillary structures to be setback in accordance with Table B to that clause. Pursuant to administration sub-clause (2)(b) of Clause 5.4.3 and the NTPS2020 definitions of *primary street* and *secondary street*, Tuckeroo Boulevard is considered the primary street frontage, while Zuccoli Parade is treated as a side/rear boundary for the purposes of assessing building setbacks.

					Accordingly, Table B requires: • **Primary street boundary (Tuckeroo Boulevard):** A minimum building setback of 6 m, with roof structures permitted to encroach no more than 0.9 m into the required setback. • **All other boundaries:** A minimum building setback of 3 m and a minimum roof structure setback of 2.1 m. The amended development is assessed against these requirements below, including the relevant provisions of sub-clause (8).
			•	*Building setbacks to Zuccoli Parade and the truncation;*	**Complies** – The amended site drawings demonstrate that the proposed buildings achieve the required minimum 3 m setbacks from Zuccoli Parade and the truncated corner boundary, in accordance with Table B to Clause 5.4.3 of the NTPS2020. Accordingly, this aspect of the Authority's deferral is considered to have been satisfactorily addressed.
			•	*Interface with Lot 13503;*	**Does not comply** – The amended drawings demonstrate that the setbacks of Unit 5 from the boundary adjoining Lot 13503 have been increased compared with the proposal previously considered by the Authority. Notwithstanding these improvements, the proposed building and roof structure setbacks remain non-compliant with Table B to Clause 5.4.3 of the NTPS2020, which requires minimum setbacks of 3 m for buildings and 2.1 m for roof structures. The remaining non-compliance is limited to a relatively small portion of the garage roof structure and its associated supporting structure. While the amended design reduces the extent of the setback encroachment, it does not fully address this aspect of the Authority's deferral. The acceptability of the remaining variation is therefore a matter for consideration by the consent authority, having regard to the extent of the encroachment and its potential impact on the adjoining land. 

					 Further assessment of this matter is provided under the final dot point of section (c)(i) below.
			•	*Landscaping depth and species selection;*	Complies – setbacks have been improved to allow for landscaping depth and species selection (see deferral point b(ii) above).
			•	*Breeze penetration outcomes.*	Can comply – buildings are well separated. If the recommended condition regarding permeable fencing above is included on a permit then DAS would consider this deferral point complied with.
			•	*Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).*	**Does not comply – variation for consideration by the consent authority.** Pursuant to administration sub-clause (2)(b) of Clause 5.4.3 of the NTPS2020, Zuccoli Parade is treated as a side/rear boundary. Having regard to the definitions of *primary street* and *secondary street* in the NTPS2020, Tuckeroo Boulevard is considered the primary street frontage. Table B to Clause 5.4.3 requires roof structures adjoining the primary street boundary to be setback a minimum of 2.1 m, provided that no supporting member is located within 6 m of that boundary. Roof structures adjoining all other boundaries are required to achieve a minimum setback of 2.1 m. The amended drawings demonstrate significant improvements to the proposed building and roof structure setbacks compared with the development previously considered by the Authority. However, the following buildings remain non-compliant with the applicable roof structure setback requirements, in addition to those identified earlier in this assessment: • **Building containing Units 3 and 4:** A supporting member is located approximately 5.9 m from the primary street boundary, rather than the required 6 m. The remainder of the roof structure setback is compliant. • **Building containing Units 9 and 10:** The proposed roof structure does not achieve the required minimum setback. • **Building containing Unit 17:** The proposed roof structure does not achieve the required minimum setback. • **Building containing Units 18 and 19:** The proposed roof structure does not achieve the required minimum setback. Notwithstanding these departures, DAS considers that

					the amended development provides a substantially improved response to the building setback requirements of Clause 5.4.3. In considering the acceptability of the remaining variations, the following matters are relevant: • **Existing character and amenity:** The proposed development is consistent with the general built form and character of surrounding residential development, including its single-storey scale, roof forms and boundary fencing. The remaining setback variations are unlikely to result in a significant adverse impact on the existing or future amenity of the surrounding area. • **Building articulation:** The arrangement and orientation of buildings, together with the stepped roof forms, provide articulation when viewed from the adjoining public realm. This assists in reducing the perceived building mass and visual impact of the development, notwithstanding the reduced roof structure setbacks. • **Privacy and overlooking:** The single-storey nature of the development limits opportunities for overlooking of adjoining properties. The remaining roof structure setback variations are therefore unlikely to result in significant adverse privacy impacts. • **Natural ventilation:** The arrangement of buildings generally provides opportunities for breeze penetration through the development. The provision of visually permeable fencing along relevant boundaries, as discussed earlier in this report, would further assist in promoting natural ventilation. On balance, DAS considers that the remaining roof structure setback variations are relatively limited in their likely planning impacts and would not significantly detract from the character or amenity of the surrounding area. While the amended proposal does not fully comply with the applicable requirements of Clause 5.4.3, DAS considers that the remaining departures may be acceptable having regard to the single-storey built form, building articulation, surrounding development context and limited potential for adverse amenity impacts. **Accordingly, DAS considers that the amended proposal provides an improved and generally acceptable response to the purpose of Clause 5.4.3, notwithstanding the remaining non-compliances, which are matters for determination by the consent authority.**
	(d)	***Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)***			
		i.	*Updated drawings demonstrating:*		Updated drawings have been provided.
			•	*compliant private open space areas for all dwellings (showing dimensions, and total areas (m^2) of Private*	**Complies** – The amended drawings include a dedicated private open space plan identifying the location, dimensions and areas of private open space associated with each dwelling, including the extent of roof structures.

				Open Space including A, B and Overlapping areas, and "open to the sky" calculations required in Clause 5.4.6.1	The plan provides sufficient detail to demonstrate compliance with the relevant minimum area and dimensional requirements for Private Open Space Areas A and B, including overlapping areas and the applicable 'open to the sky' requirements. Accordingly, DAS considers that this aspect of the Authority's deferral has been satisfactorily addressed.
				fencing to private open space boundaries that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1, a solid fence should be provided on the Zuccoli Parade boundary to achieve visual and acoustic privacy for occupants of dwellings and screen private open space areas from the road reserve;	Generally complies – The amended drawings demonstrate improvements to the proposed fencing arrangements along Zuccoli Parade and other private open space boundaries. Except for a truncated section of fencing adjacent to the vehicle entrance and pedestrian access gates along Zuccoli Parade, the private open space areas are generally enclosed by either solid fencing or visually permeable fencing supplemented by dense landscaping, comprising vegetation intended to achieve a minimum height of 2m at maturity. These arrangements are considered to provide an improved balance between visual privacy, outlook and the presentation of the development to the adjoining public realm. The amended drawings also identify solid fencing adjacent to the roundabout, which is expected to assist in screening the adjoining private open space areas from passing vehicles and vehicle headlight glare. However, the applicant has not provided an acoustic assessment demonstrating that the proposed fencing and building design will adequately mitigate traffic noise impacts from Zuccoli Parade. The amended drawings include the following notation: *"ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES."* While the proposed double glazing may assist in reducing traffic noise within the dwellings, it does not demonstrate that acceptable acoustic amenity will be achieved within the adjoining outdoor private open space areas. Furthermore, as discussed under Clause 5.2.6.1 above, the provision of visually permeable fencing along relevant portions of the northern boundary would improve the development's response to Clause 5.4.18.1 and provide a more appropriate interface with adjoining public open space and established vegetation. On balance, DAS considers that the amended fencing arrangements generally address this aspect of the Authority's deferral, subject to further consideration of acoustic amenity and the recommended amendments to boundary fencing.

			•	*design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11 19, so as to maintain their visual and acoustic amenity and usability*	The amended drawings demonstrate improvements to the screening of private open space areas adjoining Zuccoli Parade, including the provision of solid fencing in locations exposed to passing vehicles and the roundabout. The combination of solid fencing and visually permeable fencing supplemented by dense vegetation is expected to reduce direct views into private open space areas and provide some screening from vehicle headlight glare. However, the effectiveness of vegetation as a screening measure will depend on its density, height and ongoing maintenance, particularly during the period before the proposed landscaping reaches maturity. While the amended drawings nominate double glazing to windows and sliding doors facing Zuccoli Parade, this measure primarily addresses internal acoustic amenity and does not establish that traffic noise impacts on outdoor private open space areas will be adequately mitigated. No acoustic assessment has been provided to demonstrate that the proposed design and fencing arrangements will achieve an acceptable level of acoustic amenity for the affected dwellings and their associated private open space areas. Accordingly, DAS considers that the amended proposal provides an improved response to vehicle headlight glare and visual privacy. However, further information is required to demonstrate that the acoustic amenity and usability of the affected private open space areas will be adequately maintained. It is recommended that this matter be addressed through a condition precedent on any development permit issued, requiring a suitably qualified acoustic consultant to assess the potential traffic noise impacts and identify any necessary mitigation measures to be incorporated into the final design. 

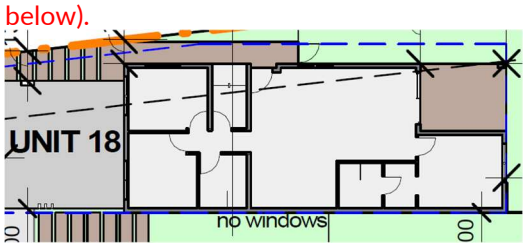
			•	*that storm water drainage infrastructure will not unreasonably constrain the function of private open space areas; and*	**Generally addressed** – The amended drawings continue to identify stormwater drainage pits within some private open space areas. However, based on the information provided, the location of these pits does not appear to unreasonably constrain the usability or functionality of the affected private open space areas. Notwithstanding this, detailed stormwater drainage design has not yet been provided to demonstrate the final location, dimensions and levels of the proposed drainage infrastructure. DAS considers that this aspect of the Authority's deferral has been generally addressed, subject to appropriate conditions on any development permit issued requiring detailed stormwater drainage arrangements to be provided to the satisfaction of the relevant service authority. The final stormwater drainage design should ensure that drainage infrastructure does not unreasonably compromise the accessibility, functionality or usability of private open space areas, or reduce the areas below the minimum requirements of Clause 5.4.6.1 of the NTPS2020.
			•	*that the design minimises overlooking between dwellings and adjoining public areas.*	**Complies** – The amended drawings demonstrate that the proposed fencing arrangements provide an appropriate level of visual privacy between dwellings and adjoining public areas. The development will be generally situated on what is now relatively level land, with minor differences in finished ground levels of approximately 0.1 m to 0.2 m between individual dwelling sites. These minor changes in level are unlikely to result in significant overlooking between dwellings or into adjoining private open space areas. Furthermore, the single-storey nature of the development, together with the proposed boundary fencing and landscaping, assists in limiting opportunities for overlooking from adjoining dwellings and public areas. Accordingly, DAS considers that the amended design adequately minimises overlooking and provides an acceptable level of visual privacy for future occupants, satisfactorily addressing this aspect of the Authority's deferral.
	(e)	*Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)*			
		i.	*air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;*		**Generally complies** – The amended drawings provide additional details regarding the location and accessibility of air-conditioning units, including their proposed installation at a minimum height of 2.1 m above areas used for vehicle parking and circulation. The amended arrangements demonstrate that the air-

				conditioning units are generally accessible for maintenance and are unlikely to unreasonably obstruct vehicle parking or pedestrian access. However, some air-conditioning units remain located within private open space areas and adjacent to bedrooms. While these locations are not necessarily unacceptable, the applicant has not demonstrated that the units will avoid unreasonable impacts on the usability and amenity of these areas, particularly in relation to operational noise, heat discharge and maintenance access. On balance, DAS considers that the amended drawings generally address this aspect of the Authority's deferral, subject to appropriate conditions on any development permit issued requiring air-conditioning units to be installed and maintained in locations that do not unreasonably compromise pedestrian access, car parking functionality or the amenity and usability of private open space areas and adjoining bedrooms.
		ii.	*air-conditioning units and associated services are appropriately screened from public and adjacent private open space views;*	**Can comply subject to condition** – The applicant has indicated that air-conditioning units located within the car parking areas will be appropriately screened from view. However, the amended drawings do not provide sufficient detail regarding the location, design, materials and extent of the proposed screening to demonstrate that all air-conditioning units and associated services will be adequately screened from adjoining public areas and private open space. DAS considers that this aspect of the Authority's deferral can be satisfactorily addressed through a condition precedent on any development permit issued, requiring amended drawings to identify appropriate screening measures for air-conditioning units and associated services. The screening should be integrated with the building design and ensure that access for maintenance, ventilation, pedestrian circulation and car parking functionality is not unreasonably compromised.
		iii.	*the layout and design prevent unreasonable overlooking between dwellings and private open space areas;*	**Complies** – The amended drawings demonstrate that the proposed fencing arrangements provide an appropriate level of visual privacy between dwellings and their associated private open space areas. The development is generally situated on relatively level land, with minor differences in finished ground levels of approximately 0.1 m to 0.2 m between individual dwelling sites. These minor changes in level are unlikely to result in significant overlooking between adjoining dwellings or their private open space areas. Furthermore, the single-storey nature of the

				development, together with the proposed boundary fencing and landscaping, assists in minimising opportunities for overlooking and maintaining visual privacy for future occupants. Accordingly, DAS considers that the amended layout and design satisfactorily address this aspect of the Authority's deferral and are unlikely to result in unreasonable overlooking between dwellings or their associated private open space areas.
		iv.	*Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.*	**Not adequately addressed – can be addressed subject to a condition precedent.** The amended drawings demonstrate improvements to the proposed fencing arrangements along Zuccoli Parade, including the provision of solid fencing and visually permeable fencing supplemented by dense landscaping. The drawings also specify double glazing to sliding doors and windows facing Zuccoli Parade to assist in mitigating traffic noise impacts. Notwithstanding these measures, the applicant has not provided an acoustic assessment or other supporting evidence prepared by a suitably qualified professional demonstrating that the proposed design will achieve an appropriate level of acoustic amenity for future occupants. In particular, the effectiveness of the proposed measures in mitigating traffic noise within outdoor private open space areas has not been demonstrated. Furthermore, the potential acoustic impacts associated with the adjoining community-purpose land have not been adequately assessed. While the proposed fencing and double glazing are expected to provide some acoustic attenuation, their effectiveness cannot be confirmed without further technical assessment. Accordingly, DAS considers that this aspect of the Authority's deferral has not been adequately addressed. However, the outstanding matters may be capable of resolution through a condition precedent on any development permit issued, requiring an acoustic assessment prepared by a suitably qualified professional and the incorporation of any recommended mitigation measures into the final development design.
		v.	*appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and*	**Not adequately addressed – can be addressed subject to a condition precedent.** The amended drawings identify double glazing to sliding doors and windows facing Zuccoli Parade as a measure to mitigate traffic noise impacts on the proposed dwellings. The amended proposal also incorporates improved boundary fencing arrangements, including solid fencing and densely landscaped areas,

				which may assist in reducing noise impacts. However, no acoustic assessment or other supporting evidence prepared by a suitably qualified professional has been provided to demonstrate that these measures will achieve an appropriate level of acoustic amenity for future occupants. While the proposed double glazing is expected to provide some acoustic attenuation, its effectiveness will depend on the glazing specifications, building construction, ventilation arrangements and anticipated traffic noise levels. Accordingly, DAS considers that this aspect of the Authority's deferral has not been adequately addressed. However, the outstanding matters may be capable of resolution through a condition precedent requiring an acoustic assessment prepared by a suitably qualified professional, with any recommended acoustic attenuation measures incorporated into the final building design. This matter could be addressed through the acoustic assessment condition precedent recommended under the preceding deferral point.
		vi	*the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.*	**Generally complies** – The amended proposal reduces the number of dwellings from 21 to 19, resulting in improved separation between buildings and increased opportunities for breeze penetration and natural ventilation throughout the development. The revised building layout, together with the proposed landscaping arrangements, is considered to provide an improved response to the tropical climatic conditions of the locality. However, portions of the proposed boundary fencing remain solid, potentially restricting natural airflow through the development. As discussed earlier in this report, the provision of visually permeable fencing along appropriate sections of the northern and western boundaries would further improve opportunities for breeze penetration, while maintaining an appropriate balance between ventilation, visual privacy and residential amenity. Accordingly, DAS considers that the amended proposal generally addresses this aspect of the Authority's deferral, subject to a condition precedent on any development permit issued requiring amended fencing arrangements incorporating visually permeable sections along the northern and western boundaries, where appropriate. Such amendments would also assist in improving the development's response to Clause 5.4.18.1 (Fencing in Zones MR and HR) of the NTPS2020.
		vii.	Site sections showing finished floor levels of the buildings, "ground level" (NTPS2020	**Generally complies** – The amended application includes site sections identifying the proposed finished ground levels and the relationship between the

			definition of the site), finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fence lines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.	development site and adjoining land. The sections demonstrate that the higher portion of the site, located towards the south-eastern corner, is proposed to be excavated to achieve a more gradual slope towards the northern boundary. This revised approach reduces changes in ground level between individual dwellings and avoids the need for substantial retaining walls within the development. The amended sections also demonstrate that the proposed finished ground levels will generally correspond with those of adjoining Lot 13503, which accommodates a public dog park. This is considered to provide an improved interface between the development and adjoining public open space, while reducing the potential for adverse impacts associated with significant differences in ground levels. However, the extent to which the proposed boundary fencing and landscaping will mitigate potential impacts from the existing and proposed car parking areas and lighting infrastructure on Lot 13503 has not been fully demonstrated. On balance, DAS considers that the amended site sections generally address this aspect of the Authority's deferral, particularly in relation to site levels, earthworks and the interface with adjoining land. Any outstanding matters relating to boundary screening and potential lighting impacts could be addressed through appropriate conditions on any development permit issued.
		viii.	All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.	**Generally addressed** – The amended application includes typical elevations for Building Types A, B and C, identifying the proposed building designs, external finishes and the location of associated services, including air-conditioning units. The application also includes site sections that provide additional information regarding existing and proposed finished ground levels, finished floor levels and the relationship between buildings and boundary fencing. While the amended drawings provide greater clarity regarding the proposed built form and its relationship with adjoining development, the information is primarily presented through typical building elevations and site sections, rather than individual elevations for all buildings and fencing. Accordingly, DAS considers that this aspect of the Authority's deferral has been generally addressed. However, further details may be required through a condition precedent on any development permit issued to ensure that the final drawings clearly identify building and fence heights, finished levels, external finishes and the location of services for all buildings within the development.

2.	***Updated assessment (by Development Assessment Services) and the City of Palmerston (and service authorities) of the drawings submitted in response to deferral point 1 on the extent of compliance with Part 5 NTPS2020 requirements.***		
	<u>Relevant Part 5 Requirements</u>	Compliant?	
		Yes	No
	5.2.1 (General Height control)	☒	☐
	5.2.4.1 (Car Parking Spaces)	☒	☐
	5.2.4.4 (Layout of car parking areas)	☒	☐
	5.2.6.1 (Landscaping in Zones Other Than Zone CB) Discussion: • The application remains non-compliant with sub-clause 7 because the application does not propose 2m deep landscaping for the side and rear boundaries that are not used for private open space. • This is discussed throughout the report.	☐	☒
	5.4.1 (Residential Density)	☒	☐
	5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) Discussion: • Buildings containing units 3 & 4, 9 & 10, 17, 18 and 19 remain non-compliant. • This is discussed within the report.	☐	☒
	5.4.3.2 (Distance Between Residential Buildings on one Site)	☒	☐
	5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)	☒	☐
	5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) Discussion: • Airconditioning units (noise sources) are located in the private open space areas / adjacent bedrooms. • Application located next to busy road. No evidence has been provided that noise attenuation measures are appropriate. • Can comply subject to conditions on a permit.	☐	☒
	5.4.17 (Building Articulation) Discussion: • Unit 18 includes sides with lengths of 17.8m. The southern facing wall does not include the required 1m x 1m step or recess in the building line (image below).  • A variation has been sought for this requirement.	☐	☒
	5.4.18.1 (Fencing in Zones MR and HR) Discussion: • The application does not provide the required area	☐	☒

of permeable fencing (and is unlikely to with the recommended condition requiring permeable fencing discussed above).

- Rough DAS calculation provided below:
  Tuckeroo Boulevard
  Boundary length = 78.75m minus 6m (driveway) = 72.75m
  Maximum allowed area visually impermeable material = 72.75 x 1.2 = 87.3m^2
  Proposed area of visually impermeable material = 95.11m^2

  Zuccoli Parade
  Boundary length = 80.915m
  Maximum allowed area visually impermeable material = 80.915m x 1.2 = 97.098m^2
  Proposed area of visually impermeable material = 98.87m^2

  Abuts an area (Lot 13503) of "public open space"
  Boundary length = 80.835m
  Maximum allowed area visually impermeable material = 80.835 x 1.2 – 97.002m2
  Proposed area of visually impermeable material = entirety of fence

The amended drawings do not demonstrate compliance with the visually permeable fencing requirements of Clause 5.4.18.1 of the NTPS2020.

Based on preliminary calculations undertaken by DAS, the proposed fencing exceeds the maximum permitted area of visually impermeable material along the Tuckeroo Boulevard and Zuccoli Parade frontages and the boundary adjoining public open space on Lot 13503.

The calculations are summarised below:

Boundary	**Maximum visually impermeable area**	**impermeable area**
Tuckeroo Boulevard	87.30m^2	95.11m^2
Zuccoli Parade	97.10m^2	98.87m^2
Lot 13503 (public open space)	97.10m^2	Entire fence

The calculations indicate that the proposed fencing exceeds the permitted visually impermeable area by approximately 7.81 m² along Tuckeroo Boulevard and 1.77 m² along Zuccoli Parade.

The boundary adjoining Lot 13503 is proposed to comprise entirely visually impermeable fencing and therefore does not provide the required degree of visual permeability.

	Notwithstanding these non-compliances, the amended proposal incorporates fencing arrangements intended to provide visual privacy and mitigate potential traffic noise and vehicle headlight glare, particularly along Zuccoli Parade and adjacent to the roundabout.  As discussed earlier in this report, DAS recommends that a condition precedent be included on any development permit issued requiring amended fencing arrangements incorporating visually permeable sections along appropriate portions of the northern and western boundaries. These amendments would improve the development's response to Clause 5.4.18.1 by reducing the visual dominance of solid boundary fencing, improving the interface with adjoining public open space and established vegetation, and facilitating breeze penetration through the development. However, the recommended amendments may not achieve full compliance with the maximum permitted area of visually impermeable fencing along all relevant boundaries. On balance, DAS considers that the remaining fencing variations are matters for determination by the consent authority, having regard to the competing requirements for visual privacy, acoustic amenity, screening of private open space areas, natural ventilation and the visual relationship between the development and adjoining public areas.		

3. SERVICE AUTHORITY COMMENTS

Amended service authority comments are provided at **Bookmark F**. The City of Palmerston advised on 27 August 2026 (at **Bookmark F1**) that the amended proposal did not alter its original comments on the application and requested that its previously recommended conditions be included on any development permit issued.

Council also requested that the proposed paving within the road reserve be removed from the drawings, unless an alternative design is separately submitted to and approved by Council.

Power and Water Corporation (at **Bookmarks F2 and F3**) raised no objection to the amended proposal and confirmed that its previously advised electricity, water and sewerage servicing

requirements remain applicable.

DAS notes that the service authority responses do not, in themselves, resolve the concerns previously raised by the Authority regarding internal pedestrian circulation, waste collection vehicle movements and the safe and efficient operation of the internal driveway network.

In particular, the traffic assessment requested by the City of Palmerston principally relates to vehicle ingress and egress and potential impacts on the adjoining road reserve, rather than the detailed operation of internal pedestrian pathways and waste collection vehicle movements.

These matters have been separately considered by DAS in its assessment of the amended drawings and supporting traffic and pedestrian assessment, as discussed in Section 2 of this report.

Accordingly, DAS recommends that the relevant service authority requirements be incorporated into any development permit issued, together with appropriate conditions addressing the outstanding internal access, circulation and waste collection arrangements.

4. PUBLIC SUBMISSION

Ian Lunney, who made a submission against the original proposal provided a written response to the applicants amended plans (response provided at **Bookmark G**).

In summary, Ian objected to the number of car parking spaces proposed, and the proposed material of the fence along Zuccoli Parade.

DAS response: the application proposes a number of car parking spaces that exceed the NTPS2020 Part 5 requirements. Additionally, the NTPS2020 Part 5 requirements requires '*All fences adjacent to road boundaries or boundaries adjoining **public open space** are to be constructed so that:... the area of materials that is not visually permeable does not exceed an area equivalent to the length of the site boundary (excluding driveways) multiplied by 1.2m*'.

DAS has assessed the application against the NTPS2020 Part 5 requirements above and considered that the requirements of the scheme have been adequately addressed.

5. RECOMMENDATION

It is recommended that the consent authority, pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 13502 (6) Tuckeroo Boulevard, Town of Palmerston for the purpose of Dwelling-group (19 x 3 bedroom) in 9 single storey buildings, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with *the plans submitted with the application* but modified to show:
    a. Updated swept path diagrams demonstrating no conflicts with landscaping (planted areas)
    b. An amended landscaping plan that clearly identifies the species, location and number of plants proposed within each planting area, including a planting schedule specifying the total quantity of each nominated species. The amended plan must be consistent with the landscaping arrangements considered by the consent authority

and demonstrate that the proposed planting can be accommodated within the available landscaped areas.

c. final design location and levels of stormwater pits and associated drainage infrastructure within private open space areas, demonstrating that these facilities will not compromise the required private open space dimensions, deep-soil planting areas or the intended use of those spaces

2. Prior to the endorsement of plans and prior to the commencement of works, **a traffic impact assessment** report is to be prepared by a suitably qualified traffic engineer to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

3. Prior to the commencement of works, a stormwater plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority.

4. Prior to the commencement of works, **a waste management plan** addressing the City of Palmerston's Waste Management Guidelines must be prepared, to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

7. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication services to the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 1, 2 and 3 for further information.

9. Stormwater must be collected and discharged into the City of Palmerston drainage network in accordance with the City of Palmerston's technical standards and at no cost to the City of Palmerston, to the satisfaction of the consent authority.

10. Stormwater must not be discharged, directly or indirectly, onto Lot 12087, Town of Palmerston or into any drains managed by the Department of Lands, Planning and Environment, or into any watercourse.

11. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.

12. Storage for waste disposal bins is to be provided to the requirements of the City of Palmerston to the satisfaction of the consent authority.

13. No fence, hedge, tree or other obstruction exceeding 0.6 m in height may be planted, erected or placed where it would obscure sight lines at the junction of the driveway and the public street, in accordance with the City of Palmerston's requirements and to the satisfaction of the consent authority.

14. All works recommended by the Traffic Impact Assessment are to be completed to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

15. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 Planning Act 1999) will not be able to be granted until such time as addressing is obtained. Please refer to note 4 for further information.

16. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both developer.concierge@powerwater.com.au and powerconnections@powerwater.com.au

17. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed drawings must be:
    (a) constructed;
    (b) properly formed to such levels that they can be used in accordance with the drawings;
    (c) surfaced with an all-weather-seal coat;
    (d) drained;
    (e) line marked or otherwise suitably delineated to indicate each car space and all access lanes; and
    (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

18. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority to prevent damage to fences or landscaped areas.

    1. Before the use/occupation of the development starts, the landscaping works shown on the endorsed drawings must be carried out and completed to the satisfaction of the consent authority.

    2. The landscaping shown on the endorsed drawings must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

    3. The loading and unloading of goods from vehicles must not disrupt the circulation and parking of vehicles on the land.

    4. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate

disposed of to ground level in a controlled manner to the satisfaction of the consent authority

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

2. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind

3. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html

4. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5346 (surveylandrecords@nt.gov.au).

5. Notwithstanding the approved drawings, all signage is subject to the City of Palmerston approval, at no cost to Council.

6. A "Permit to Work Within a Road Reserve" or similar approval may be required from the City of Palmerston before commencing any works within public road reserves or Zuccoli Dog Park. A licence under the *Crown Lands Act 1992* or other relevant authorisation may also be required from the Department of Lands, Planning and Environment before commencing any works within Lot 13503 or other land subject to that Act.

7. This development permit does not authorise building work or commencement of the use. Before commencing any demolition or construction works, contact a Northern Territory registered building certifier to determine whether a building permit is required under the Building Act 1993 and obtain any required permit.

8. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act

9. For the purposes of best practice land management and environmental protection, it is recommended that:
(a) an Erosion and Sediment Control Plan (ESCP) be prepared before any works commence;
(b) the ESCP be implemented throughout the construction phase, including clearing and early works; and
(c) all disturbed soil surfaces be stabilised against erosion upon completion of the works.

10. Resources on erosion and sediment control are available on the IECA website at www.austieca.com.au and in the Land Management Factsheets available at https://nt.gov.au/environment/soil-land-vegetation.
For further advice, contact the Development Coordination Branch on (08) 8999 4446.

6. REASONS FOR THE RECOMMENDATION

1. The Development Consent Authority (consent authority) notes the following chronology for development application PA2026/0138:
    - The application was registered on 27 April 2026, seeking consent for 21 × 3-bedroom dwellings-group in 12 single-storey buildings.
    - The application was publicly exhibited from 1 May 2026 to 15 May 2026, pursuant to section 47 of the *Planning Act 1999*.
    - On 14 July 2026, a delegate of the consent authority issued a letter deferring consideration of the application and requesting further information pursuant to section 46(4) of the Act.
    - On 27 July 2026, the applicant submitted amended drawings and a written response to the deferral.
    - At its meeting on 14 August 2026, the consent authority considered the application, including further amended drawings tabled at the meeting, and resolved to defer consideration pursuant to section 46(4)(b) of the Act.
    - By letter dated 24 August 2026, the applicant was notified of the consent authority's resolution and the additional information required to enable proper consideration of the application.
    - On 27 August 2026, the applicant submitted amended drawings and a written response to the further deferral.
    - On 15 September 2026, Development Assessment Services referred the applicant's response to the relevant service authorities and the public submitter for comment.
    - On 30 September 2026 and 1 October 2026, the applicant submitted further amended drawings, reducing the proposal to 20 × 3-bedroom dwellings-group in 10 single-storey buildings.
    - The amended application is scheduled for reconsideration by the consent authority at its meeting on 16 October 2026.

2. Pursuant to section 51(1)(a) of the *Planning Act 1999*, in considering a development application, the consent authority must take into account any planning scheme that applies to the land to which the application relates.

    The NT Planning Scheme 2020 (NTPS2020) applies to the land, which is zoned MR (Medium Density Residential).

    Pursuant to sub-clause 1(c)(i) of Clause 1.8 of the NTPS2020, the development of

"dwelling-group" is listed as 'Impact Assessable' on the Zone MR assessment table. Impact Assessable means - *use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.*

Therefore, pursuant to sub-clause 1 of Clause 1.7 and sub-clause 4 of Clause 1.10 (Exercise of Discretion by the Consent Authority), the following components of the NTPS2020 need to be considered by the consent authority.

(a) *any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*

The relevant 'Part 5' requirements are set out in:

- Clause 5.2.1 (General Height control)
- Clause 5.2.4.1 (Car Parking Spaces)
- Clause 5.2.4.4 (Layout of Car Parking Areas)
- Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)
- Clause 5.4.1 (Residential Density)
- Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)
- Clause 5.4.6. (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group)
- Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
- Clause 5.4.17 (Building Articulation)
- Clause 5.4.18 (Fencing)

'Part 6' of the NTPS2020 is not applicable (as the application does not propose subdivision or consolidation)

(b) *any Overlays and associated requirements in Part 3 that apply to the land*

No Overlays apply to the subject site or type of development proposed

(c) *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*

The subject site is Zoned MR (Medium Density Residential). No Specific Use zones apply to the site.

(d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

In the case of this development application (as amended), the following components of Part 2 of the NTPS2020 are relevant to the proposed use and development of the subject land:

- Compact Urban Growth Policy
- Darwin Regional Land Use Plan Palmerston Eastern Suburbs Planning Principles and Area Plans

These clauses have been considered and it is found that the application (as amended) Does not does not comply with the following Clauses:

- 5.2.6.1 (Landscaping in Zones Other Than Zone CB)
- 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
- 5.4.17 (Building Articulation)

It is noted that while Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) is listed as 'non-compliant' conditions are recommended on any permit issued that will ensure compliance with this requirement.

Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility), Zone MR (Medium Density Residential) purpose and outcomes, and the relevant parts of the Strategic Framework are discussed under 'reason 2'.

The remaining clauses that have non-compliances are discussed under 'reason 3'.

Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

Sub-clause 8 of Clause 5.4.8.1 requires that development is to '*Locate bedrooms and private open spaces away from noise sources'*, and sub-clause 10 is that '*Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction*'.

Regarding sub-clause 8, some air-conditioning units remain located within private open space areas and adjacent to bedrooms. While these locations are not necessarily unacceptable, the applicant has not demonstrated that the units will avoid unreasonable impacts on the usability and amenity of these areas, particularly in relation to operational noise, heat discharge and maintenance access.

On balance, DAS considers that the amended drawings generally address this aspect of the Authority's deferral, subject to appropriate conditions on any development permit issued requiring air-conditioning units to be installed and maintained in locations that do not unreasonably compromise pedestrian access, car parking functionality or the amenity and usability of private open space areas and adjoining bedrooms.

Regarding sub-clause 10, the amended drawings demonstrate improvements to the proposed fencing arrangements along Zuccoli Parade, including the provision of solid fencing and visually permeable fencing supplemented by dense landscaping. The drawings also specify double glazing to sliding doors and windows facing Zuccoli Parade to assist in mitigating traffic noise impacts.

Notwithstanding these measures, the applicant has not provided an acoustic assessment or other supporting evidence prepared by a suitably qualified professional demonstrating that the proposed design will achieve an appropriate level of acoustic amenity for future occupants.

In particular, the effectiveness of the proposed measures in mitigating traffic noise within outdoor private open space areas has not been demonstrated. Furthermore, the potential acoustic impacts associated with the adjoining community-purpose land have not been adequately assessed.

While the proposed fencing and double glazing are expected to provide some acoustic

attenuation, their effectiveness cannot be confirmed without further technical assessment.

Accordingly, DAS considers that this aspect of the Authority's deferral has not been adequately addressed. However, the outstanding matters may be capable of resolution through a condition precedent on any development permit issued, requiring an acoustic assessment prepared by a suitably qualified professional and the incorporation of any recommended mitigation measures into the final development design.

Clause 4.4 – Zone MR (Medium Density Residential) purpose and outcomes

The amended proposal is consistent with the residential land use contemplated by Zone MR and would provide additional housing within an established urban area that benefits from access to existing infrastructure, public transport, open space and community facilities.

However, the proposed development comprises exclusively single-storey, three-bedroom dwellings-group of broadly similar design, providing limited housing diversity and a relatively low-intensity residential outcome for a strategically located Zone MR site. While the development complies with the applicable residential density requirements of Clause 5.4.1 of the NTPS2020, it does not fully realise the opportunities for more compact and diverse residential development contemplated by the zone purpose and Outcome 1.

The amended drawings have improved the development's response to Outcome 5, particularly in relation to building separation, site levels and the interface with adjoining land. Nevertheless, variations to the applicable building setback, landscaping and fencing requirements remain. Further measures are also necessary to address acoustic amenity and outstanding aspects of the detailed site design.

The proposal generally responds to the infrastructure servicing, accessibility and transport integration elements of Outcome 6. However, its relatively low-intensity built form does not fully achieve the objective of an efficient pattern of land use, particularly having regard to the site's location and access to existing and planned infrastructure and community facilities.

On balance, it is considered that the amended development partially achieves Outcomes 1, 5 and 6 of Clause 4.4. The remaining departures require consideration by the consent authority, having regard to the relevant requirements and purposes of the NTPS2020, the improvements incorporated into the amended proposal and whether outstanding matters can be satisfactorily addressed through conditions on any development permit issued.

Strategic Framework (Part 2 of NTPS2020)

The subject land is located within an established and developing urban area identified for residential growth and is zoned MR (Medium Density Residential) under the NTPS2020. The site benefits from proximity to existing and planned commercial, educational, recreational, community and public transport infrastructure.

The Darwin Regional Land Use Plan, Compact Urban Growth Policy and Palmerston Eastern Suburbs Planning Principles and Area Plans collectively encourage compact urban development, housing diversity and the efficient utilisation of appropriately located residential land and existing infrastructure.

The proposed development would contribute additional residential accommodation within an area identified for urban growth and make use of existing infrastructure and services. In this respect, the proposal is generally consistent with the strategic residential role of the land and the broader objectives of accommodating population growth within established and developing urban areas.

However, the proposal provides limited diversity in dwelling types and sizes. The exclusively single-storey built form and proposed residential density do not fully realise the opportunities for more compact and diverse housing contemplated by the relevant strategic planning documents, particularly given the site's proximity to a neighbourhood centre, public transport, open space and existing and planned community facilities.

Notwithstanding this, the Strategic Framework must be considered in conjunction with the applicable zoning provisions, development requirements and site-specific circumstances. While the Compact Urban Growth Policy identifies approximately 60 dwellings per hectare as indicative of medium-density neighbourhoods, this does not establish a mandatory minimum residential density for individual development sites.

Accordingly, the opportunity to accommodate higher-density development does not, of itself, establish that the proposed development is unacceptable or inconsistent with the Strategic Framework.

On balance, it is considered that the amended proposal is generally consistent with the residential land use objectives of the Strategic Framework, although it does not fully achieve the broader objectives relating to housing diversity, compact urban development and the efficient utilisation of strategically located medium-density residential land.

The acceptability of the development must therefore be considered having regard to its built form, site layout, residential amenity, relationship with adjoining land, compliance with the relevant requirements of the NTPS2020 and the extent to which outstanding matters can be satisfactorily addressed through conditions on any development permit issued.

3. Pursuant to sections 51(3) and 52 of the *Planning Act 1999* and sub-clause 4(a) of Clause 1.10 of the NTPS2020, in considering an application for a use or development identified as Impact Assessable, the consent authority must take into account any relevant requirements set out in Part 5 of the NTPS2020, including the purpose of those requirements.

   In applying Part 5, the relevant requirements must be read and interpreted in conjunction with sub-clause 1 of Clause 1.7 of the NTPS2020.

   Sub-clause 5 of Clause 1.10 of the NTPS2020 provides that:
   The consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
   (a) the purpose and administration clauses of the requirement; and
   (b) the considerations listed under Clause 1.10(4).

   Accordingly, where the proposed development does not comply with a relevant Part 5

requirement, the consent authority must consider whether a variation is appropriate having regard to the purpose and administration clauses of that requirement and the broader planning considerations identified in Clause 1.10(4).

This assessment is not limited to determining whether a numerical or prescriptive standard has been met. It also requires consideration of the extent and implications of the proposed variation, the purpose of the relevant requirement, the applicable zone purpose and outcomes, the Strategic Framework and the potential impacts of the development on adjoining land and residential amenity.

The amended application has been assessed against the relevant Part 5 requirements of the NTPS2020, including those requirements identified in the consent authority's previous deferral.

The application has been found to be non-compliant with the following clauses:
- 5.2.6.1 (Landscaping in Zones Other Than Zone CB)
- 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) – discussed under 'reason 2' above.
- 5.4.17 (Building Articulation)

These requirements are discussed below:

5.2.6.1 (Landscaping in Zones Other Than Zone CB)
Sub-clause (7) of Clause 5.2.6.1 of the NTPS2020 requires that '*In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space*'.

The amended drawings demonstrate significant improvements to the landscaping arrangements compared with the application originally exhibited. However, the proposal does not achieve the minimum 2 m planting depth along all relevant portions of the side and rear boundaries, as required by sub-clause (7).

The following non-compliances remain:
- **Northern boundary:** Portions of the required 2 m planting area are occupied by waste storage facilities and pedestrian pathways, resulting in a reduced planting depth and interruptions to the required landscaping.
- **Western boundary:** Waste storage facilities and water meters are located within the required 2 m planting area, reducing the extent of landscaping that can be provided.

Administratively, sub-clause 2 of Clause 5.2.6.1 provides that- the consent authority may *"consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.* Sub-clause 5 of Clause 1.10 provides the criteria for assessment of variation(s) to sub-clause 3 of Clause 5.2.6.1.

The Zone MR purpose is silent on landscaping requirements however Outcome 5 is relevant and discussed above.

The purpose of Clause 5.2.6.1 is to *"Encourage landscaping that enhances local amenity by:*
(a) contributing to safe and attractive public spaces and places;
(b) responding to the local climate and soil characteristics;
(c) supporting cooler internal and outdoor areas; and
(d) recognising the value of retaining existing plants and trees.

Northern boundary
In considering the non-compliance along the northern boundary, the following matters are relevant:

- The northern boundary adjoins a creek corridor containing established vegetation, which contributes to the existing landscape character and visual amenity of the surrounding area.
- The applicant has provided a site section demonstrating a significant difference in ground level between the development site and the adjoining land. This change in level is likely to limit pedestrian access and interaction across the boundary.
- The proposed boundary fencing does not currently comply with Clause 5.4.18.1 (Fencing in Zones MR and HR), as it does not incorporate the required proportion of visually permeable fencing.

Although the proposed landscaping does not fully satisfy the minimum planting depth, the adjoining creek corridor and established vegetation provide an existing landscaped setting that may assist in mitigating the visual impacts of the reduced planting area.

The provision of visually permeable fencing along the relevant portions of the northern boundary would further improve the interface between the development and adjoining land by allowing views towards existing vegetation and reducing the visual dominance of solid boundary fencing.

Western boundary
In considering the non-compliance along the western boundary, the following matters are relevant:

- The water meters constitute necessary service infrastructure and are located towards the south-western corner of the site, where their visibility is unlikely to result in a significant adverse impact on the visual amenity of the surrounding area.
- The proposed waste storage facilities are contained within solid enclosures, providing screening from surrounding areas and limiting their visual impact.

While these facilities reduce the available planting depth, their location and screening arrangements are considered to mitigate the potential visual amenity impacts associated with the non-compliance.

On balance, DAS considers that the amended landscaping arrangements represent a significant improvement over the proposal originally exhibited, notwithstanding the application remains non-compliant with sub-clause (7) of Clause 5.2.6.1.

Subject to the provision of visually permeable fencing along the relevant portions of the northern boundary, excluding areas occupied by waste storage enclosures, DAS considers that the proposal would provide a more appropriate landscape interface with the adjoining land.

In particular, visually permeable fencing would:

- Improve the visual relationship between the development and the adjoining public open space on Lot 13503 by reducing the extent of solid fencing and allowing the existing landscape setting to contribute to the amenity of the development.
- Facilitate improved natural ventilation and breeze penetration through the development.
- Allow views towards the established vegetation on adjoining Lot 12087, contributing to the visual amenity and landscape character of the development.

Accordingly, while the amended proposal does not demonstrate full compliance with sub-clause (7), DAS considers that the remaining departures may be acceptable having regard to the site context, adjoining vegetation, proposed screening arrangements and opportunities to improve the boundary fencing (recommended conditions on any permit issued).

5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
Sub-clause (6) of Clause 5.4.3 of the NTPS2020 requires residential buildings and ancillary structures to be setback in accordance with Table B to that clause.

Pursuant to administration sub-clause (2)(b) of Clause 5.4.3 and the NTPS2020 definitions of primary street and secondary street, Tuckeroo Boulevard is considered the primary street frontage, while Zuccoli Parade is treated as a side/rear boundary for the purposes of assessing building setbacks.

Accordingly, Table B requires:
- Primary street boundary (Tuckeroo Boulevard): A minimum building setback of 6 m, with roof structures permitted to encroach no more than 0.9 m into the required setback.
- All other boundaries: A minimum building setback of 3 m and a minimum roof structure setback of 2.1 m.

The amended development was assessed against these requirements which found that the development remained non-compliant with this requirement because:
- Building containing Units 5 and 6: The building and roof setbacks of Unit 5 from the boundary adjoining Lot 13503 remain non-compliant with Table B to Clause 5.4.3 of the NTPS2020, which requires minimum setbacks of 3 m for buildings and 2.1 m for roof structures.
- Building containing Units 3 and 4: A supporting member is located approximately 5.9 m from the primary street boundary, rather than the required 6 m. The remainder of the roof structure setback is compliant.
- Building containing Units 9 and 10: The proposed roof structure does not achieve the required minimum setback.
- Building containing Unit 17: The proposed roof structure does not achieve the required minimum setback.
- Building containing Units 18 and 19: The proposed roof structure does not achieve the required minimum setback.

In considering the acceptability of the remaining variations, the following matters are relevant:
- Existing character and amenity: The proposed development is consistent with the general built form and character of surrounding residential development, including its single-storey scale, roof forms and boundary fencing. The remaining setback variations are unlikely to result in a significant adverse impact on the existing or future

amenity of the surrounding area.

- Building articulation: The arrangement and orientation of buildings, together with the stepped roof forms, provide articulation when viewed from the adjoining public realm. This assists in reducing the perceived building mass and visual impact of the development, notwithstanding the reduced roof structure setbacks.
- Privacy and overlooking: The single-storey nature of the development limits opportunities for overlooking of adjoining properties. The remaining roof structure setback variations are therefore unlikely to result in significant adverse privacy impacts.
- Natural ventilation: The arrangement of buildings generally provides opportunities for breeze penetration through the development. The provision of visually permeable fencing along relevant boundaries, as discussed earlier in this report, would further assist in promoting natural ventilation.

On balance, DAS considers that the remaining roof structure setback variations are relatively limited in their likely planning impacts and would not significantly detract from the character or amenity of the surrounding area.

While the amended proposal does not fully comply with the applicable requirements of Clause 5.4.3, DAS considers that the remaining departures may be acceptable having regard to the single-storey built form, building articulation, surrounding development context and limited potential for adverse amenity impacts.

Accordingly, DAS considers that the amended proposal provides an improved and generally acceptable response to the purpose of Clause 5.4.3, notwithstanding the remaining non-compliances, which are matters for determination by the consent authority.

5.4.17 (Building Articulation)
Sub-clause 4 of Clause 5.4.17 requires relevant development to '*step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part Thereof*'. The application does not comply with this requirement because the building containing Unit 17 has a length of 17.8m, and does not include the required 1m x 1m step or recess in the building line.

Sub-clause 4 allows the consent authority to '*consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause*'.

The purpose of this clause is to '*Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design*'.

The elevations and landscaping plan provided with the application demonstrate that the detrimental impacts of building massing has been mitigated through an articulated façade and landscaping.

The development design also includes adequate separation of buildings and some design measures for internal (building) breeze penetration.

For the above reasons, DAS considers that a variation to this requirement is appropriate.

4. Pursuant to section 51(1)(e) of the Planning Act 1999, the Development Consent Authority must, in considering a development application, take into account any

submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

The application was placed on public exhibition for a period of two weeks between 01/05/2026 through to 15/05/2026. One public submission was received under section 49(1) of the *Planning Act 1999*.

Under section 51(3) of the *Planning Act 1999* when considering a development application under subsection 51(1), the consent authority must apply the relevant considerations to only those components of the development that triggered the requirement for consent under the planning scheme.

The development has been identified as *impact assessable* which requires the consent authority to take into account the following:

(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
(b) any Overlays and associated requirements in Part 3 that apply to the land;
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

These parts have been assessed accordingly, and the application has been found to be generally compliant with relevant NTPS2020 which have been discussed above.

5. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the Development Consent Authority must, in considering a development application, take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The subject site is a greenfield parcel within a subdivision that had titles issued in 2015. The land is zoned Zone MR (Medium-Density Residential), having been rezoned in 2015, and is capable of supporting more intense residential development—including 2–4 storey buildings—consistent with the strategic intent for the zone and the efficient use of existing and planned public infrastructure.

High-level land capability matters may have been considered at the strategic planning stage when the land was rezoned and the parent parcel created.

Development Assessment Services notes the following matters relevant to land capability, servicing requirements and physical characteristics (photos of land provided after dot points):

- The discharge of stormwater from the subject site to the abutting Lot 12087 (north boundary) is not supported by the owner/lessee of that land, which is subject to a Crown Lease Term under the *Crown Lands Act 1992*, and any permit issued will require conditions ensuring stormwater is designed and constructed to the requirements of relevant authorities, including the City of Palmerston, to ensure discharge occurs to a lawful point (e.g., road reserve drainage network) and does not adversely impact adjoining land.
- Suitable retaining walls, compliant with the *Building Act 1993*, will be required to ensure adjacent land is not impacted by fill or altered levels.
- No technical comments have been provided by the NT EPA or the DLPE Land

Resources Division. These agencies may have requirements relating to erosion and sediment control, weed prevention, construction site management and general environmental duty (e.g., NT EPA guideline: *Preventing Pollution from Building Sites*).

Noting the above, the application (as amended) is considered to be generally compliant with NTPS2020 Part 5 Requirements, and the land is considered capable of supporting dwelling-group development.

6. Pursuant to section 51(1)(k) of the *Planning Act 1999*, the Development Consent Authority must, in considering a development application, take into account the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer.

   The NTPS2020 includes a definition for public open space. There is no requirement under the NTPS2020 for a dwelling-group development to provide additional public open space. The subject site is located immediately adjacent to Crown land (Lot 13503) zoned Zone CP (Community Purposes), held under licence/lease by the City of Palmerston and used as a neighbourhood park and the Zuccoli Dog Park. Council has indicated an intention to construct a community centre and additional community infrastructure on this land, meaning the locality is already well-served by public open space and community facilities.

   The purpose of Clause 5.4.18.1 (Fencing in Zones MR and HR) is to '*Promote fencing in medium and high-density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighbouring properties*'.

   A condition is recommended that requires fencing in areas along the north and western boundaries that are not adjacent private open space, services or waste storage to be permeable fencing. This will ensure a generally positive interface with public open space areas adjacent the proposed development.

7. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the Development Consent Authority must, in considering a development application, take into account the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose

   The conditions of approval and advisory notes are intended to assist in ensuring:
   - Service authority interests are duly recognised in terms of storm water drainage, works within the road reserves, connections to and upgrading of electricity supply, water supply and sewerage services, utility meters that apply to the construction of dwellings-group; and
   - The NTPS2020 objectives and development performance criteria relating to vehicle access, works within road reserves and the provision of services/infrastructure will be complied with.

8. Pursuant to section 51(1)(n) of the *Planning Act 1999*, in considering a development application the consent authority is required to take into account the potential impact on the existing and future amenity of the area in which the land is situated.

The design of the proposed development is significantly less than the NTPS2020 allows for in Zone MR in terms of building height and dwelling density. Subject to the development complying with the permit conditions and advisory notes, the proposed development and use is expected to be compatible with the established amenity of the locality in terms of built form and landscaping arrangements.

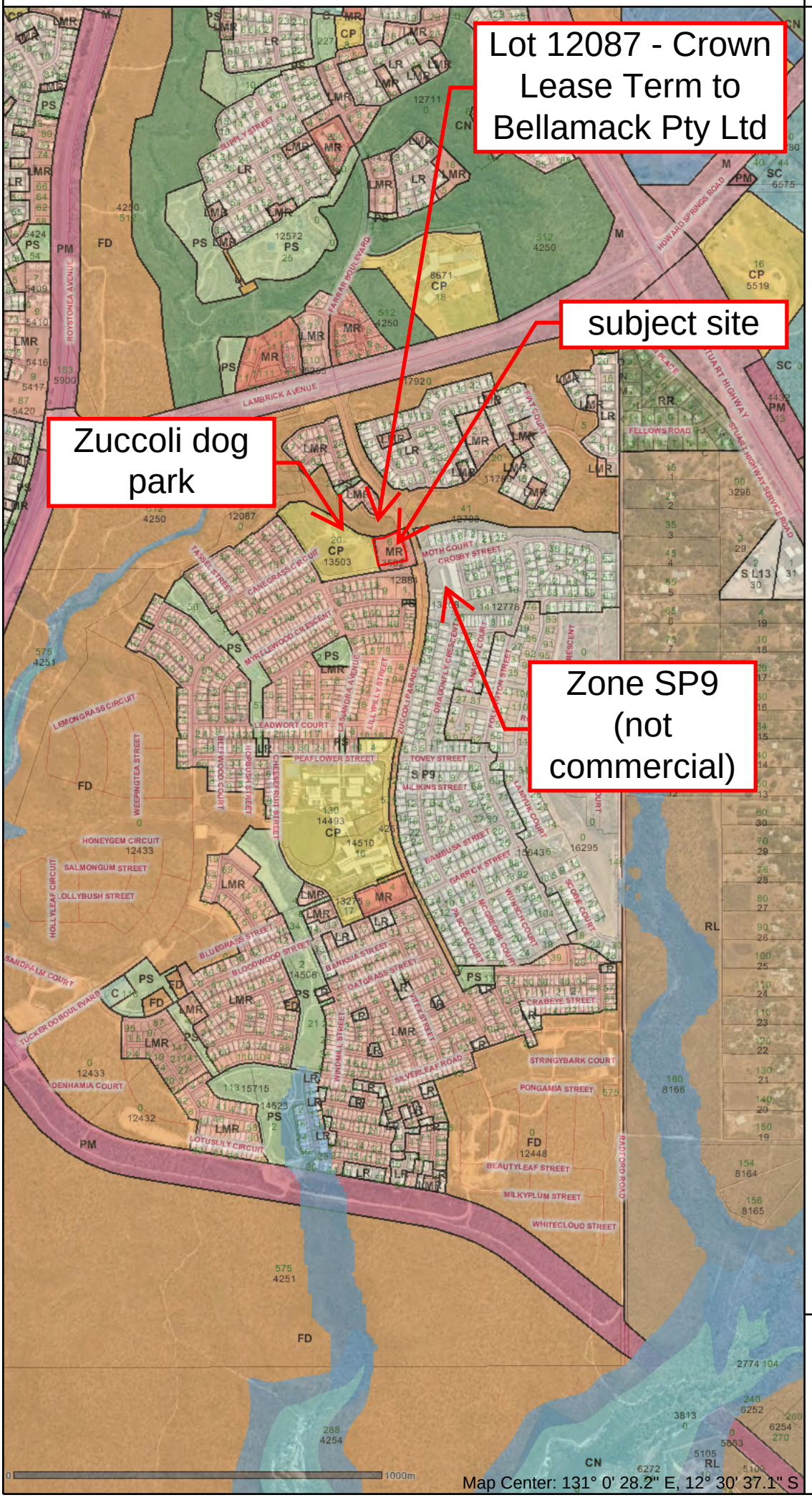
9. Pursuant to section 51(1)(r) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority is required to take into account any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the *Heritage Act 2011*.

   The assessment of the application did not identify any declared natural, cultural or heritage values relevant to the subject site.

AUTHORISED: Daniel Herlihy

SENIOR PLANNER – PALMERSTON AND EAST ARM
DEVELOPMENT ASSESSMENT SERVICES

Map created Thu Aug 06 14:28:47 ACST 2026



Legend

- Storm Surge 2100 Primary
- Storm Surge 2100 Secondary
- General Lines
- Land Subject to Flooding

Town Planning Zones

- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru
- SCJ - Service Commercial Jabiru
- TCJ - Tourist Commercial Jabiru
- CPJ - Community Purpose Jabiru
- FDJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru

- Road Labels
- Road Centrelines
- Highway
- Other Road
- Street Numbers
- Parcel Numbers
- Cadastre
- Coastline

Created by DAHER

Bottom Left: 130° 59' 52", -12° 30' 57"
Top Right: 131° 01' 04", -12° 30' 16"
Approximate Scale: 1:15,000
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia
















KEEP
LEFT




















































































ZUCCOLI DOG PARK





Photographs taken by Development Assessment Services
02/05/2026















DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING NO. 284 – FRIDAY 14 AUGUST 2026

AGORA ROOM, HUDSON BERRIMAH
4 BERRIMAH ROAD, BERRIMAH

MEMBERS PRESENT: Suzanne Philip (Chair), Marion Guppy, Sarah Henderson and Mark Fraser

APOLOGIES: Trevor Dalton and Elisha Harris
LEAVE OF ABSENCE: None

OFFICERS PRESENT: Margaret Macintyre (Secretary) Benjamin Taylor, Daniel Herlihy, Pranav Singh and Shaik Aamir Shaik Alaudeen (Development Assessment Services)

COUNCIL REPRESENTATIVE: Christopher Tickner and Ivan Ng

Meeting opened at 11:00 am and closed at 1:15pm

THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

The Chair, Development Consent Authority, under section 93(1) of the *Planning Act 1999*, appointed Marion Guppy who is a member in relation to the Darwin Division, to act as a member for Trevor Dalton in relation to the Palmerston Division from 4 August 2026 to 21 August 2026 as Trevor Dalton is prevented from performing his duties of office because of absence.

ITEM 1 **21 x 3 BEDROOM DWELLINGS-GROUP IN 12 SINGLE STOREY BUILDINGS**
PA2026/0138
SUBJECT SITE **LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI, TOWN OF PALMERSTON**
APPLICANT **ONE PLANNING CONSULT**

Applicant;- Israel Kgosiemang (One Planning Consult), George Savvas and Mark Imaysay (Concept Designs) attended.

Mr Kgosiemang tabled amended drawings via USB. These drawings were displayed on the projection screen and spoken to during the hearing.

Submitter Ian Lunney attended.

RESOLVED 21/26

That, pursuant to section 46(4)(b) of the *Planning Act 1999*, the Development Consent Authority defer consideration of the application to develop Lot 13502 (6) Tuckeroo Boulevard, Zuccoli, Town of Palmerston for the purpose of 21 x 3 bedroom dwellings-group in 12 single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

1. Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:

   (a) <u>Clause 5.2.4.4 (Layout of Car Parking Areas)</u>

   i. Provide 2 car parking spaces within the common property of the development available for use by visitors to the site
   ii. provide appropriate lighting of common property areas within the site;
   iii. provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;
   iv. resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining wall structures;
   v. demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;
   vi. demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety and circulation on the site.
   vii. Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling (unit) and height / clearance details of air-conditioning units) and internal pedestrian

**These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.**

circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosures). – evidence of compliance should be provided by a suitably qualified professional.

(b) Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)

i. demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1 of the NTPS2020, including:
- the 2m planting depth requirement in sub-clause 7;
- sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.
- Revised species list and planting depths, particularly at the Zuccoli Parade truncation.
- Confirmation that landscaping (planting) will not obstruct sightlines or conflict with utility services.
- show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;
- clearly identify the species, location, and number of proposed plants;
- clearly identify any existing trees to be retained.

ii. Demonstrate full compliance with the requirements of sub-clauses 2(d), (e) & (f) of Clause 5.4.6.1 of the NTPS2020.

(c) Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

i. Updated design (building setbacks, design and layout) to demonstrate compliance with the Clause 5.4.3 minimum requirements listed in sub-clauses 6 and 8, particularly regarding:
- Building setbacks to Zuccoli Parade and the truncation;
- Interface with Lot 13503;
- Landscaping depth and species selection;
- Breeze penetration outcomes.
- Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

(d) Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)

i. Updated drawings demonstrating:
- compliant private open space areas for all dwellings (showing dimensions, and total areas (m^2) of Private Open Space

These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.

including A, B and Overlapping areas, and "open to the sky" calculations) required in Clause 5.4.6.1;
- fencing to private open space boundaries that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1, a solid fence should be provided on the Zuccoli Parade boundary to achieve visual and acoustic privacy for occupants of dwellings and screen private open space areas from the road reserve;
- design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11–19, so as to maintain their visual and acoustic amenity and usability
- that storm water drainage infrastructure will not unreasonably constrain the function of private open space areas; and
- that the design minimises overlooking between dwellings and adjoining public areas.

(e) Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

i. air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;
ii. air-conditioning units and associated services are appropriately screened from public and adjacent private open space views;
iii. the layout and design prevent unreasonable overlooking between dwellings and private open space areas;
iv. Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.
v. appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and
vi. the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.
vii. Site sections showing, finished floor levels of the buildings, "ground level" (NTPS2020 definition" of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.
viii. All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external

**These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.**

finishes, and interactions between all neighbouring buildings.

2. Updated assessment (by Development Assessment Services) and the City of Palmerston (and service authorities) of the drawings submitted in response to deferral point 1 on the extent of compliance with Part 5 NTPS2020 requirements.

REASONS FOR THE DECISION

1. The consent authority considers that the amended application (drawings tabled at 14 August 2026 meeting) continues to present numerous non-compliances with minimum requirements listed in Part 5 of the NTPS2020, together with unresolved matters relating to physical constraints and potential impacts on adjoining land. Despite the further information tabled at the public hearing, the application (as amended) does not demonstrate that it appropriately responds to the outcomes expected for Zone MR (Medium Density Residential). In particular, the application has not shown that building setbacks, private open space, landscaping and car parking arrangements can comply with minimum Part 5 requirements.

   Noting the above, it is considered unlikely the consent authority will consent to minimum Part 5 NTPS2020 landscaping and building setback standards and the applicant should consider adjusting footprints or number of bedrooms of dwellings to achieve a closer level of compliance.

   Further the consent authority considers that the design does not adequately demonstrate how unreasonable impacts on adjoining land can be avoided, including interface impacts with Zone CP land to the west, potential overlooking between dwellings, light spill and headlight glare from adjoining public areas, and noise impacts associated with Zuccoli Parade. Several justifications advanced for non-compliances—such as reliance on single-storey built form, alternative street frontage interpretations, or comparisons to LMR standards—do not address whether the development is appropriate having regard to the actual zoning, site characteristics and planning framework. The Authority also notes that landscaping, private open space, building design and internal access arrangements also remain unresolved and do not demonstrate compliance with the relevant clause purposes.

   The consent authority has determined that the applicant should demonstrate how empirical visitor car parking requirements for the development will be addressed noting the development does not provide any dedicated visitor parking spaces. While the NTPS2020 does not require visitor parking for a dwelling-group development of this nature, the Authority considers that the proposed use (21 x 3 bedroom dwellings) will generate parking demand from visitors, tradespersons, service providers and delivery vehicles in addition to residents. The absence of any designated visitor parking reduces the flexibility of the site to accommodate these users and is a relevant consideration when assessing whether sufficient off-street parking has been provided to service the proposed use.

**These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.**

Taken collectively, the Authority considers that outstanding matters are substantive rather than technical, and the information provided does not demonstrate that the development, in its current form, is an appropriate outcome for the site. While further information could potentially resolve some issues, a further deferral would only be suitable if the consent authority is satisfied that the deficiencies can be addressed without fundamentally altering the proposal. On the information available, the amended application has not shown that it can appropriately respond to the purpose of NTPS2020 "Part 5" clauses, site constraints or potential impacts on adjoining land.

3. Pursuant to section 51(1)(e) of the *Planning Act 1999*, the consent authority must, in considering a development application, take into account any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

   The Development Consent Authority (DCA) notes that the following persons attended the public session of the DCA meeting held on 14 August 2026 and made representations in relation to the development application.

   Applicant's representatives
   Mr Israel-Tshepo Kgosiemang (One Planning Consult), Mr George Savvas (representing the landowners and in his capacity as Director of Concept Designs NT) and Mr Mark Imaysay (Concept Designs NT) attended in support of the application.

   Mr Kgosiemang:
   - addressed the recommended points of deferral identified in the Development Assessment Services assessment report;
   - tabled amended drawings via USB, which were displayed on the projection screen and explained during the public session;
   - advised that the tabled drawings incorporated various adjustments and improvements to the design intended to achieve greater compliance with, and/or better address the purpose and outcomes of, the relevant Part 5 provisions of the NTPS2020;
   - submitted that the proposed variations to building setbacks and landscaping depth requirements are appropriate having regard to the site and locality;
   - advised that the amended locations of air-conditioning units would not conflict with the functionality of car parking spaces;
   - indicated that there may be scope for visitor car parking spaces to be provided within the site; and
   - submitted that, when the parcel was created, trunk services to the allotment were designed having regard to the maximum dwelling yield anticipated for Zone MR and, consequently, the proposed development is not anticipated to require upgrading of electricity supply easements or adjustment to the water supply trunk service dimension. Mr Kgosiemang submitted that servicing matters can appropriately be addressed through standard conditions on any development permit.

**These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.**

Mr Savvas:

- explained the proposed stormwater drainage philosophy and intended finished levels for the development;
- advised that stormwater and drainage from the development would not be discharged onto adjoining properties, including Lot 13503 (Zuccoli Dog Park) and Lot 12087 (Crown Lease Term containing a drainage line);
- submitted that the proposed building setbacks and landscaping dimensions/depths cannot be further adjusted; and
- advised that the dwellings are intended to be marketed towards, and be attractive to, first-home buyers.

Public submitter

Mr Ian Lunney attended the meeting in support of his written submission and gave evidence in relation to the development application pursuant to section 50(1) of the *Planning Act 1999*.

Mr Lunney advised that:

- he is an owner-occupier of a dwelling in Moth Court, Zuccoli, located on the eastern side of Zuccoli Parade;
- in his opinion, solid fencing should be provided along the Zuccoli Parade frontage of the subject site to provide an improved visual barrier, such that persons using the abutting footpath on Zuccoli Parade would not have direct views into the private open space areas of the proposed dwellings. He also considered that such fencing would be visually consistent with other established development in the locality; and
- based on his experience of living in the area, each bedroom of a dwelling may realistically generate demand for approximately one car parking space, and occupation of dwellings in the locality has resulted in overflow parking by residents and visitors within road reserves.

City of Palmerston

Mr Christopher Tickner and Mr Ivan Ng, representing the City of Palmerston, attended the meeting in relation to the Council's submission and advice/comment.

Mr Tickner advised that the use of Lot 13503 (Zuccoli Dog Park) for visitor car parking associated with the proposed development would not be appropriate. Mr Tickner further advised that standard conditions and advisory notes addressing matters identified in the Council's written comments, including stormwater drainage, works within road reserves, access, and garbage collection and storage, could be included on any development permit issued.

The DCA notes that the matters raised by the City of Palmerston are relevant to the consideration of the development application, including pursuant to sections 49 and 50 of the *Planning Act 1999*.

**These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.**

DCA consideration

The DCA Chair noted that the amended drawings tabled at the meeting contain changes to the proposed development that were not the subject of the assessment undertaken by Development Assessment Services and, accordingly, have not yet been assessed in detail against the applicable requirements of Part 5 of the NTPS2020.

The DCA considers that further assessment is required to determine:

- the extent to which the development, as amended by the tabled drawings, complies with the relevant requirements of Part 5 of the NTPS2020;
- the extent and nature of any remaining variations to those requirements;
- whether the amendments affect the assessment of the development against the purpose and outcomes of the relevant NTPS2020 provisions;
- whether the amendments alter or otherwise affect the matters raised in the written submissions, Council's comments, or the evidence and information presented at the DCA meeting; and
- whether any further information, amendments or conditions are required to enable the application to be properly considered and determined.

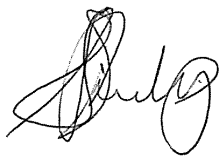
The DCA therefore considers that additional information and assessment are necessary to enable it to properly consider the development application, including the amended drawings tabled at the meeting. Pursuant to section 46(4)(b) of the *Planning Act 1999*, the consent authority may require an applicant to provide additional information where the consent authority considers that the information is necessary to enable it to properly consider the application.

Accordingly, consideration and determination of the development application is deferred to enable Development Assessment Services to assess the amended drawings and associated information against the NTPS2020 and to properly take into account the submissions, evidence and information received in relation to the development application pursuant to section 51(1)(e) of the *Planning Act 1999*.

FOR: 4 **AGAINST: 0** **ABSTAIN: 0**

ACTION: Notice of Deferral

RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



Suzanne Philip
2026.08.24
08:29:11 +09'30'

SUZANNE PHILIP
Chair
24 August 2026

These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.
Reliance on these minutes should be limited to exclude uses of an evidentiary nature.

Development Consent Authority
Northern Territory

GPO Box 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Email: development.consentauthority@nt.gov.au

In reply please quote: PA2026/0138

One Planning Consult
PO Box 42279
CASUARINA NT 0811

Attention: Mr Israel-Tshepo Kgosiemang

Via email: Israel.k@oneplanningconsult.com.au

Dear Mr Kgosiemang

LOT 13502, 6 TUCKEROO BOULEVARD, ZUCCOLI, TOWN OF PALMERSTON

You are hereby advised that the Palmerston Division of the Development Consent Authority, at its meeting on 14 August 2026 resolved, pursuant to section 46(4)(b) of the *Planning Act 1999*, to defer consideration of the application to develop the above land for the purpose of 21 x 3 bedroom dwellings-group in 12 single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

1. Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:

   (a) Clause 5.2.4.4 (Layout of Car Parking Areas)

   i. Provide 2 car parking spaces within the common property of the development available for use by visitors to the site
   ii. provide appropriate lighting of common property areas within the site;
   iii. provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;
   iv. resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining wall structures;
   v. demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;
   vi. demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety and circulation on the site.
   vii. Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling (unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that

caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosures). – evidence of compliance should be provided by a suitably qualified professional.

(b) Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)

i. demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1 of the NTPS2020, including:
- the 2m planting depth requirement in sub-clause 7;
- sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.
- Revised species list and planting depths, particularly at the Zuccoli Parade truncation.
- Confirmation that landscaping (planting) will not obstruct sightlines or conflict with utility services.
- show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;
- clearly identify the species, location, and number of proposed plants;
- clearly identify any existing trees to be retained.

ii. Demonstrate full compliance with the requirements of sub-clauses 2(d), (e) & (f) of Clause 5.4.6.1 of the NTPS2020.

(c) Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

i. Updated design (building setbacks, design and layout) to demonstrate compliance with the Clause 5.4.3 minimum requirements listed in sub-clauses 6 and 8, particularly regarding:
- Building setbacks to Zuccoli Parade and the truncation;
- Interface with Lot 13503;
- Landscaping depth and species selection;
- Breeze penetration outcomes.
- Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

(d) Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)

i. Updated drawings demonstrating:
- compliant private open space areas for all dwellings (showing dimensions, and total areas (m^2) of Private Open Space including A, B and Overlapping areas, and "open to the sky" calculations) required in Clause 5.4.6.1;
- fencing to private open space boundaries that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1, a solid fence should be provided on the Zuccoli Parade boundary to achieve visual and acoustic privacy for occupants of dwellings and screen private open space areas from the road reserve;
- design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11–19, so as to maintain their visual and acoustic amenity and usability
- that storm water drainage infrastructure will not unreasonably constrain the function of private open space areas; and
- that the design minimises overlooking between dwellings and adjoining public areas.

(e) Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

i. air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;
ii. air-conditioning units and associated services are appropriately screened from public and adjacent private open space views;

iii. the layout and design prevent unreasonable overlooking between dwellings and private open space areas;
iv. Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.
v. appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and
vi. the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.
vii. Site sections showing, finished floor levels of the buildings, "ground level" (NTPS2020 definition" of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.
viii. All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.

2. Updated assessment (by Development Assessment Services) and the City of Palmerston (and service authorities) of the drawings submitted in response to deferral point 1 on the extent of compliance with Part 5 NTPS2020 requirements.

REASONS

1. The consent authority considers that the amended application (drawings tabled at the 14 August 2026 meeting) continues to present numerous non-compliances with minimum requirements listed in Part 5 of the NTPS2020, together with unresolved matters relating to physical constraints and potential impacts on adjoining land. Despite the further information tabled at the public hearing, the application (as amended) does not demonstrate that it appropriately responds to the outcomes expected for Zone MR (Medium Density Residential). In particular, the application has not shown that building setbacks, private open space, landscaping and car parking arrangements can comply with minimum Part 5 requirements.

   Noting the above, it is considered unlikely the consent authority will consent to minimum Part 5 NTPS2020 landscaping and building setback standards and the applicant should consider adjusting footprints or number of bedrooms of dwellings to achieve a closer level of compliance.

   Further the consent authority considers that the design does not adequately demonstrate how unreasonable impacts on adjoining land can be avoided, including interface impacts with Zone CP land to the west, potential overlooking between dwellings, light spill and headlight glare from adjoining public areas, and noise impacts associated with Zuccoli Parade. Several justifications advanced for non-compliances—such as reliance on single-storey built form, alternative street frontage interpretations, or comparisons to LMR standards—do not address whether the development is appropriate having regard to the actual zoning, site characteristics and planning framework. The Authority also notes that landscaping, private open space, building design and internal access arrangements also remain unresolved and do not demonstrate compliance with the relevant clause purposes.

   The consent authority has determined that the applicant should demonstrate how empirical visitor car parking requirements for the development will be addressed noting the development does not provide any dedicated visitor parking spaces. While the NTPS2020 does not require visitor parking for a dwelling-group development of this nature, the Authority considers that the proposed use (21 x 3 bedroom dwellings) will generate parking demand from visitors, tradespersons, service providers and delivery vehicles in addition to residents. The absence of any designated visitor parking reduces the flexibility of the site to accommodate these users and is a relevant consideration when assessing whether sufficient off-street parking has been provided to service the proposed use.
   Taken collectively, the Authority considers that outstanding matters are substantive rather than technical, and the information provided does not demonstrate that the development, in its current

form, is an appropriate outcome for the site. While further information could potentially resolve some issues, a further deferral would only be suitable if the consent authority is satisfied that the deficiencies can be addressed without fundamentally altering the proposal. On the information available, the amended application has not shown that it can appropriately respond to the purpose of NTPS2020 "Part 5" clauses, site constraints or potential impacts on adjoining land.

3. Pursuant to section 51(1)(e) of the *Planning Act 1999*, the consent authority must, in considering a development application, take into account any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

   The Development Consent Authority (DCA) notes that the following persons attended the public session of the DCA meeting held on 14 August 2026 and made representations in relation to the development application.

   Applicant's representatives
   Mr Israel-Tshepo Kgosiemang (One Planning Consult), Mr George Savvas (representing the landowners and in his capacity as Director of Concept Designs NT) and Mr Mark Imaysay (Concept Designs NT) attended in support of the application.

   Mr Kgosiemang:
   - addressed the recommended points of deferral identified in the Development Assessment Services assessment report;
   - tabled amended drawings via USB, which were displayed on the projection screen and explained during the public session;
   - advised that the tabled drawings incorporated various adjustments and improvements to the design intended to achieve greater compliance with, and/or better address the purpose and outcomes of, the relevant Part 5 provisions of the NTPS2020;
   - submitted that the proposed variations to building setbacks and landscaping depth requirements are appropriate having regard to the site and locality;
   - advised that the amended locations of air-conditioning units would not conflict with the functionality of car parking spaces;
   - indicated that there may be scope for visitor car parking spaces to be provided within the site; and
   - submitted that, when the parcel was created, trunk services to the allotment were designed having regard to the maximum dwelling yield anticipated for Zone MR and, consequently, the proposed development is not anticipated to require upgrading of electricity supply easements or adjustment to the water supply trunk service dimension. Mr Kgosiemang submitted that servicing matters can appropriately be addressed through standard conditions on any development permit.

   Mr Savvas:

   - explained the proposed stormwater drainage philosophy and intended finished levels for the development;
   - advised that stormwater and drainage from the development would not be discharged onto adjoining properties, including Lot 13503 (Zuccoli Dog Park) and Lot 12087 (Crown Lease Term containing a drainage line);
   - submitted that the proposed building setbacks and landscaping dimensions/depths cannot be further adjusted; and
   - advised that the dwellings are intended to be marketed towards, and be attractive to, first-home buyers.

   Public submitter

   Mr Ian Lunney attended the meeting in support of his written submission and gave evidence in relation to the development application pursuant to section 50(1) of the *Planning Act 1999*.

   Mr Lunney advised that:
   - he is an owner-occupier of a dwelling in Moth Court, Zuccoli, located on the eastern side of Zuccoli Parade;
   - in his opinion, solid fencing should be provided along the Zuccoli Parade frontage of the subject site to provide an improved visual barrier, such that persons using the abutting footpath on Zuccoli Parade would not have direct views into the private open space areas of the proposed dwellings.

He also considered that such fencing would be visually consistent with other established development in the locality; and
- based on his experience of living in the area, each bedroom of a dwelling may realistically generate demand for approximately one car parking space, and occupation of dwellings in the locality has resulted in overflow parking by residents and visitors within road reserves.

City of Palmerston

Mr Christopher Tickner and Mr Ivan Ng, representing the City of Palmerston, attended the meeting in relation to the Council's submission and advice/comment.

Mr Tickner advised that the use of Lot 13503 (Zuccoli Dog Park) for visitor car parking associated with the proposed development would not be appropriate. Mr Tickner further advised that standard conditions and advisory notes addressing matters identified in the Council's written comments, including stormwater drainage, works within road reserves, access, and garbage collection and storage, could be included on any development permit issued.

The DCA notes that the matters raised by the City of Palmerston are relevant to the consideration of the development application, including pursuant to sections 49 and 50 of the *Planning Act 1999*.

DCA consideration

The DCA Chair noted that the amended drawings tabled at the meeting contain changes to the proposed development that were not the subject of the assessment undertaken by Development Assessment Services and, accordingly, have not yet been assessed in detail against the applicable requirements of Part 5 of the NTPS2020.

The DCA considers that further assessment is required to determine:
- the extent to which the development, as amended by the tabled drawings, complies with the relevant requirements of Part 5 of the NTPS2020;
- the extent and nature of any remaining variations to those requirements;
- whether the amendments affect the assessment of the development against the purpose and outcomes of the relevant NTPS2020 provisions;
- whether the amendments alter or otherwise affect the matters raised in the written submissions, Council's comments, or the evidence and information presented at the DCA meeting; and
- whether any further information, amendments or conditions are required to enable the application to be properly considered and determined.

The DCA therefore considers that additional information and assessment are necessary to enable it to properly consider the development application, including the amended drawings tabled at the meeting. Pursuant to section 46(4)(b) of the *Planning Act 1999*, the consent authority may require an applicant to provide additional information where the consent authority considers that the information is necessary to enable it to properly consider the application.

Accordingly, consideration and determination of the development application is deferred to enable Development Assessment Services to assess the amended drawings and associated information against the NTPS2020 and to properly take into account the submissions, evidence and information received in relation to the development application pursuant to section 51(1)(e) of the *Planning Act 1999*.

Pursuant to section 46(6) of the *Planning Act 1999*, information required in this correspondence is to be provided within 30 days of the receipt of this correspondence.

You may request the consent authority extend the time to provide the required information. A request must be made before the expiry of the period referred to in section 46(6) (i.e. within 30 days of receipt of this notice) and it must be made in writing to either address listed below:

Email: das.ntg@nt.gov.au
In person: First Floor, Energy House, 18-20 Cavenagh Street, Darwin
Post: Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680, Darwin NT 0801

Should you require any further information on this matter, you may contact Development Assessment Services on 8999 6046.

Yours sincerely



Digitally signed by
Benjamin Taylor
Date: 2026.08.24
09:22:56 +09'30'

BENJAMIN TAYLOR
Delegate
Development Consent Authority

24 August 2026

CC: City of Palmerston
Submitter - Mr Ian Lunney

The Chair
Development Consent Authority
GPO BOX 1680
DARWIN NT 0801

Ref: PA2026/0138

Dear Sir/Madam

Deferral - **LOT 13502 (6) TUCKEROO BLVD, ZUCCOLI, TOWN OF PALMERSTON- PA2026/0138**

We acknowledge the deferral of the subject development, as outlined in the Development Consent Authority (Palmerston Division) letter dated 24 August 2026 following its meeting on the 14th of August 2026. The deferral matters are set out below and addressed accordingly following the reduction of dwellings from 21 to 20:

1. Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:

(a) Clause 5.2.4.4 (Layout of Car Parking Areas)

i. Provide 2 car parking spaces within the common property of the development available for use by visitors to the site

The plans provided at **APPENDIX A2** show provision of 2 additional car parking spaces within the common property of the development available for use by visitors of the site.

ii. provide appropriate lighting of common property areas within the site;

The plans provided at **APPENDIX A2** show provision of censor lighting to common property areas.

iii. provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;

The revised plans at **APPENDIX A2** identify at least 800mm pedestrian walkways to serve units 12,13,19 and 21.

iv. resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining wall structures;

The revised plans at **APPENDIX A2** clearly distinguish pedestrian areas, parking spaces, landscaping and retaining walls.

v. demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;

Sheets A403 and A408 of **APPENDIX A2** confirm that parking dimensions comply, accounting for the location and clearances of air-conditioning units.

vi. demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety and circulation on the site.

Sheet A105 of **APPENDIX A2** includes swept path analysis demonstrating that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety or site circulation. The City of Palmerston has also recommended that any development permit include a condition requiring an ingress and egress assessment to confirm safe vehicle entry and exit.

vii. Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling (unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosures). – evidence of compliance should be provided by a suitably qualified professional.

The revised plans at **APPENDIX A2** identify delineated pedestrian walkways within the site, including a shared pedestrian access gate from Tuckeroo Boulevard and individual dwelling gates along Zuccoli Parade. Each dwelling has unobstructed access to its main entrance, as shown on the typical floor layouts. The plans also show the location and 2.1m height clearances of air-conditioning units, confirming that the carports can safely accommodate two vehicles. The layout includes screened bin areas and addresses the City of Palmerston's technical requirements, supported by the swept path analysis and nominated bin collection vehicle.

(b) Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)

i. demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1 of the NTPS2020, including:

• the 2m planting depth requirement in sub-clause 7;

Sheet A101 of **APPENDIX A2** shows the proposed site landscaping, providing 32.94% landscaping against the 30% requirement. A variation to the 2m landscaping depth requirement is sought for part of the northern boundary under subclause 2 of Clause 5.2.6.1, as the variation is not expected to adversely affect the amenity of adjoining land, which includes a creek and established vegetation. Solid fencing, supplemented by vegetation where practical, will provide effective screening along the affected boundary. The landscaping is predominantly focused on the area within the street frontage setbacks and private open space areas.

• sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.

Sheet A101 and the typical floor layouts at A405, A406 and A407 show landscaping concentrated within the street frontage setbacks and private open space areas, together with the proposed planting schedule. The landscaping includes a medium-sized tree within each private open space area to support passive cooling throughout the development. The landscaping will be maintained for the life of the development.

• Revised species list and planting depths, particularly at the Zuccoli Parade truncation.

The landscaping plan, Sheet A101, and typical floor layouts at A405, A406 and A407 of **APPENDIX A2** identify the selected species and planting depths. The proposed screening plants at the Zuccoli Parade truncation are expected to reach up to 2.5m in height within two years of planting.

• Confirmation that landscaping (planting) will not obstruct sightlines or conflict with utility services.

The landscaping as proposed is unlikely to obstruct sightlines or conflict with utility services.

• show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;

The landscaping plan, Sheet A101, and typical floor layouts at A405, A406 and A407 of **APPENDIX A2** identify the selected planting schedule with species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020.

• clearly identify the species, location, and number of proposed plants;

The landscaping plan, Sheet A101, and typical floor layouts at A405, A406 and A407 of **APPENDIX A2** identify the selected planting schedule with number selected species.

• clearly identify any existing trees to be retained.

There are no trees to be retained on site.

ii. Demonstrate full compliance with the requirements of sub-clauses 2(d), (e) & (f) of Clause 5.4.6.1 of the NTPS2020.

Sheets A101 and A103 of **APPENDIX A2** demonstrate that at least half of each private open space area is permeable, supporting stormwater infiltration and reducing runoff from the site. Each dwelling also includes a deep soil planting area of at least 5m², with no dimension less than 1.5m, for trees and vegetation that provide shade or screening. Landscaping is concentrated within the street frontage setbacks and private open space areas to enhance the streetscape's visual amenity.

(c) Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

i. Updated design (building setbacks, design and layout) to demonstrate compliance with the Clause 5.4.3 minimum requirements listed in sub-clauses 6 and 8, particularly regarding:

• Building setbacks to Zuccoli Parade and the truncation;

The revised site plan at Sheet A106 of **APPENDIX A2** demonstrates increased building setbacks to Zuccoli Parade. Sheet A102 also shows the revised fencing layout along Zuccoli Parade and the truncation, providing improved privacy through solid screening.

• Interface with Lot 13503;

The proposed development includes solid fencing at least 1.8m high along the boundary adjoining Lot 13503 to provide screening.

• Landscaping depth and species selection;

The landscaping plan, Sheet A101, and typical floor layouts at A405, A406 and A407 of **APPENDIX A2** provides details of landscaping depth and species selection.

• Breeze penetration outcomes.

Sheet A104 of **APPENDIX A2** demonstrates breeze penetration outcomes for the wet and dry season.

• Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

Sheets A200 and A305 of **APPENDIX A2** demonstrate the roof plan with eaves of up to 900mm and building separation of 2.8m between unit 17 and 18, the remaining units with separations of 3m to 7.9m respectively.

(d) Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)

i. Updated drawings demonstrating:

• compliant private open space areas for all dwellings (showing dimensions, and total areas (m2) of Private Open Space including A, B and Overlapping areas, and “open to the sky” calculations) required in Clause 5.4.6.1;

Sheet A103 of **APPENDIX A2** shows dimensions for Areas A and B, including the total private open space area and any overlapping portions.

• fencing to private open space boundaries that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1, a solid fence should be provided on the Zuccoli Parade boundary to achieve visual and acoustic privacy for occupants of dwellings and screen private open space areas from the road reserve;

Sheet A102 of **APPENDIX A2** provides revised fencing details between the units and the Zuccoli Parade boundary to maintain occupants’ visual and acoustic privacy and screen private open space areas from view.

• design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11–19, so as to maintain their visual and acoustic amenity and usability

Sheets A400, A401 and A403 note the use of double glazing for windows and sliding doors of dwellings along Zuccoli Parade, together with solid fencing and vegetation to improve acoustic and visual amenity.

- that storm water drainage infrastructure will not unreasonably constrain the function of private open space areas; and

Each dwelling's private open space includes a stormwater pit to manage drainage and maintain the area's usability.

- that the design minimises overlooking between dwellings and adjoining public areas.

The development provides at least 1.8m high solid fencing between dwellings and adjoining public areas for screening.

(e) Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

i. air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;

The aircons are in areas where they are accessible for servicing and do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity.

ii. air-conditioning units and associated services are appropriately screened from public and adjacent private open space views;

The revised plans at **APPENDIX A2** show that air-conditioning units and associated services will be appropriately screened from public areas and adjacent private open spaces.

iii. the layout and design prevent unreasonable overlooking between dwellings and private open space areas;

At least 1.8m high solid fence is provided between dwellings and private open space areas for screening.

iv. Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.

Sheet A102 of **APPENDIX A2** details the revised fencing along the Zuccoli Parade boundary, which maintains occupants' visual and acoustic privacy and screens private open space areas from view. The proposed 1.8m fencing along the western boundary adjoining community-purpose land also provides screening for the development.

v. appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and

Sheets A400, A401 and A403 of **APPENDIX A2** note the use of double glazing for windows and sliding doors of dwellings along Zuccoli Parade, together with solid fencing and vegetation to improve acoustic and visual amenity.

vi. the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.

Sheet A104 of **APPENDIX A2** demonstrates breeze penetration outcomes for the wet and dry season.

vii. Site sections showing, finished floor levels of the buildings, "ground level" (NTPS2020 definition" of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.

Sheet A305 of **APPENDIX A2** show the existing site level and the proposed levels resulting from cut and fill. The revised site plan includes finished floor levels for each dwelling and ground levels for the proposed private open space areas. The proposed levels demonstrate that stormwater can be managed on site and directed to lawful discharge and connection points within the road reserves. The site cross-section also shows the proposed retaining wall towards the corner of Tuckeroo and Zuccoli Parade and kerbing along the rear boundary, which will direct stormwater to on-site drainage pits.

viii. All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including airconditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.

The revised plans provide details of building/fence height, finished floor levels and existing and finished ground levels. The plans show location of aircons including height clearance and screening. The cross-section to the site identifies the existing and finished levels across the site.

2. Updated assessment (by Development Assessment Services) and the City of Palmerston (and service authorities) of the drawings submitted in response to deferral point 1 on the extent of compliance with Part 5 NTPS2020 requirements.

The revised plans at **APPENDIX A2** are attached. Comments regarding the revised layout have been received from PWC (Power) – **APPENDIX B1**, PWC (Water) – **APPENDIX B2** and City of Palmerston – **APPENDIX B3**.

Please do not hesitate to contact the applicant for any clarification.

27 August 2026

Israel T Kgosiemang
One Planning Consult

PROPOSED 20x3 BEDROOM DWELLING-GROUP ON LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI





DRAWING LIST

Sheet Number	Sheet Name
A000	COVER SHEET
A001	ARTIST IMPRESSION
A002	ARTIST IMPRESSION
A003	3D PERSPECTIVES
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	FENCING PLAN
A103	PRIVATE OPEN SPACE
A104	BREEZEWAY PLAN
A105	WASTE COLLECTOR TURNPATHS
A200	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A305	SITE SECTION
A310	BIN ENCLOSURE
A400	TYPICAL FLOOR PLAN - TYPE A
A401	TYPICAL FLOOR PLAN - TYPE B
A403	TYPICAL FLOOR PLAN - TYPE C
A405	TYPICAL TYPE A - LANDSCAPE PLAN
A406	TYPICAL TYPE B - LANDSCAPE PLAN
A407	TYPICAL TYPE C - LANDSCAPE PLAN
A408	TYPICAL TYPE A UNIT
A409	TYPICAL TYPE B UNIT
A410	TYPICAL TYPE C UNIT
A500	STORMWATER PLAN
A600	SEDIMENT CONTROL PLAN

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:32 PM

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:32 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A001 ARTIST IMPRESSION

24/08/2026

25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©





24/08/2026 5:16:32 PM Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A002 ARTIST IMPRESSION

24/08/2026

25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©





Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:35 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A003 3D PERSPECTIVES

24/08/2026

25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

EXISTING VEGETATION
(CREEK)
LOT 12087
CROWNLAND

CP
LOT 13503
(PARK)
3.04ha
(30400m²)

UNIT 20
UNIT 19
UNIT 18
UNIT 17
UNIT 16
UNIT 15
UNIT 14
UNIT 13
UNIT 12
UNIT 11
UNIT 10
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 1
UNIT 2
UNIT 3
UNIT 4

SHARED DRIVEWAY 10km/h
SHARED DRIVEWAY 10km/h
SHARED DRIVEWAY 10km/h
PROVIDE CENSOR LIGHTING TO COMMON AREAS
ROOF OVER
FOOTPATH
VISITORS BAY
REVERSE BAY
STEPS
BINS
SB
GATE
no windows
9m VERGE
11m VERGE
16m VERGE
VERGE
3M SETBACK
6M SETBACK
CROSSOVER
WATER METERS
EXISTING ELECTRICAL EASEMENT
ELECTRICAL METERS
LETTERBOXES
PEDESTRIAN ACCESS + GATE
Censor Lighting
EX.POWERPOLE.
EX.STORMW.
EX.STORMW.
EX.POWERPOLE.
ZUCCOLI PARADE
TUCKEROO BOULEVARD

1 SITE PLAN
1 : 400

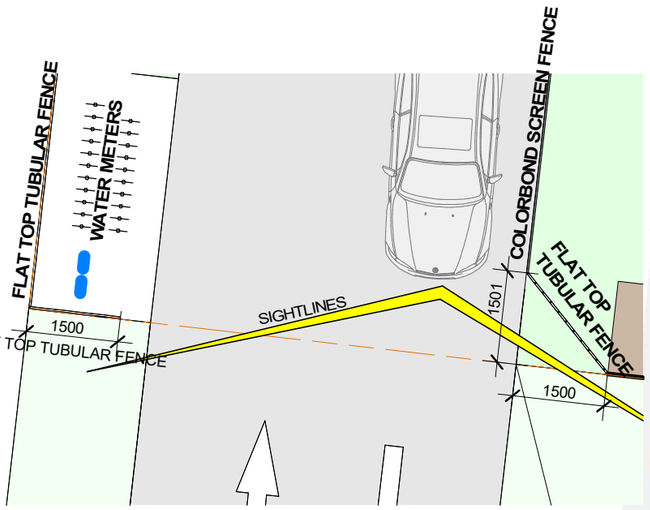
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A100 SITE PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REV\ITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:36 PM



2 / A101 LANDSCAPE PLAN - Callout 1
1 : 100



1 / A300 LANDSCAPE PLAN
1 : 400

PLANTING LEGEND:

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage.
Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is
commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

EXISTING TREES

GARDEN MULCH

GENERAL SOFT SCAPE

TOTAL LANDSCAPE AREA:

2035.88m² = 32.94%

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.25.rvt
24/08/2026 5:16:37 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A101 LANDSCAPE PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 A300 FENCING PLAN
1 : 400

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

FENCE TYPE - 3 : 200mm BLOCKWORK WALL FENCE RENDERED, SELECT COLOUR: DULUX LEXICON QUARTER WHITE, 1800mm HIGH - UNO

FENCING WITHIN 1.5m OF DRIVEWWAYS, PEDESTRIAN ENTRIES, AND STREET CORNERS IS TO BE VISUALLY PERMEABLE ABOVE 0.6m (UNLESS THERE IS TRUNCATION PROVIDED WITHIN THESE AREAS TO THE SAME TIME)

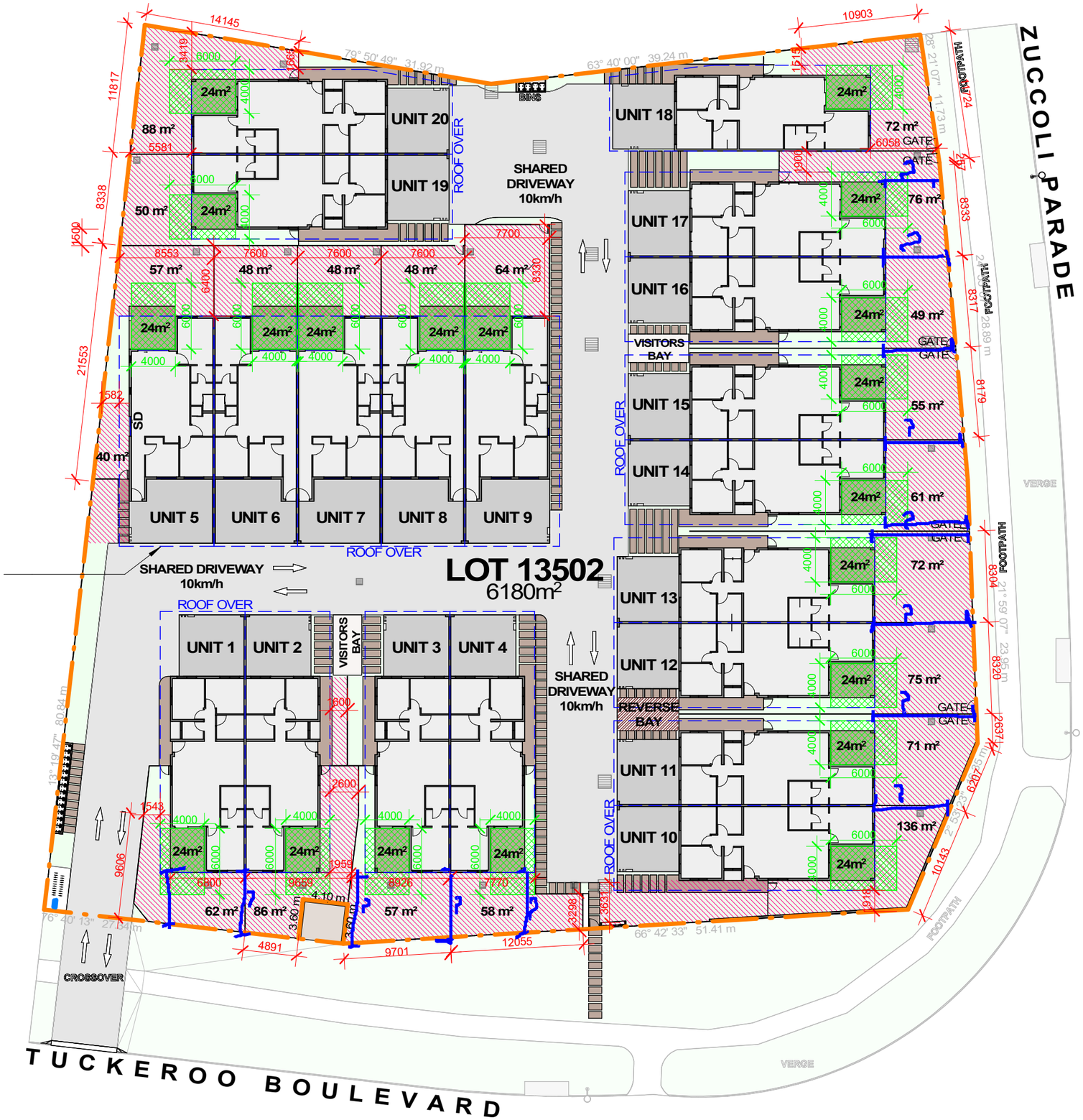
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:38 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A102 FENCING PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



PRIVATE OPEN SPACE A

PRIVATE OPEN SPACE B

1 / A300 PRIVATE OPEN SPACE
1 : 400

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:39 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A103 PRIVATE OPEN SPACE

24/08/2026

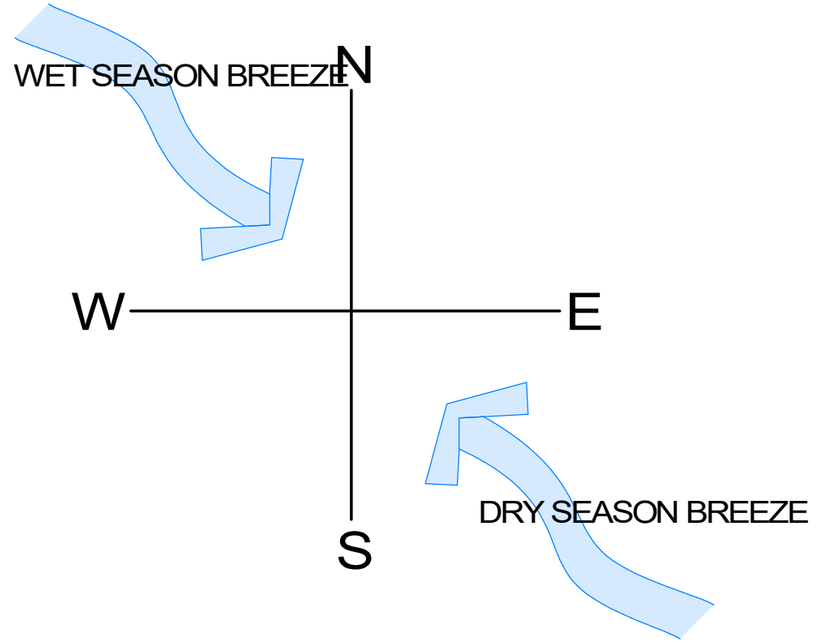
25015

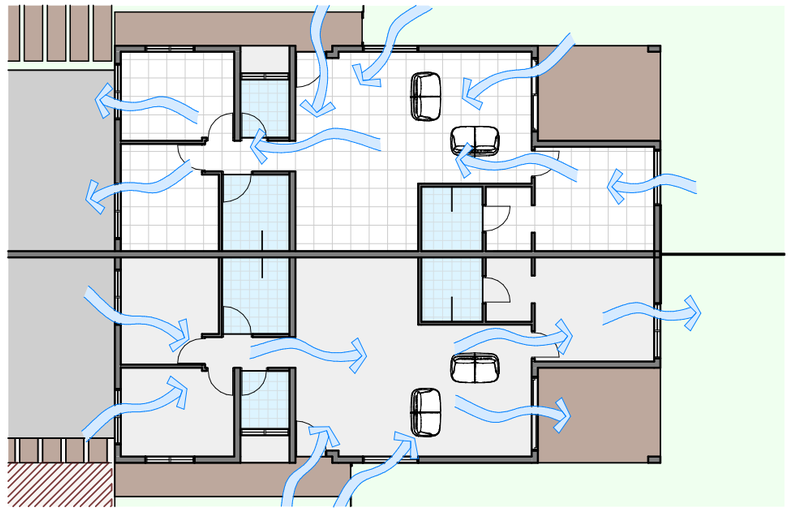
PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 A300 BREEZEWAY PENATRATION PLAN
1 : 400





2 A300 TYPICAL FLOOR PLAN - BREEZEWAY
1 : 200

24/08/2026 5:16:41 PM Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo\REV\TMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A104 BREEZEWAY PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 TURN PATH - IN
1 : 500



2 TURN PATH - OUT
1 : 500

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REV\TIMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:43 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A105 WASTE COLLECTOR TURNPATHS
24/08/2026
25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



2 EAVE DETAIL - TYPICAL
1 : 25

1 A300 ROOF PLAN
1 : 400

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:16:44 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A200 ROOF PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 A100 ELEVATION
1 : 200



2 A100 ELEVATION
1 : 200



3 A100 ELEVATION
1 : 200



4 A100 ELEVATION
1 : 200

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

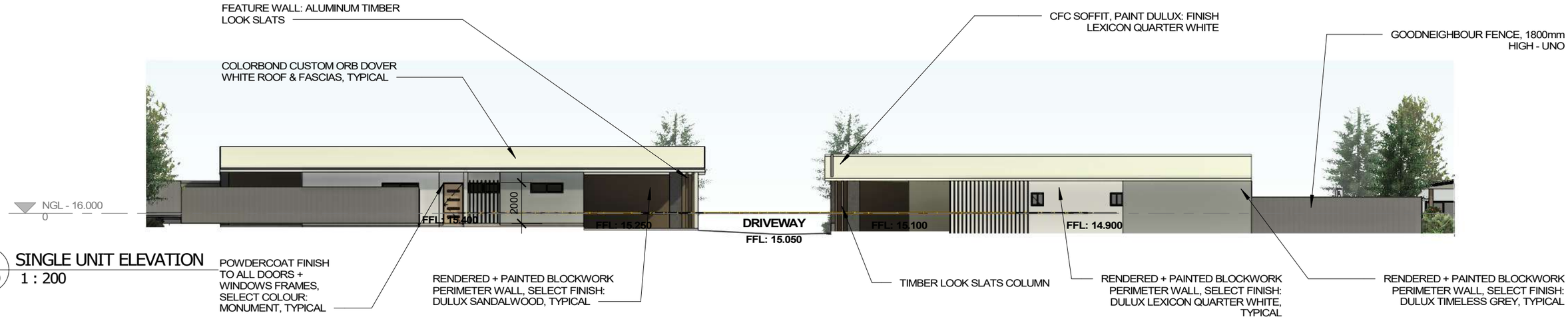
A300 ELEVATION
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:08 PM



1 / A100 SINGLE UNIT ELEVATION
1 : 200

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:11 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A301 ELEVATION
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

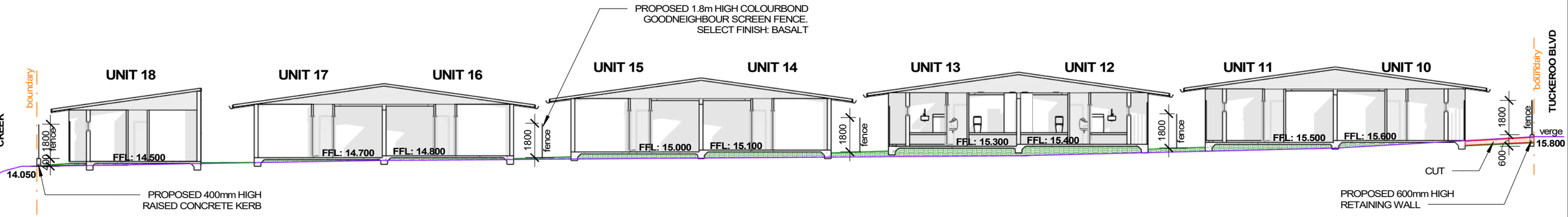
concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

LEGEND

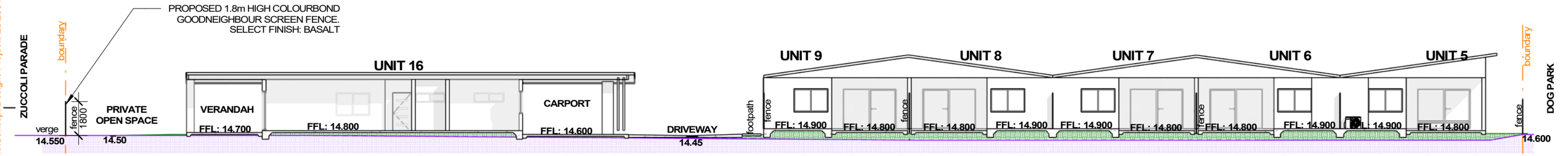
EXISTING LEVELS

PROPOSED SITE LEVELS/ FILL

CUT



1 / A100 SECTION 1 : 200



2 / A100 SECTION 1 : 200

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:13 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

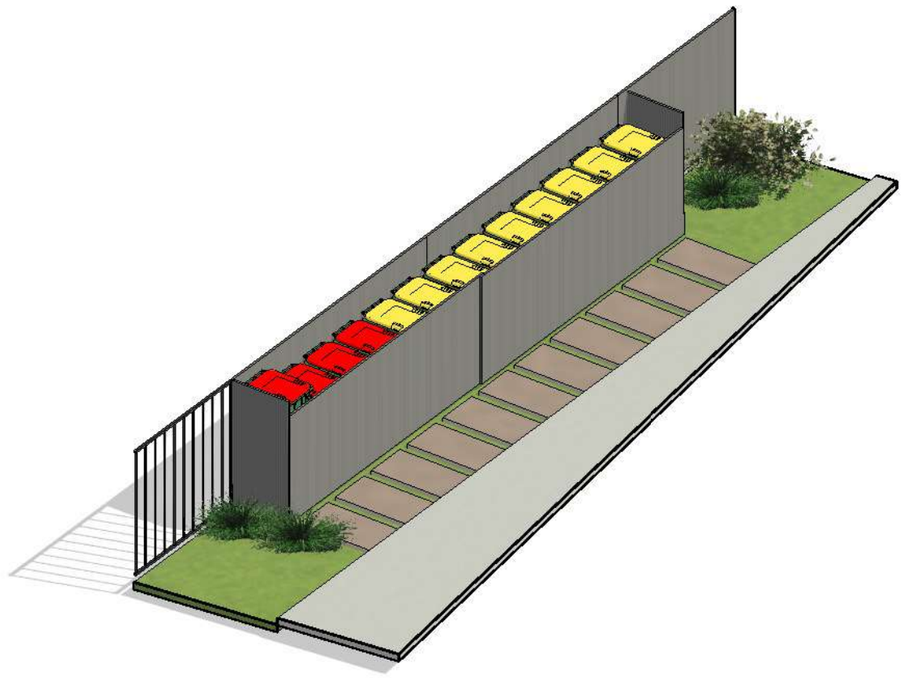
A305 SITE SECTION

24/08/2026

25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



- BIN ENCLOSURE ISOMETRIC



1 A310 ELEVATION 1 : 100

COLORBOND GOODNEIGHBOUR
SCREEN FENCING SLIDING GATE
COLOUR: BASALT

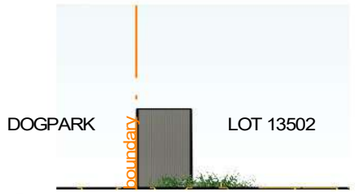


2 A310 ELEVATION 1 : 100

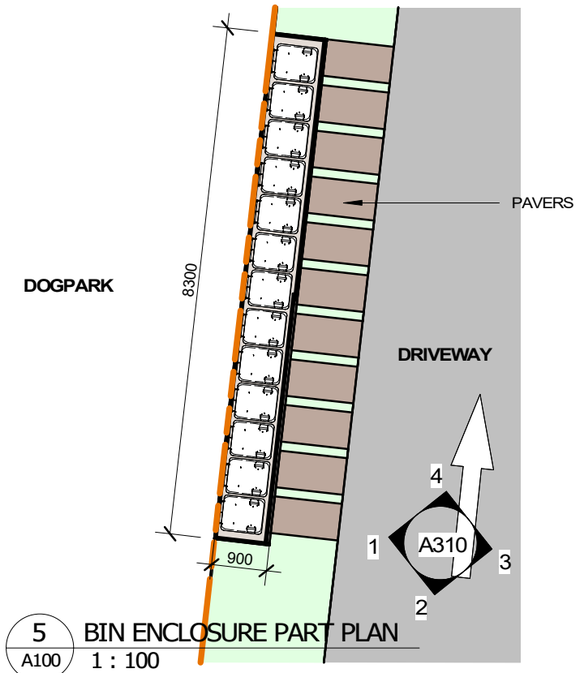


3 A310 ELEVATION 1 : 100

COLORBOND GOODNEIGHBOUR
SCREEN FENCING TO DOGPARK
COLOUR: BASALT



4 A310 ELEVATION 1 : 100



5 A100 BIN ENCLOSURE PART PLAN 1 : 100

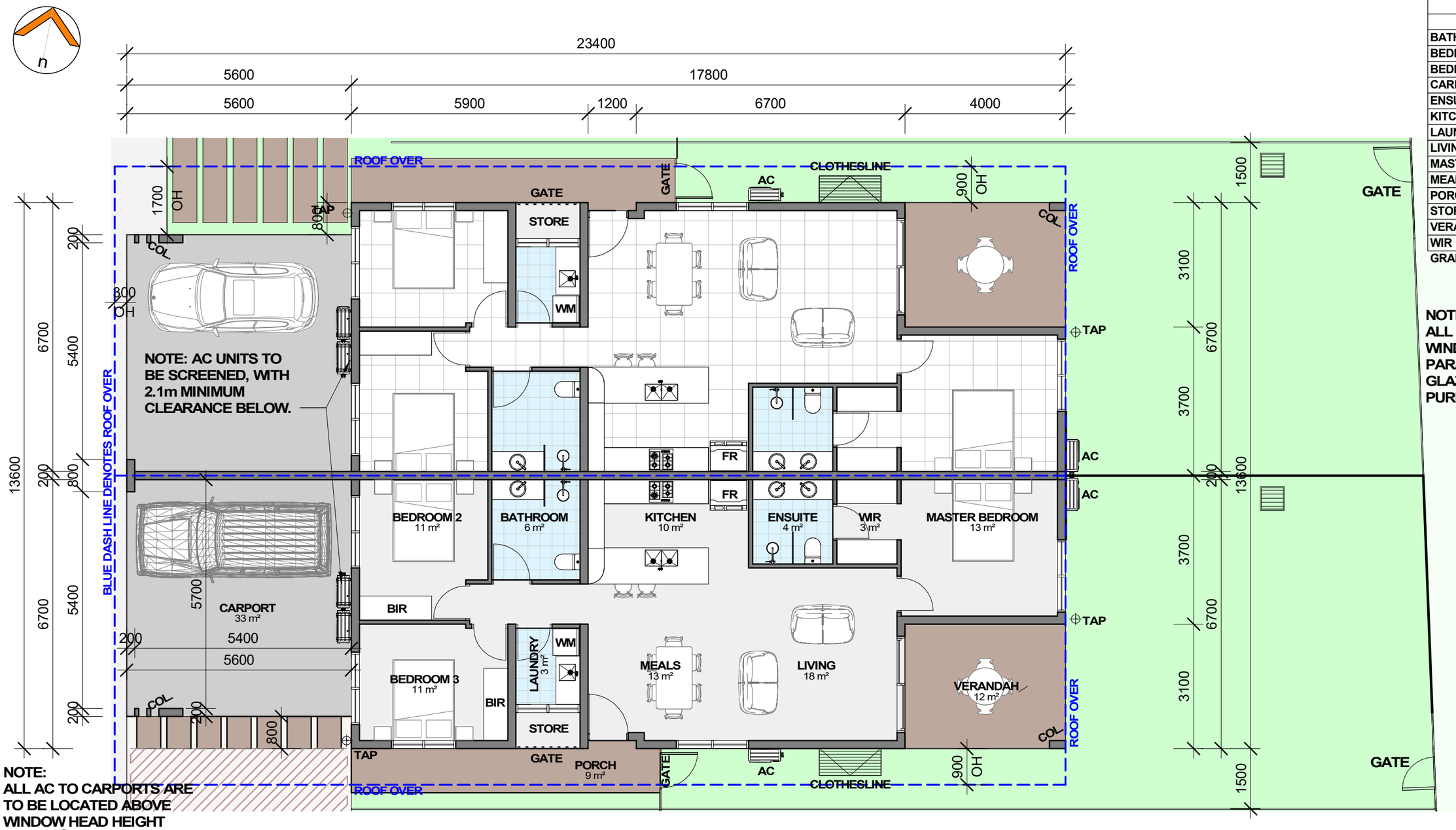
24/08/2026 5:17:14 PM Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A310 BIN ENCLOSURE
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



NOTE:
ALL AC TO CARPORTS ARE TO BE LOCATED ABOVE WINDOW HEAD HEIGHT

2
4 A408
3

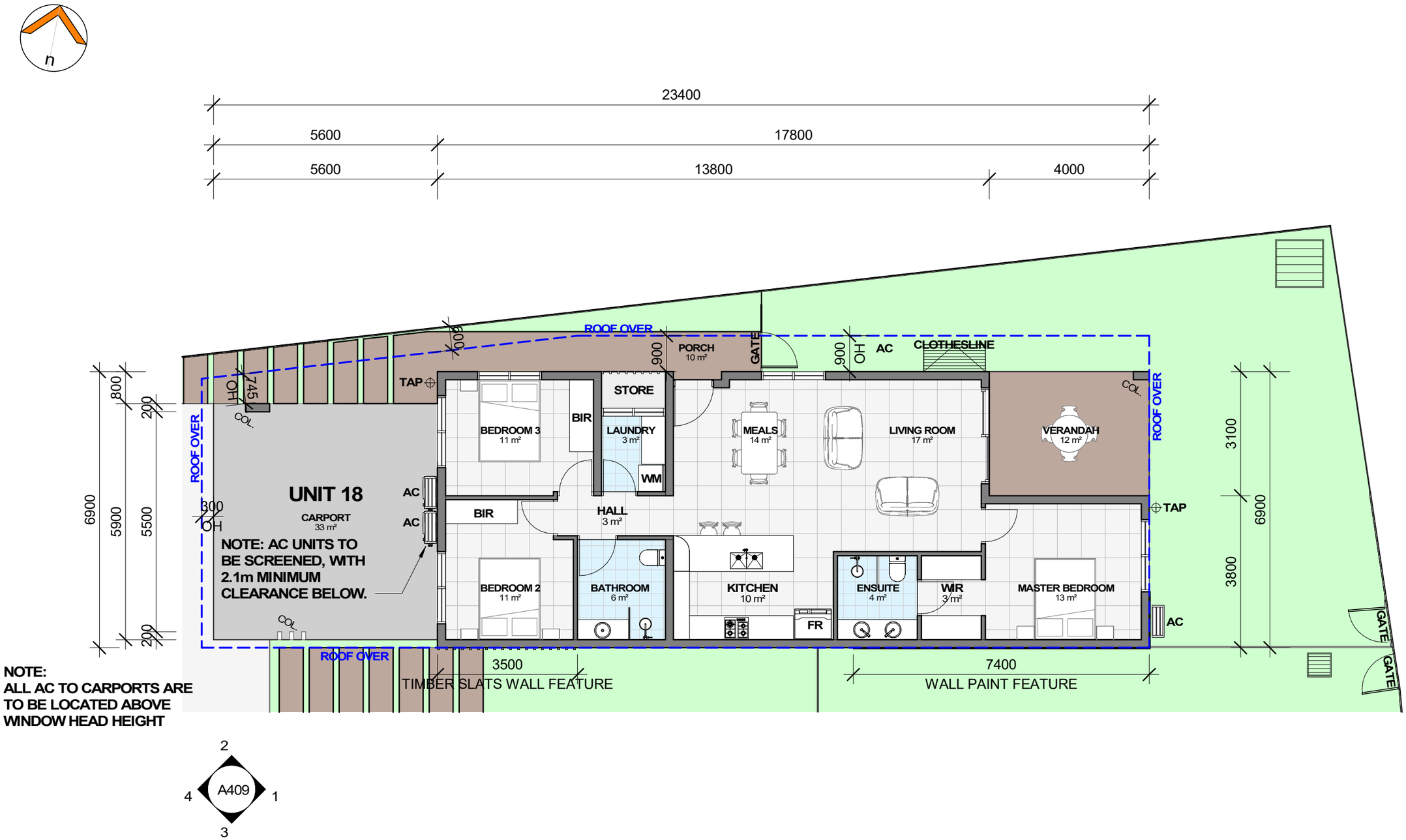
ROOM SCHEDULE

NAME	AREA
BATHROOM	6 m²
BEDROOM 2	11 m²
BEDROOM 3	11 m²
CARPORT	33 m²
ENSUITE	4 m²
KITCHEN	10 m²
LAUNDRY	3 m²
LIVING	18 m²
MASTER BEDROOM	13 m²
MEALS	13 m²
PORCH	9 m²
STORE	1 m²
VERANDAH	12 m²
WIR	3 m²
GRAND TOTAL	148 m²

NOTE:
ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES

1 / A300 TYPICAL FLOOR PLAN - DUPLEX
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:15 PM



ROOM SCHEDULE - SINGLE UNIT	
NAME	Area
BATHROOM	6 m²
BEDROOM 2	11 m²
BEDROOM 3	11 m²
CARPORT	33 m²
ENSUITE	4 m²
HALL	3 m²
KITCHEN	10 m²
LAUNDRY	3 m²
LIVING ROOM	17 m²
MASTER BEDROOM	13 m²
MEALS	14 m²
PORCH	10 m²
VERANDAH	12 m²
WIR	3 m²
GRAND TOTAL	151 m²

NOTE:
ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES

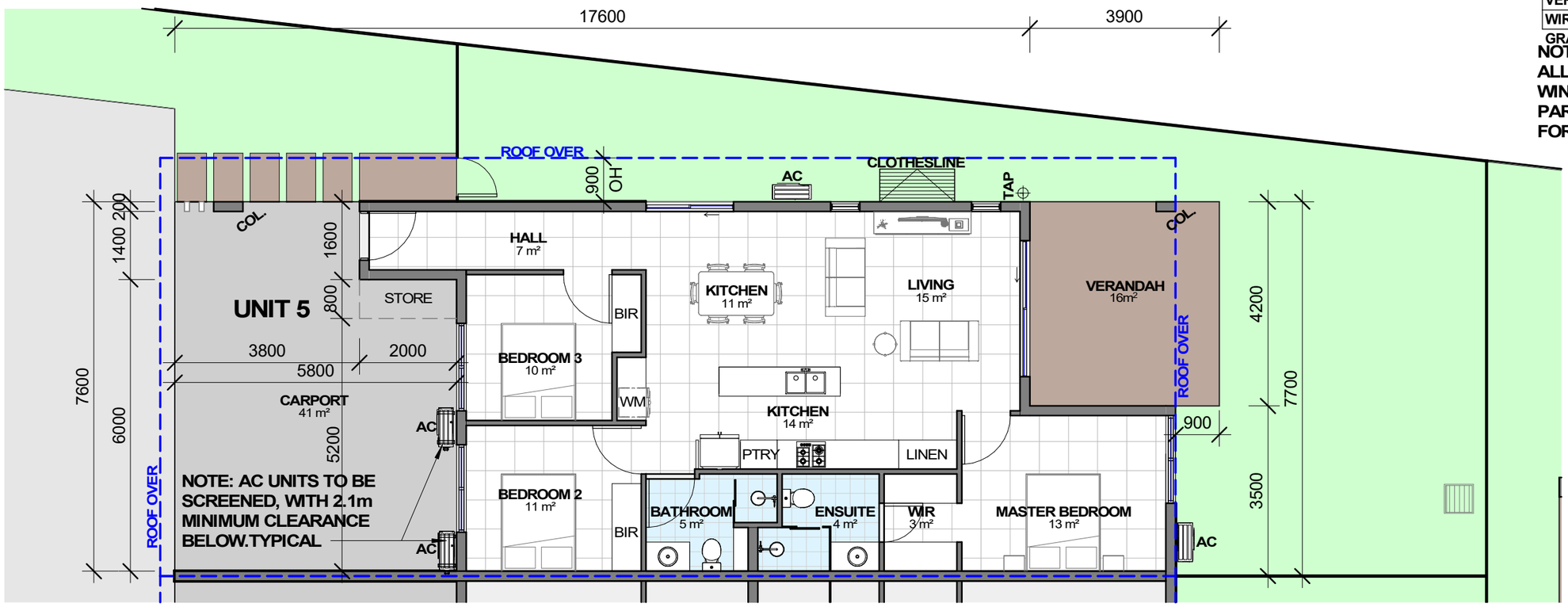
NOTE:
ALL AC TO CARPORTS ARE TO BE LOCATED ABOVE WINDOW HEAD HEIGHT

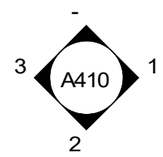
1 / A300 TYPICAL FLOOR PLAN - SINGLE UNIT
1 : 100

Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:16 PM

ROOM SCHEDULE - TYPE C	
NAME	Area
BATHROOM	5 m²
BEDROOM 2	11 m²
BEDROOM 3	10 m²
CARPORT	41 m²
ENSUITE	4 m²
HALL	7 m²
KITCHEN	25 m²
LIVING	15 m²
MASTER BEDROOM	13 m²
Room	40 m²
VERANDAH	13 m²
WIR	3 m²
GRAND TOTAL	187 m²

NOTE:
ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES





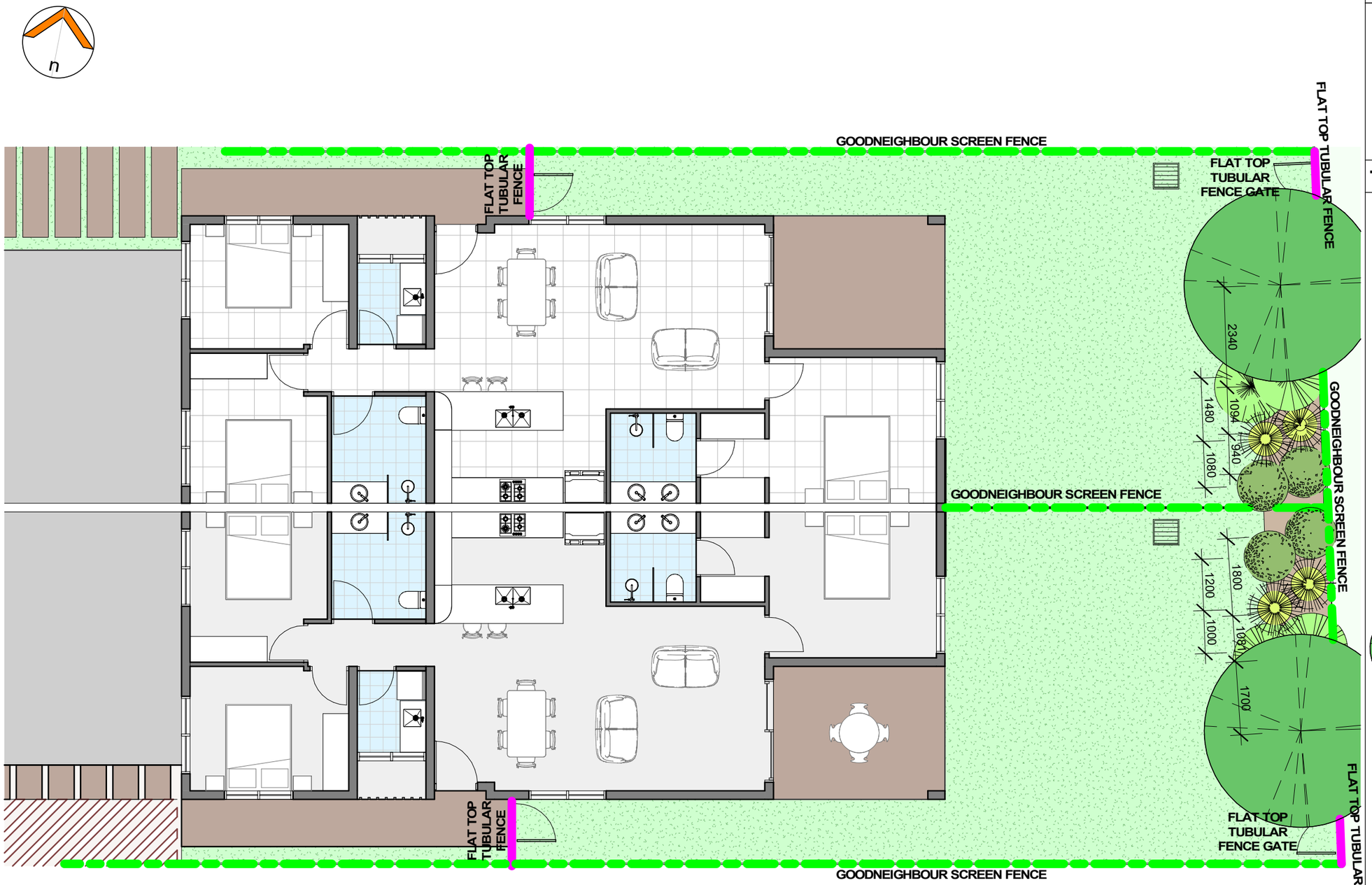
1 / A300 TYPICAL FLOOR PLAN - TYPE C
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:17 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A403 TYPICAL FLOOR PLAN - TYPE C
24/08/2026
25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL DUPLEX PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

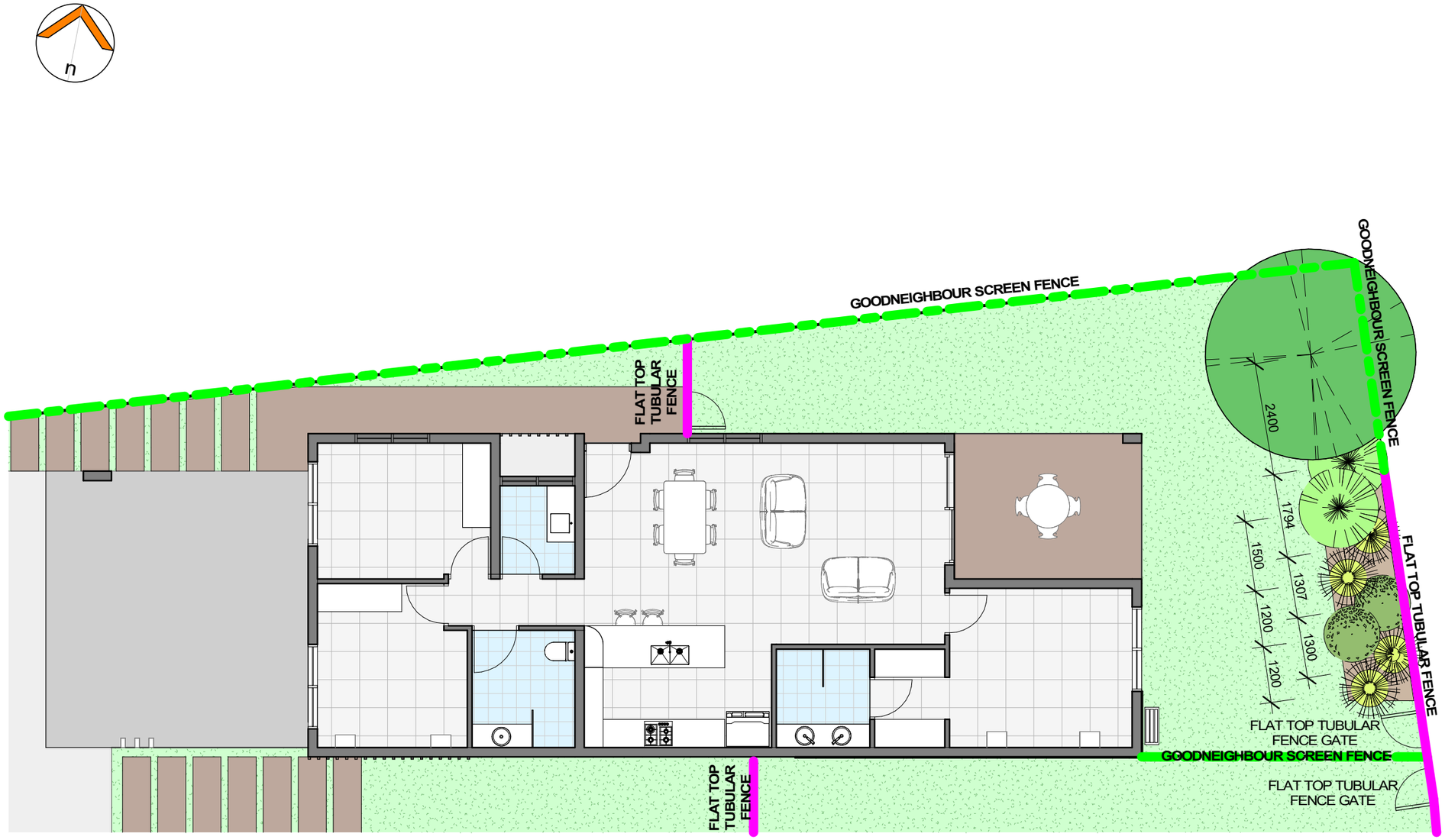
1 / A300 TYPICAL DUPLEX - LANDSCAPE PLAN
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:18 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A405 TYPICAL TYPE A - LANDSCAPE PLAN
24/08/2026
25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 / A300 TYPICAL SINGLE UNIT - LANDSCAPE PLAN
1 : 100

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL SINGLE UNITS PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

4X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m^3
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:18 PM

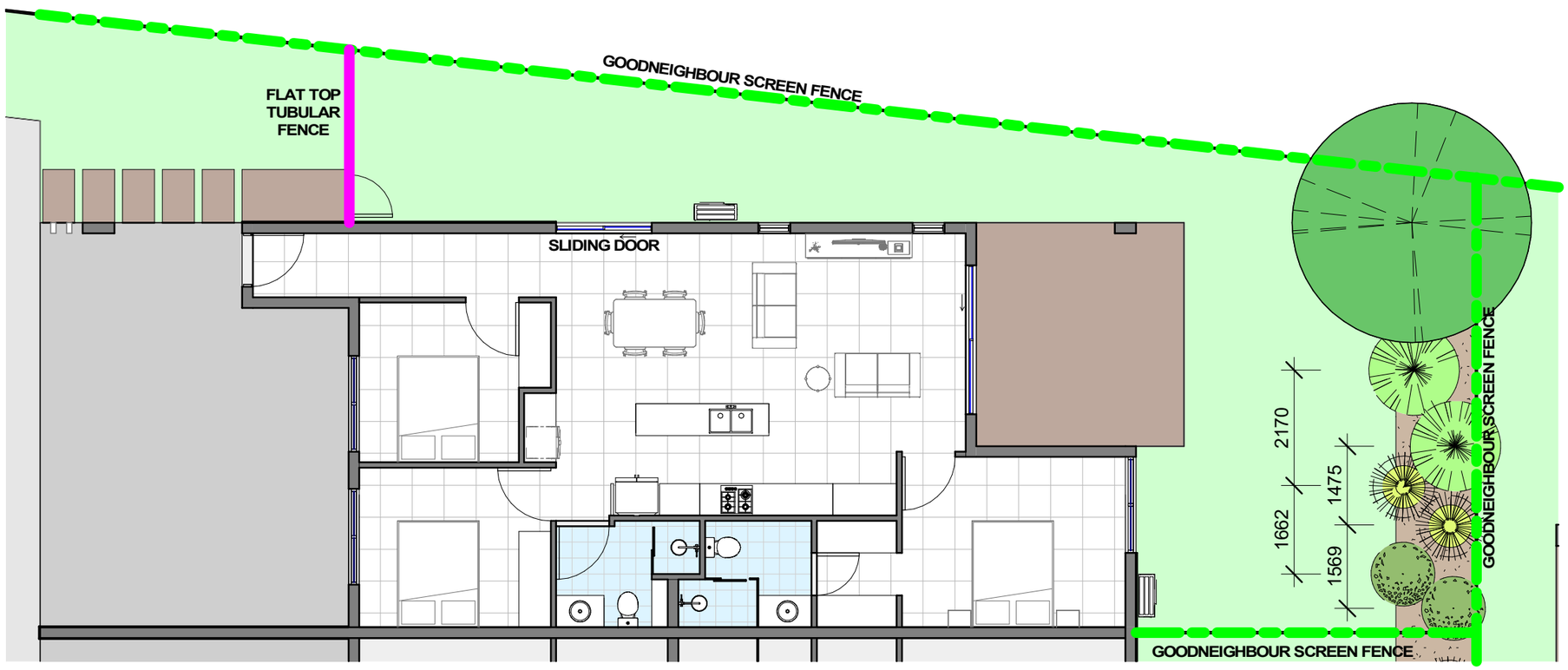
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A406
24/08/2026
25015

TYPICAL TYPE B - LANDSCAPE PLAN

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



3 A410 2

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL TYPE C PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

1 A300 TYPICAL TYPE C - LANDSCAPE PLAN
1 : 100

FENCING LEGEND + LANDSCAPE - TYPE C
1 : 100

Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:19 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A407 TYPICAL TYPE C - LANDSCAPE PLAN
24/08/2026
25015 PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



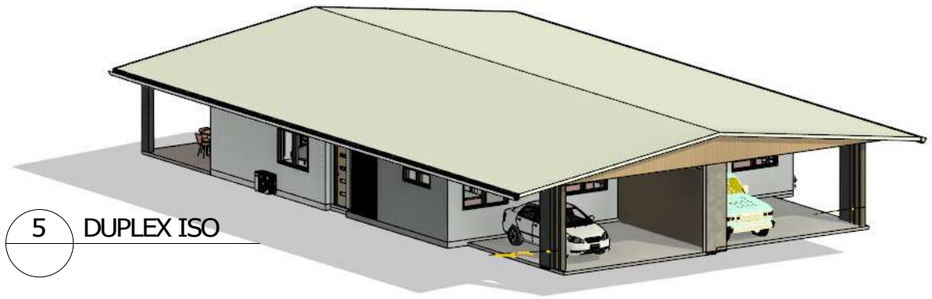
1 ELEVATION
1 : 100

ALUMINUM SLATS, TIMBER FINISH

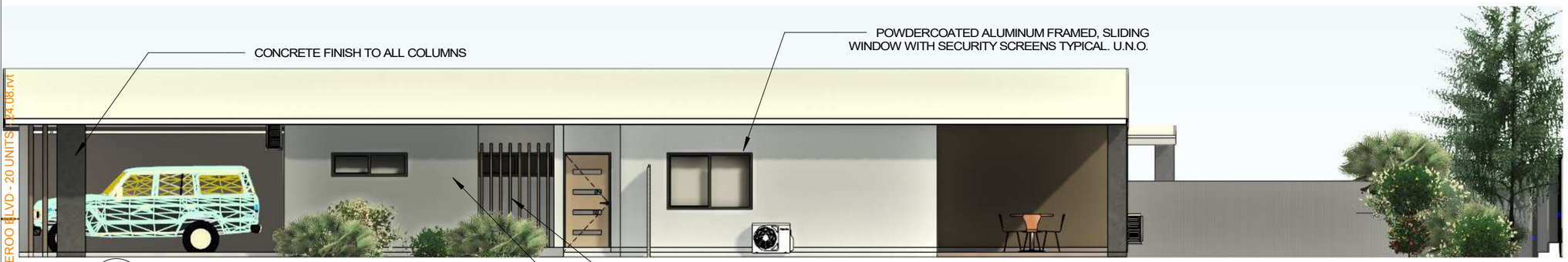
STONE FEATURE FACADE

BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE

NOTE: AC UNITS TO BE SCREENED, WITH 2.1m MINIMUM CLEARANCE BELOW



5 DUPLEX ISO



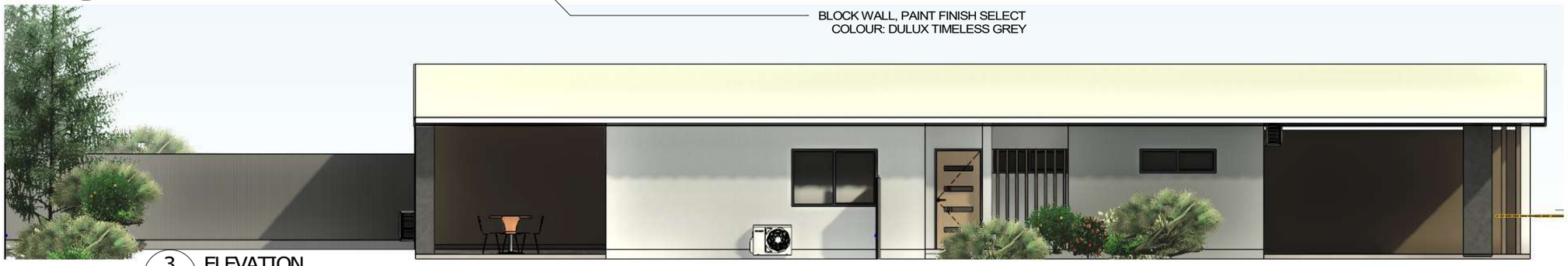
CONCRETE FINISH TO ALL COLUMNS

POWDERCOATED ALUMINUM FRAMED, SLIDING WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

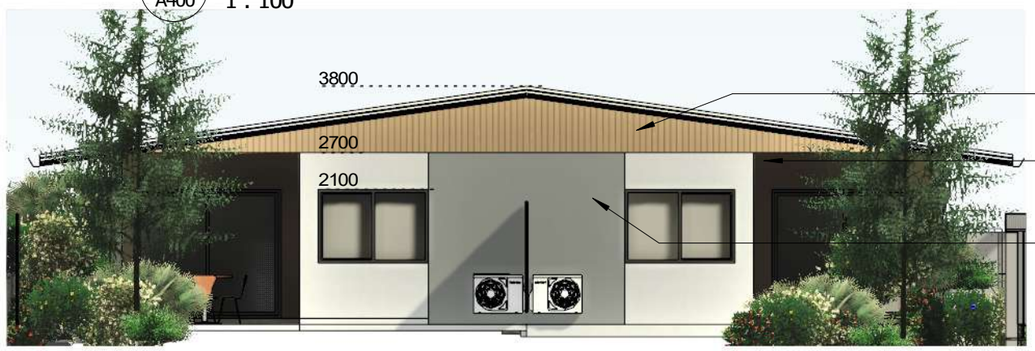
2 ELEVATION
A400 1 : 100

TIMBER SLAT GATE TO STORE ROOM

BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY



3 ELEVATION
A400 1 : 100



COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX TIMLESS GREY

4 ELEVATION
A400 1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS_24.08.rvt
24/08/2026 5:17:26 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

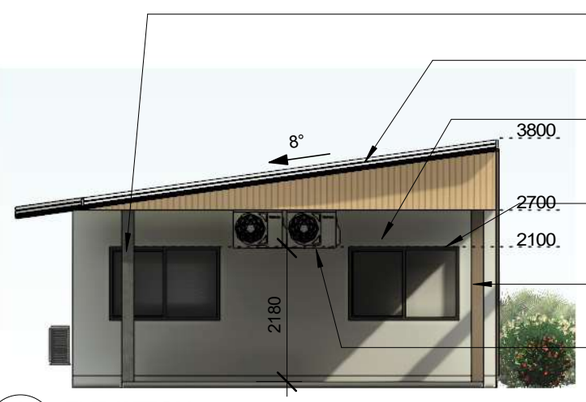
A408 TYPICAL TYPE A UNIT

24/08/2026

25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



CONCRETE FINISH TO ALL COLUMNS

COLORBOND FASCIA

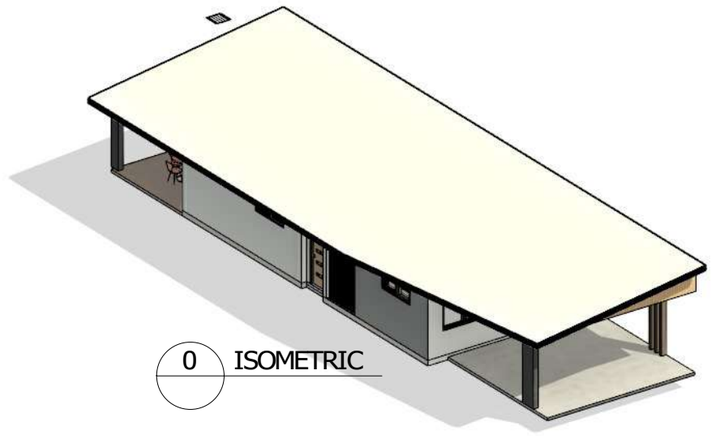
BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE

POWDERCOATED ALUMINUM FRAMED. SLIDING WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

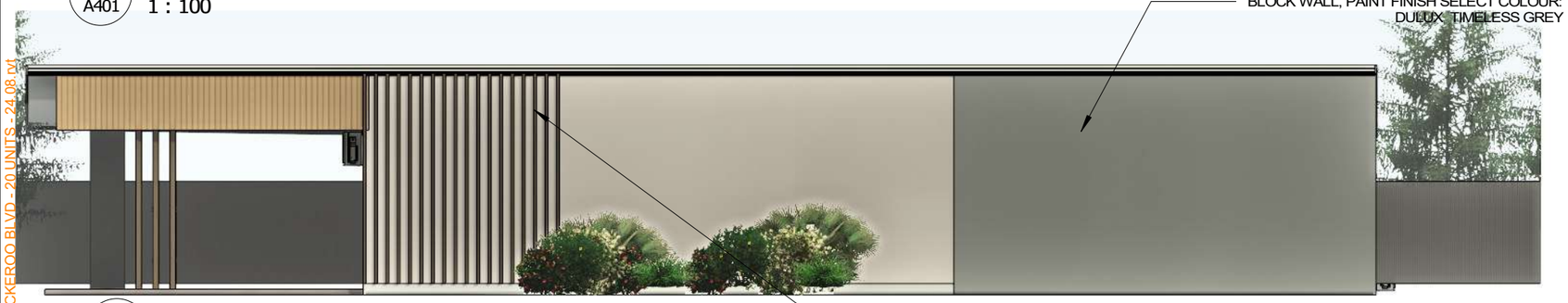
TIMBER SLATS COLUMN

NOTE: AC UNITS TO BE SCREENED, WITH 2.1m MINIMUM CLEARANCE BELOW

1 A401 ELEVATION 1 : 100



0 ISOMETRIC



BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY

FEATURE WALL TIMBER SLATS

2 A401 ELEVATION 1 : 100



3 A401 ELEVATION 1 : 100



COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX TIMLESS GREY

4 A401 ELEVATION 1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A409 TYPICAL TYPE B UNIT

24/08/2026

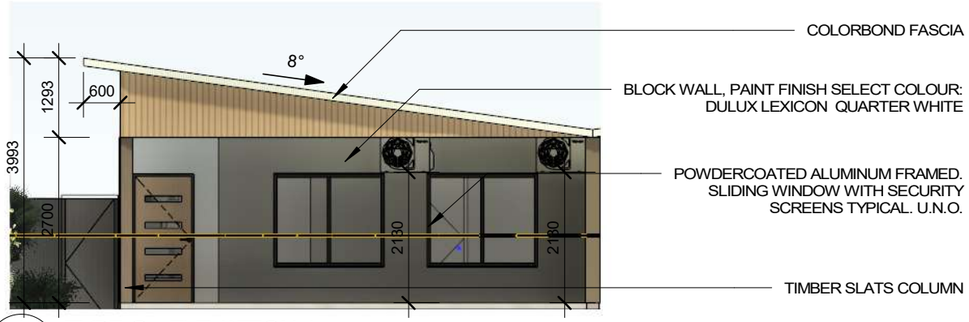
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

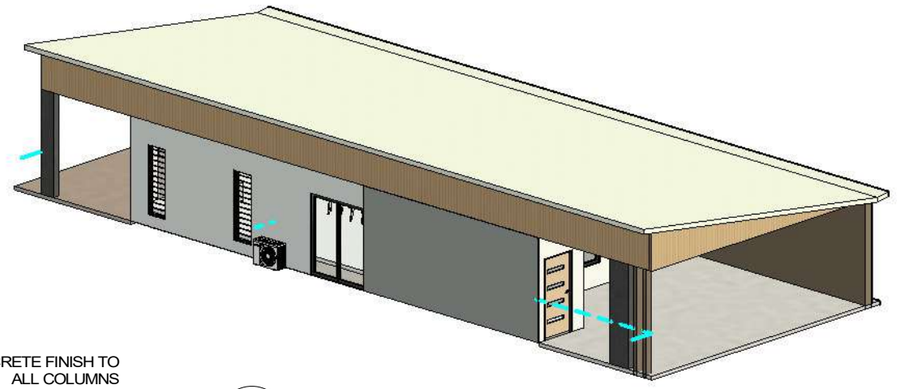
concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

24/08/2026 5:17:29 PM Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt



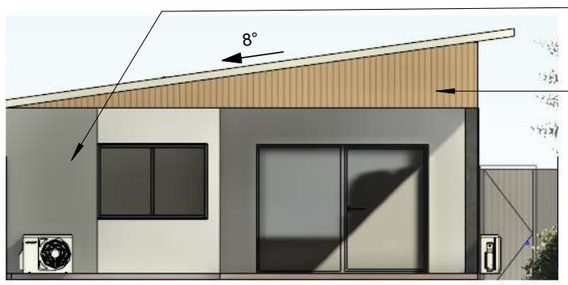
1 A403 TYPE C - ELEVATION 1
1 : 100



4 TYPE C ISO



2 A403 TYPE C - ELEVATION 2
1 : 100



3 A403 TYPE C - ELEVATION 3
1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\MI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:31 PM



LEGEND

- 150mm UPVC 1:100 FALL
- 225mm UPVC 1:100 FALL
- 325mm REINFORCED CONCRETE PIPE
- RAISED CONCRETE KERB
- RETAINING WALL
- 600mm x 600mm STORMWATER DRAIN PIT
- 300mm x 300mm STORMWATER DRAIN PIT

1 / A300 STORMWATER PLAN
1 : 400

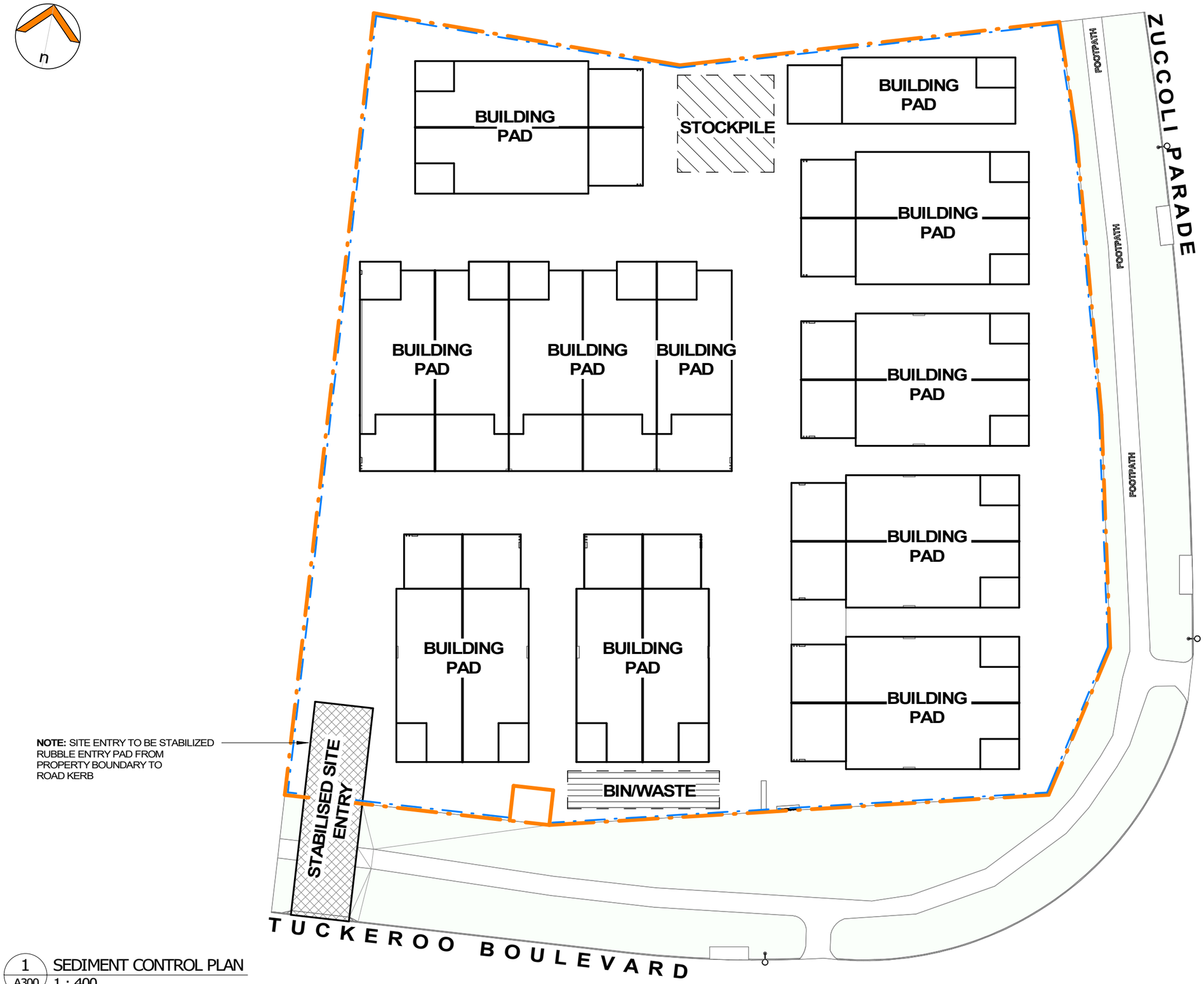
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt
24/08/2026 5:17:31 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500 STORMWATER PLAN
24/08/2026
25015

PROPOSED 20 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 A300 SEDIMENT CONTROL PLAN
1 : 400

NOTES

SEDIMENT MANAGEMENT

ASSUME FULL PERIMETER OF BOUNDARY
UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL. SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM (MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE.
A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD.
THE
LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF SERVICES.

LEGEND

SEDIMENT FENCE

24/08/2026 5:17:31 PM Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVITMI - X - 6 TUCKEROO BLVD - 20 UNITS - 24.08.rvt

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

Daniel Herlihy

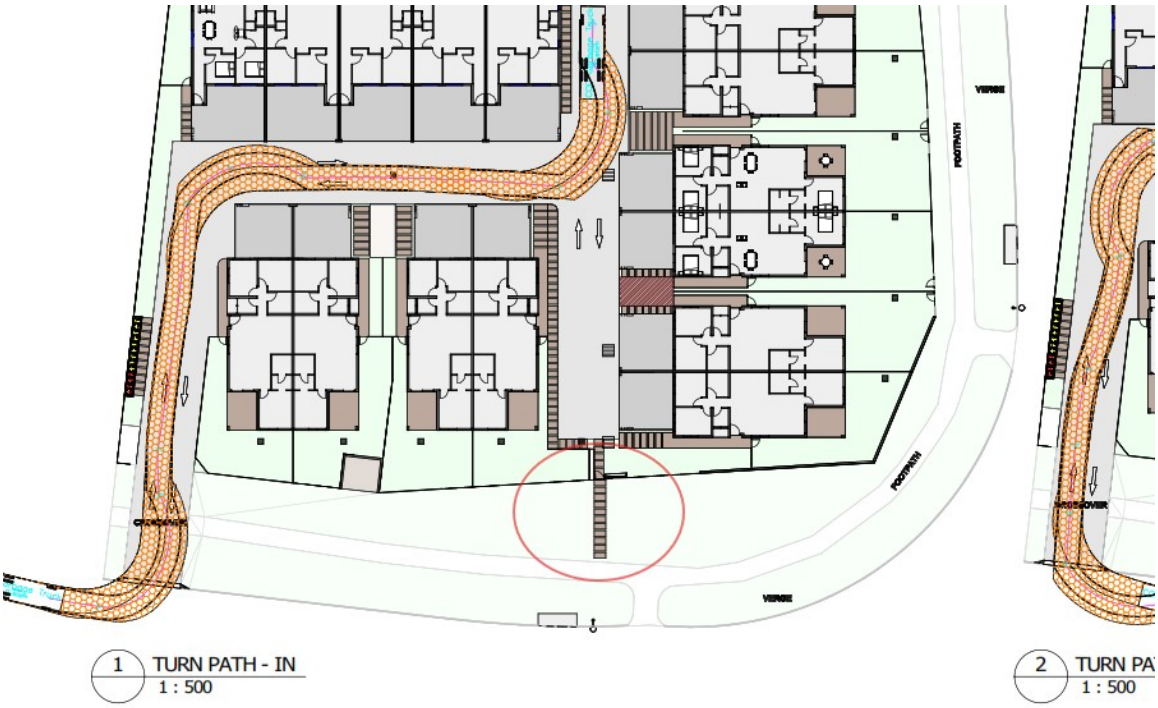
From: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>
Sent: Thursday, 27 August 2026 3:17 PM
To: ISRAEL KGOSIEMANG
Cc: George Savvas
Subject: RE: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli
Attachments: 20260518 - CoP response to PA2026.0138.docx.pdf; SIGNED - DCA letter of deferral PA2026.0138 - Lot 13502.PDF; APPENDIX A1 - 6 TUCKEROO BLVD - 20 UNITS - PLANNING SET.pdf

Hi Israel,

The recent amendments do not change the City of Palmerston's original submission (attached). We recommend that the conditions from that attached submission be included in any development permit issued.

Can I ask though that you remove those pavers highlighted below from City of Palmerston verge. CoP won't approve / maintain them. If you want to put a path there, we will need to approve a design and sign-off on it.

Thanks
Christopher

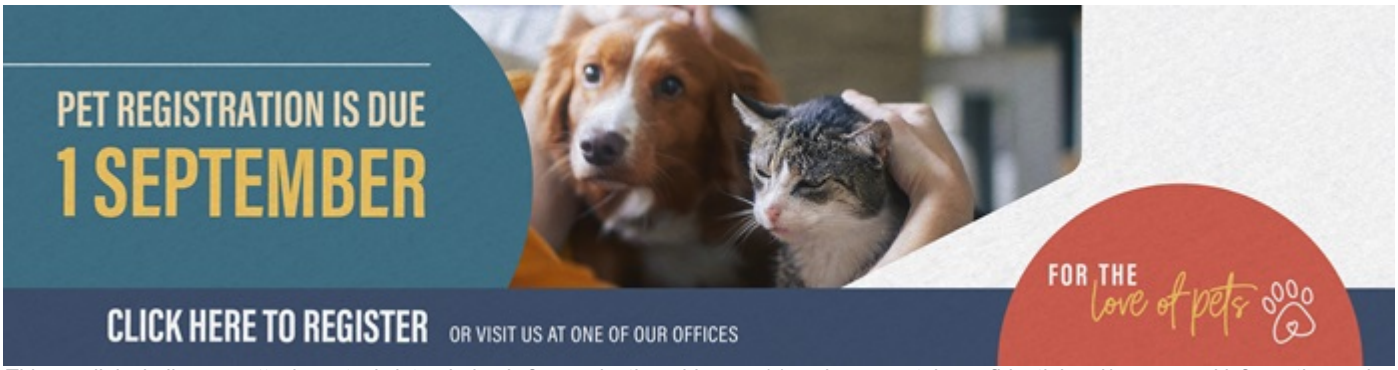


Thanks,
Christopher

Christopher Tickner
Planning & Development Manager
Infrastructure
p: 08 7969 7807
m: 0476 815 594
a: PO Box 1, Palmerston NT 0831 Australia
w: www.palmerston.nt.gov.au e: christopher.tickner@palmerston.nt.gov.au

City of Palmerston acknowledges the Larrakia people as the Traditional Custodians of the Palmerston region. We pay our respects to the Elders past, present and future leaders and extend that respect to all Aboriginal and Torres Strait Islander people.

We are committe our facilities and ethnicity and faith



This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal privilege.
If you are not the intended recipient, please advise by return email, delete the message permanently from your system and destroy any copies without disclosing the contents in any way.

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 8:35 AM
To: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>; City of Palmerston <palmerston@palmerston.nt.gov.au>
Cc: George Savvas <george@conceptdesignsnt.com.au>
Subject: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli

Good morning, Chris,

Please find attached the revised plans addressing the deferral points noted in the attached letter. Please review the matters relevant to Council and provide any comments if any.

The crossover, stormwater management plan, bin area and vehicle swept path remain unchanged. Point 2 of the letter requires updated Council comments resulting from the plan changes made to address Point 1.

Please contact us if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811



Daniel Herlihy

From: Craig Thomas <Craig.Thomas@powerwater.com.au> on behalf of Developer Concierge <Developer.Concierge@powerwater.com.au>
Sent: Thursday, 27 August 2026 11:38 AM
To: Daniel Herlihy
Cc: ISRAEL KGOSIEMANG
Subject: DAS Response to amended plans - PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli
Attachments: DAS Response to amended - PA2026-0138.pdf

Hi Daniel / Israel

Please see attached PWC comments with respect to the water and sewer for the above-mentioned development application.

Please note, comments have been uploaded into ILIS and sent to the applicant.

Regards

Craig Thomas
Development Services Officer
Development Services
Customer & Strategy
T 08 9463 2089 |
Developer.Concierge@powerwater.com.au

Power and Water Corporation
Level 8, Jacana House,
39 Woods Street, Darwin, Larrakia Country
GPO Box 1921 Darwin NT 0801

For new connection applications, please email Connect.me@powerwater.com.au

PowerWater

powerwater.com.au

I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to Elders past, presen

---

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 9:46 AM
To: Craig Thomas <Craig.Thomas@powerwater.com.au>
Cc: Developer Concierge <Developer.Concierge@powerwater.com.au>
Subject: Fw: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning, Craig,

Please find attached the revised plans addressing the deferral points raised in the attached letter. Please review the matters relevant to PWC Power and provide any further comments if any.

The number of dwellings has been reduced to 20, and the meters location is noted on the plans. Point 2 of the letter requires updated PWC comments arising from the plan changes made to address Point 1.

Please let us know if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811



The information and any attachments in the email is intended solely for the addressee named, may be confidential information and may be subject to legal privilege and copyright. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. No representation or warranty is given that this email and any attached files are free from viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of the email and any attached files.

Daniel Herlihy

From: Caesar Yik <Caesar.Yik@powerwater.com.au> on behalf of PowerDevelopment PWC <powerdevelopment@powerwater.com.au>
Sent: Thursday, 27 August 2026 11:21 AM
To: ISRAEL KGOSIEMANG; Caesar Yik; Thanh Tang
Cc: PowerDevelopment PWC; Developer Concierge
Subject: RE: PA2026/0138 - Lot 13502 (6) Tuckeroo Boulevard. Zuccoli
Attachments: SIGNED - DCA letter of deferral PA2026.0138 - Lot 13502.PDF; APPENDIX A1 - 6 TUCKEROO BLVD - 20 UNITS - PLANNING SET.pdf; Power response to PA2026 0138 (5).pdf

Hi Israel,

Thank you for the updated development plan.

We understand the proposed changes primarily relate to a reduction in the number of units from the original design. As the overall power demand and easement requirements remain unchanged, PWC has no objections to the proposed amendments.
The power servicing requirement as per the previous power response letter, record D2026/135714, dated 14 May 2026 remain unchanged.

Regards

Caesar Yik
Distribution Development Engineer
Power Engineering | Power Services
T 08 8924 5042 **M**
Caesar.Yik@powerwater.com.au

Power and Water Corporation
Level 1, BHC 1, Ben Hammond Complex,
15 Iliffe Street, Woolner
PO Box 37471 Darwin NT 0821

PowerWater

powerwater.com.au

I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to Elders pa

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 9:22 AM
To: Caesar Yik <Caesar.Yik@powerwater.com.au>; Thanh Tang <Thanh.Tang@powerwater.com.au>
Cc: PowerDevelopment PWC <powerdevelopment@powerwater.com.au>; Developer Concierge <Developer.Concierge@powerwater.com.au>
Subject: CM: Fw: PA2026/0138 - Lot 13502 (6) Tuckeroo Boulevard. Zuccoli

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Thanh and Caeser,

Please find attached the revised plans addressing the deferral points raised in the attached letter. Please review the matters relevant to PWC Power and provide any comments.

The number of dwellings has been reduced to 20, and the existing power easement location remains unchanged. Point 2 of the letter requires updated PWC comments arising from the plan changes made to address Point 1.

Please let us know if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

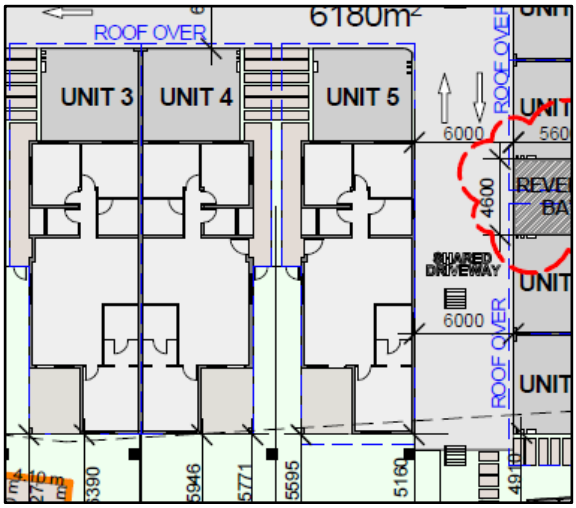
0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811

One Planning CONSULT

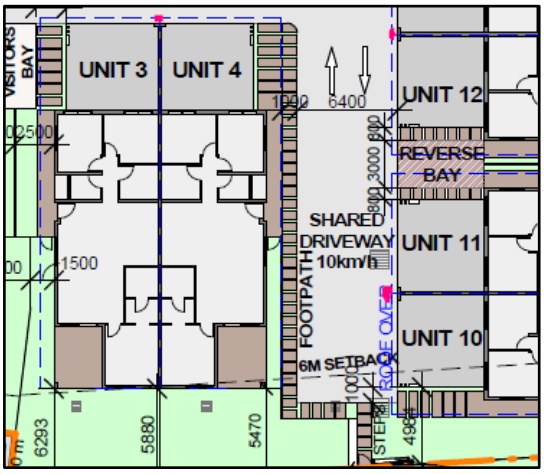
The information and any attachments in the email is intended solely for the addressee named, may be confidential information and may be subject to legal privilege and copyright. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. No representation or warranty is given that this email and any attached files are free from viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of the email and any attached files.

DAS identified the following principal changes in the amended drawings:

- Reduction in the number of dwellings from 21 to 20 through removal of former Unit 5.

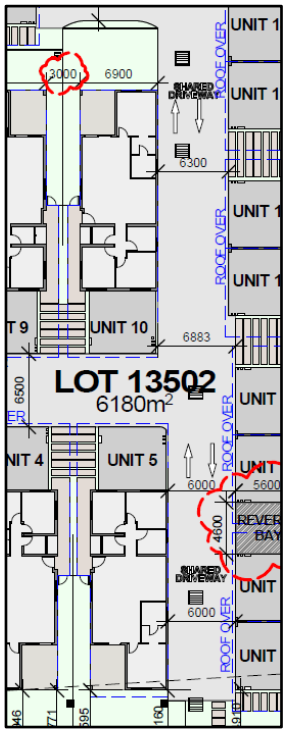


Drawings considered by the DCA

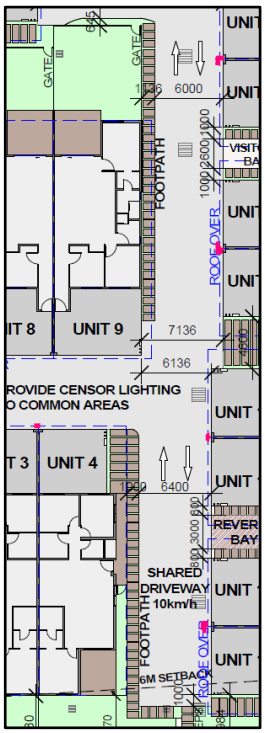


Amended drawings submitted by the applicant

- Addition of pedestrian paths along part of the north-south internal driveway.

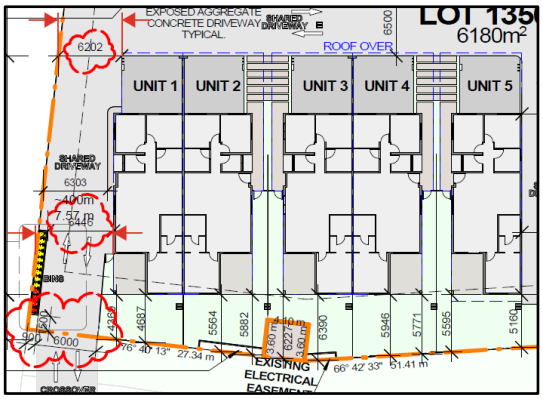


Drawings considered by the DCA

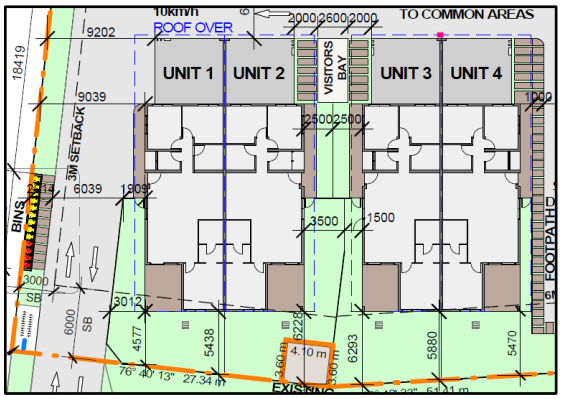


Amended drawings submitted by the applicant

- Units 1–4 footprints shifted approximately 3m east, increasing their private open space areas.

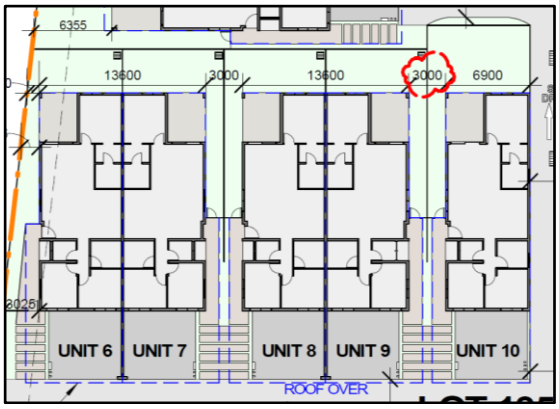


Plans considered by the DCA

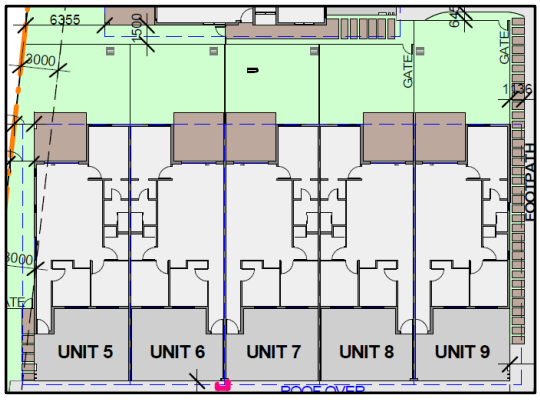


Amended plans submitted by the applicant

- Consolidation of buildings containing previously proposed Units 6–10 (now Units 5–9), resulting in:
  - a reduction in the number of residential buildings from 12 to nine; and
  - shorter building lengths and increased private open space for Units 5–9.

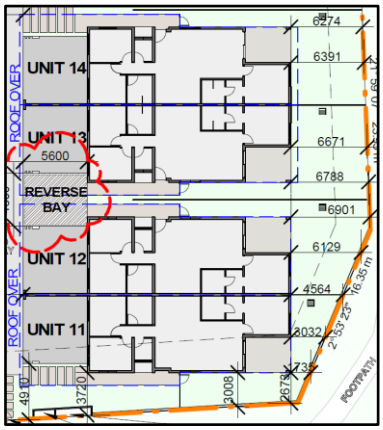


Drawings considered by the DCA

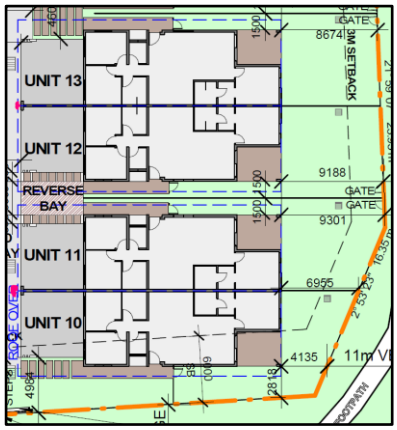


drawings submitted by the applicant

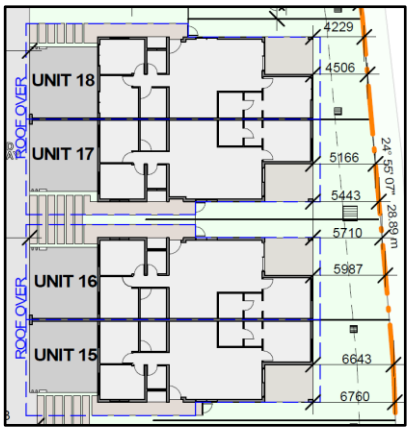
- Units 10–13 shifted approximately 2.4 m west and Units 14–17 shifted approximately 0.8 m west, increasing their private open space areas.



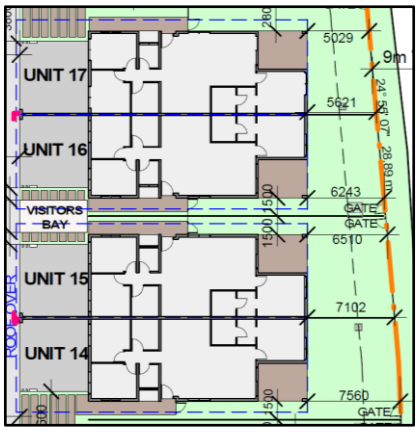
Drawings considered by the DCA – Units 10 – 13 (formally 11 – 14)



Amended drawings submitted by the applicant – Units 10 – 13 (formally 11 – 14)

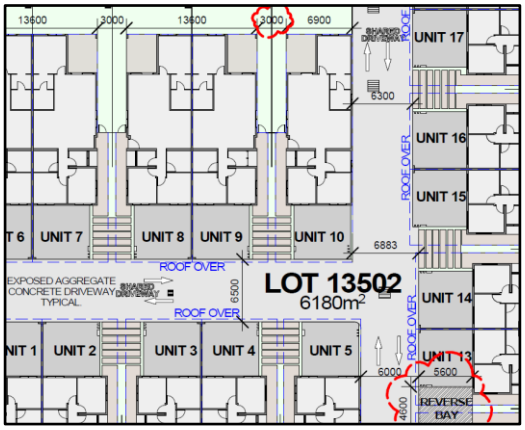


Drawings considered by the DCA – Units 14 – 17 (formally 15 – 18)

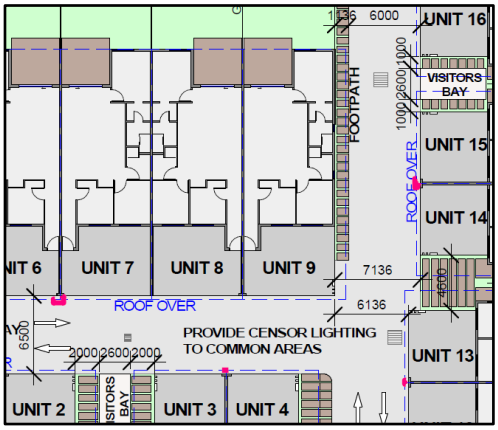


Amended drawings submitted by the applicant – Units 14 – 17 (formally 15 – 18)

- Addition of one visitor parking space between Units 2 and 3 and one between Units 15 and 16.

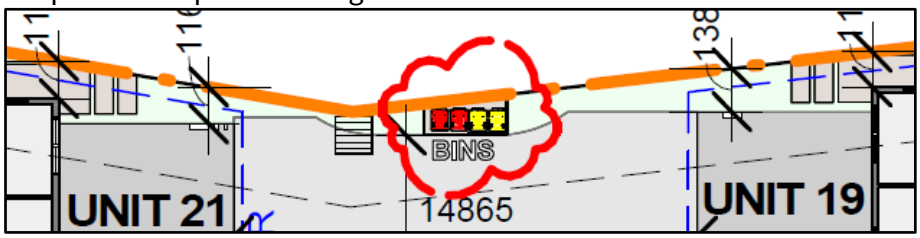


Drawings considered by the DCA

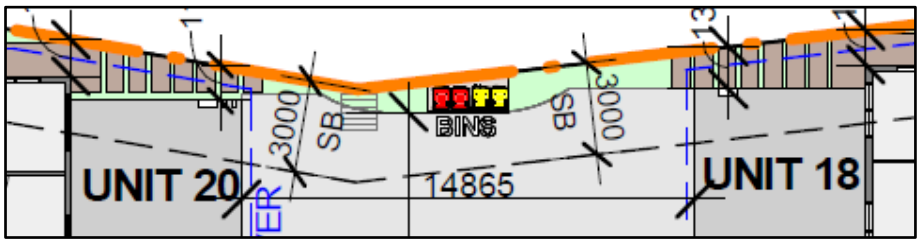


Amended drawings submitted by the applicant

- Extension of pedestrian paths leading to the entrances of Units 18 and 20.

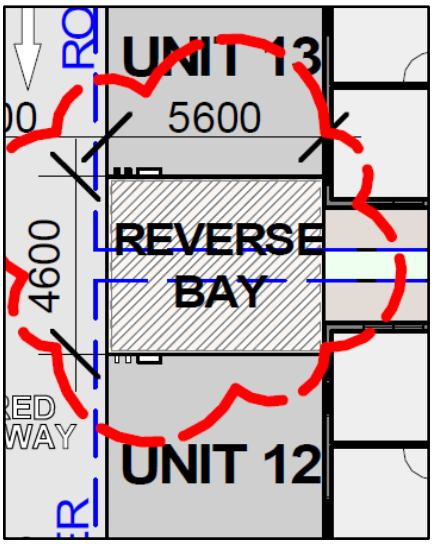


Drawings considered by the DCA

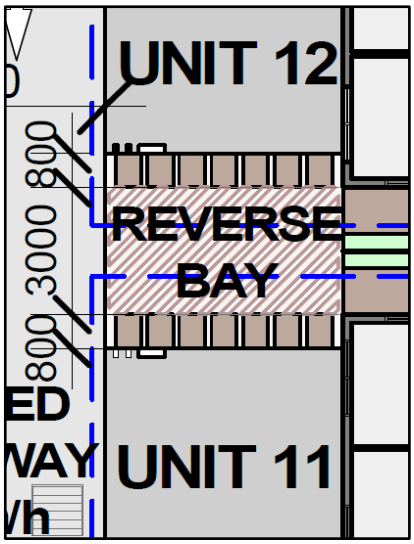


Amended drawings submitted by the applicant

- Reduction in the width of the reversing bay between Units 11 and 12.

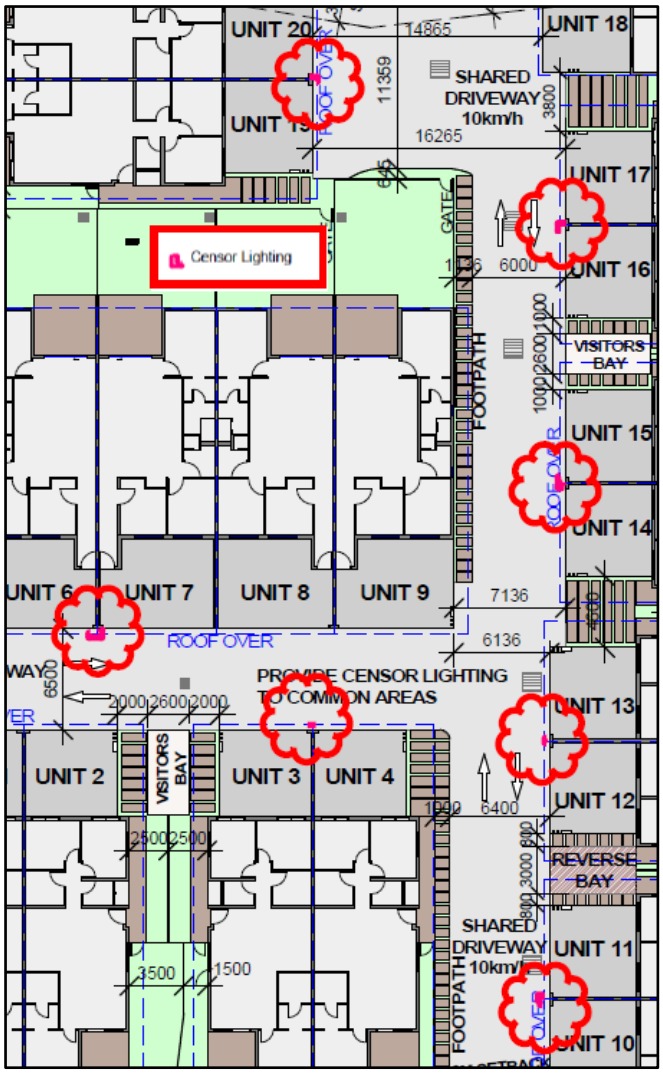


Drawings considered by the DCA



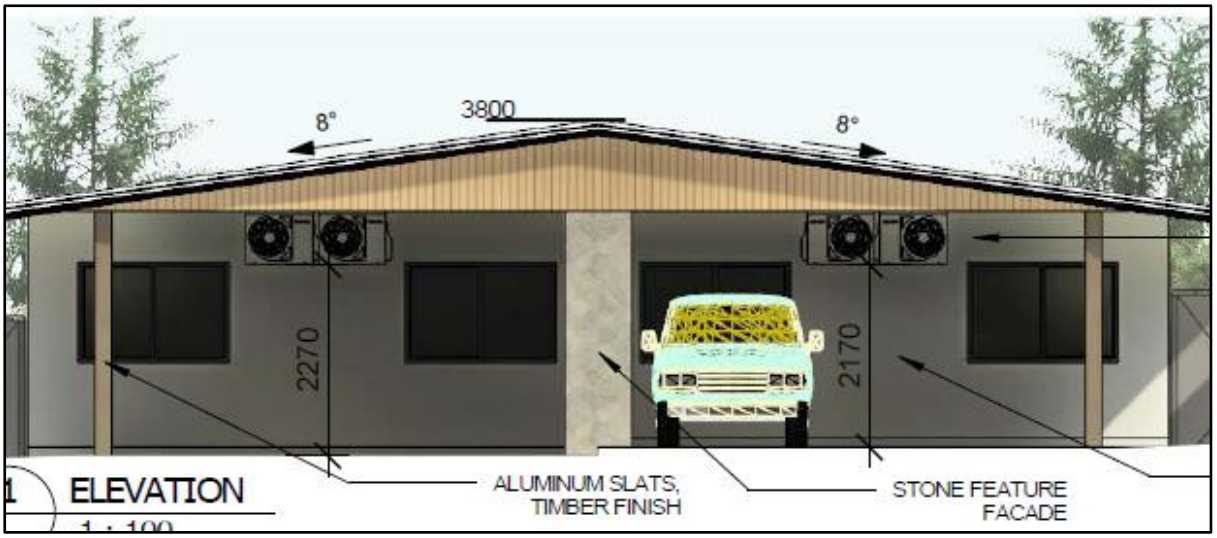
Amended drawings submitted by the applicant

- Addition of sensor lighting along parts of the internal driveway.

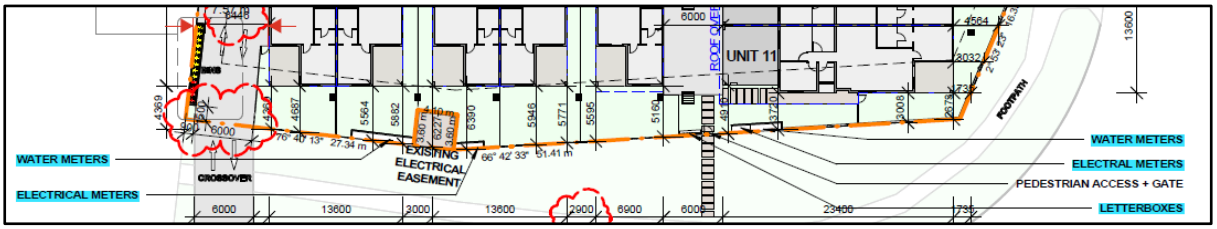


Amended drawings submitted by the applicant

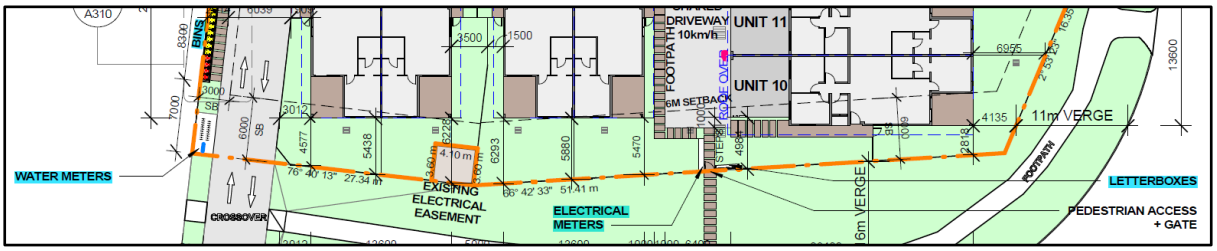
- Air-conditioning units above garages shown with 2.17 m clearance.



- Relocation of water and electricity meters, bin-storage areas and letterboxes.

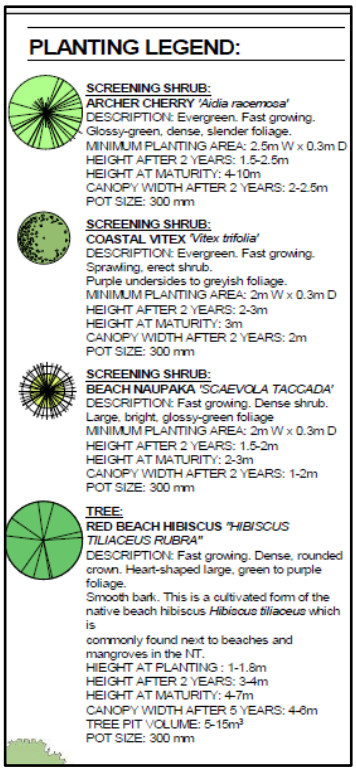


Drawings considered by the DCA

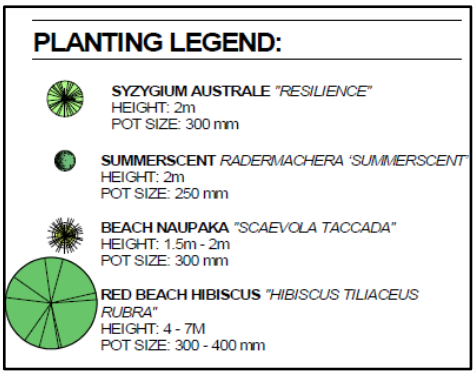


Amended drawings submitted by the applicant

- Updated planting schedule.

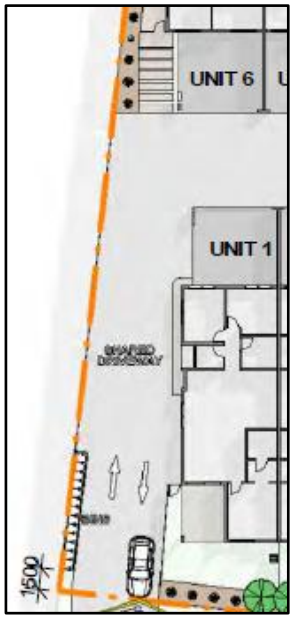


Planting schedule considered by the DCA

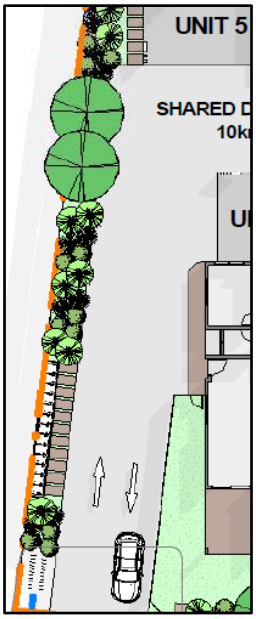


Amended drawings submitted by the applicant

- Additional landscaping beside the driveway along the western boundary.

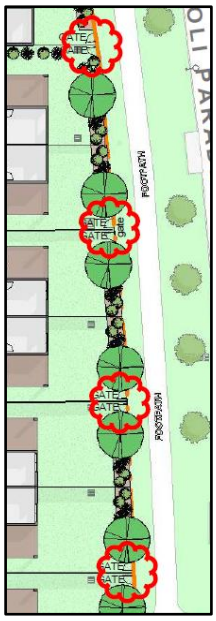


Drawings considered by the DCA



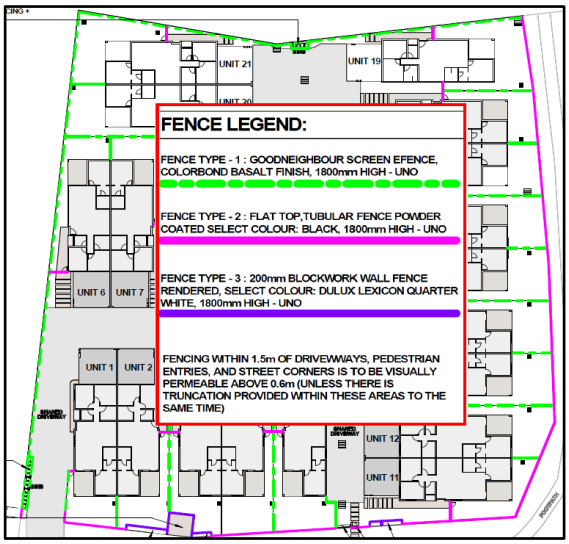
Amended drawings submitted by the applicant

- Addition of gates along the Zuccoli Parade frontage.

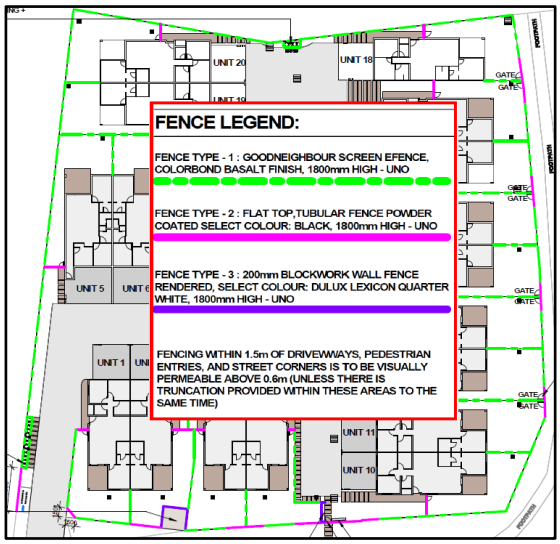


Amended drawings submitted by the applicant

- Changes to fencing materials along the eastern, southern and south-western boundaries.

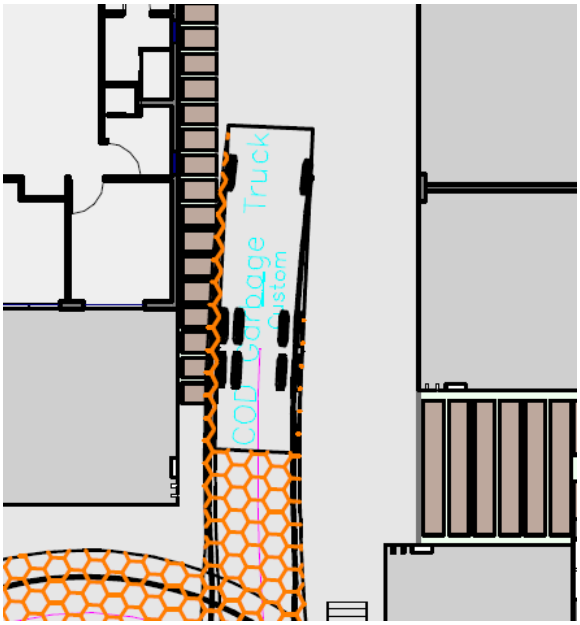


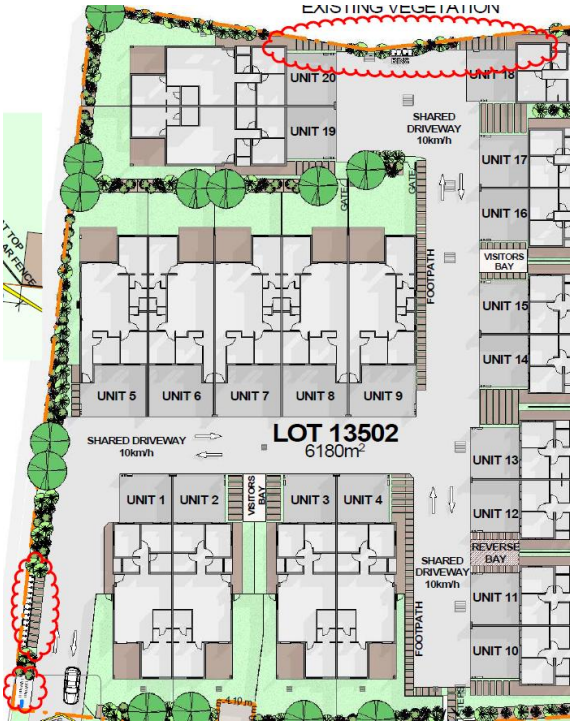
Drawings considered by the DCA

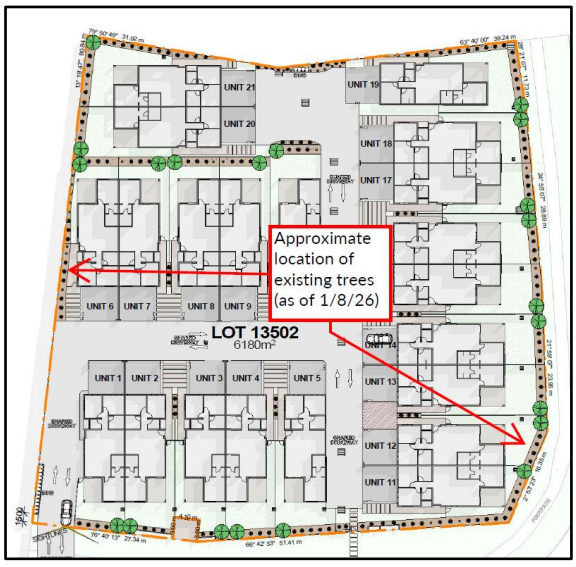


Amended drawings submitted by the applicant

1.	***Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:***		
	(a)	***Clause 5.2.4.4 (Layout of Car Parking Areas)***	
		i.	*Provide 2 car parking spaces within the common property of the development available for use by visitors to the site*	Complies – addition of a visitor car parking space between units 2 and 3, and addition of visitor parking space between units 15 and 16 (formally 16 and 17)
		ii.	*provide appropriate lighting of common property areas within the site;*	Complies – addition of sensor lighting along portions of the driveway
		iii.	*provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;*	Not adequately addressed – (noting that units 12, 13, 19 and 21 are now units 11, 12, 18 and 20) pathways for units 18 and 20 have been extended so they are accessible from the driveway and have a width of at

				least 0.9m. Units 11 and 12 maintain obstruction (pedestrian path blocked by reverse bay). Additionally, in a similar fashion, accessibility of units 15 and 16 are now hindered by 'visitor bay'.
		iv.	*resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining wall structures;*	Not adequately addressed – conflicts remain between pedestrian routes, visitor parking, reversing areas and waste-vehicle movements, as discussed below.
		v.	*demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;*	Complies – air-conditioning units in garages are now shown on the plan to have a clearance of 2.17m.
		vi.	*demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian safety and circulation on the site.*	Not adequately addressed – swept paths only show garbage truck paths for a portion of the driveway. Additionally, the swept paths show the garbage truck driving over pedestrian walkways. 
		vii	Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling (unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical	Not adequately addressed – while the amended drawings show improvement to pedestrian access (path connecting to pedestrian gate along Tuckeroo Boulevard and gates connecting to individual units), there are still concerns about unhindered access to main entrance of each dwelling (see iii. above), and pedestrian / waste vehicle conflicts (see vi. above). Additionally, the pedestrian path within the site is limited (only along a portion of the driveway and does not include dedicated crossings), and no evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network has been provided. It is noted that the applicant references original comments from the City of Palmerston requesting a TIA prior to endorsement of drawings that *"must include an ingress and egress assessment confirming vehicles entering and exiting the site will not impact negatively on the safety*

			requirements (access, dimensions and screening of bin enclosures). Evidence of compliance should be provided by a suitably qualified professional.		*and efficient function of the road network, and that the road reserve can accommodate the vehicle access".* This requirement is for the ingress and egress of the site and does not include internal arrangements.
	(b)	***Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)***			
		i.	*demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1 of the NTPS2020, including:*		
			•	*the 2m planting depth requirement in sub-clause 7;*	Does not comply – sub-clause 7 of Clause 5.2.6.1 requires that *"In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space".* The portion of northern boundary that is not used for private open space either does not include planting or does not include planting to a 2m depth, and portions of the western boundary (south western) do not include planting (image below). 
			•	*sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.*	Not adequately addressed – sub-clause 3(a) requires that "planting is focused on the area within the street frontage setbacks, side setbacks, communal open space areas and uncovered car parking areas", sub-clause 3(c) requires that landscaping "takes into account the existing streetscape, or any landscape strategy in relation to the area", sub-clause 3(d) requires that "significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained", and sub-clause 4 requires that "The quality and extent of the landscaping consented to must be maintained for the life of the development". Although the amended application shows more planted

					landscaping within the side setbacks, the application does not comply with sub-clause 7 (see above) which requires 2m of planted landscaping along side setbacks that aren't used for private open space. The applicant has not indicated whether there is any existing streetscape, or any landscape strategy in relation to the area or how the application takes this into account (if any). The photos below show the removal of vegetation.   Some vegetation appears to have been retained (images below) however there is no indication of whether these trees will be retained. Conversely, the amended landscaping plan shows the removal of these trees. 

					  Overall, the application improves landscaping within setback areas within side boundaries and street frontages and now includes a landscaping plan showing required planting areas that demonstrate the proposed plants can be located in their proposed locations which will allow landscaping to be maintained as per sub-clause (4).
			•	*Revised species list and planting depths, particularly at the Zuccoli Parade truncation.*	Complies – the amended landscaping plan now shows species details including planting depths / widths / volumes.
			•	*Confirmation that landscaping (planting) will not obstruct sightlines or conflict with utility services.*	Generally addressed – the amended landscaping plan has been reviewed by the City of Palmerston and Power and Water Corporation. No new objection was raised, although final planting must avoid sightline and service conflicts.
			•	*show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;*	Complies - the amended planting schedule uses species referenced in the *NTG Species Guide for Landscaping in the NTPS2020*. The application now demonstrates that the location of the proposed plants are appropriate.
			•	*clearly identify the species, location, and number of proposed plants;*	Generally complies – the application includes species and locations but does not clearly indicate number (landscape plan shows dense planting with icons only).
			•	*clearly identify any existing trees to be retained.*	Complies – the landscaping plan indicates that existing trees will not be retained on site.
		ii.	*Demonstrate full compliance with the requirements of sub-clauses 2(d), (e) & (f) of Clause 5.4.6.1 of the NTPS2020.*		Generally addressed – the drawings identify permeable private open space and appear to provide a deep-soil planting area of at least 5 m² for each dwelling. Detailed stormwater design remains subject to approval requirements.

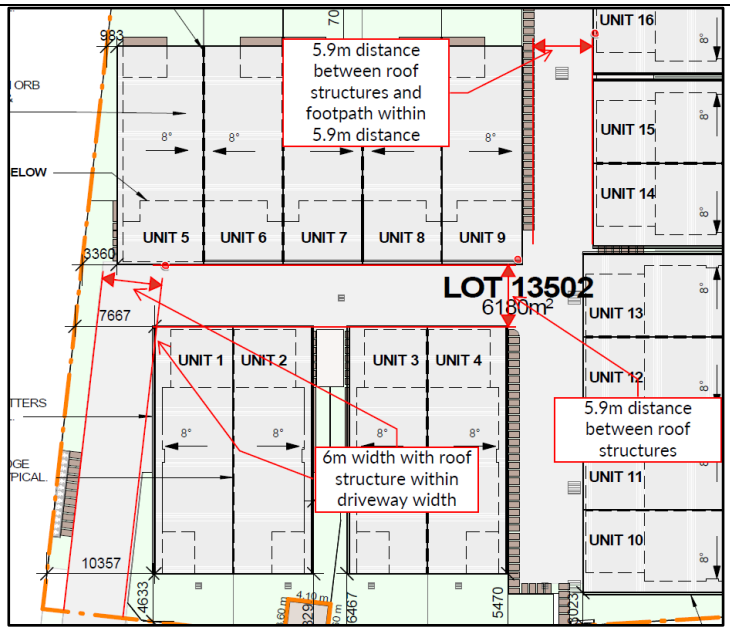
	(c)	***Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)***		
		i.	*Updated design (building setbacks, design and layout) to demonstrate compliance with the Clause 5.4.3 minimum requirements listed in sub-clauses 6 and 8, particularly regarding:*	Sub-clause 6 requires residential buildings and ancillary structures to be setback in accordance with Table B to Clause 5.4.3. Table B (in accordance with administration clause 2(b), and NTPS2020 definitions for *primary street* and *secondary street*) requires buildings to be setback 6m from Tuckeroo Boulevard (with no part of a roof structure encroaching more than 0.9m into this setback), and 3m for buildings and 2.1m for roof structures for all other boundaries.
			• *Building setbacks to Zuccoli Parade and the truncation;*	Complies – updated site drawings show compliant setback along Tuckeroo Boulevard and the truncation (3m)
			• *Interface with Lot 13503;*	Does not comply – 'unit 5' building and roof structure within required 3m setback.
			• *Landscaping depth and species selection;*	Complies – setbacks have been improved to allow for landscaping depth and species selection (see deferral point b(ii) above).
			• *Breeze penetration outcomes.*	Not adequately addressed – breeze penetration has been partially improved between buildings and solid fences. Despite the above, units 5 – 9 (formally 6 – 10) are now one building (instead of 3) which reduces the number of breezeways through the lot. Changes have also been made to the eastern and southern boundary fences which were previously permeable but are now solid.
			• *Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).*	Does not comply – units 1, 2, 4, 5, 10, 18 and 20 are not compliant with roof structure (and building) setback requirements.
	(d)	***Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)***		
		i.	*Updated drawings demonstrating:*	
			• *compliant private open space areas for all dwellings (showing dimensions, and total areas (m^2) of Private Open Space including A, B and Overlapping areas, and "open to the sky" calculations required in Clause 5.4.6.1*	Complies – the amended drawings include a private open space plan that shows roof structures and relevant dimensions. The plan demonstrates compliance with this deferral point.
			• *fencing to private open space boundaries that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1, a solid fence should be provided on the Zuccoli Parade boundary to achieve visual and acoustic privacy for occupants of dwellings and screen private open space areas*	Generally complies – with exception to a truncated portion of fence adjacent the vehicle entrance and the gates along Zuccoli Parade, all private open space includes either solid fencing or visually permeable fencing with dense vegetation (that grows to a height of at least 2m). It is noted that no evidence of appropriate noise

				from the road reserve;	attenuation has been provided however the drawings now include the following note: *"ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES"*.
			•	*design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11 19, so as to maintain their visual and acoustic amenity and usability*	
			•	*that storm water drainage infrastructure will not unreasonably constrain the function of private open space areas; and*	Generally addressed – drainage pits remain within private open space areas, but the amended information does not demonstrate that they would prevent the areas from functioning for their intended purpose. Detailed stormwater design would still be required.
			•	*that the design minimises overlooking between dwellings and adjoining public areas.*	Complies – the application includes compliant fencing for private open space areas, generally flat land within boundaries of each unit (unit land), and minor stepping (approximately 0.1 – 0.2m) between unit land.
	(e)	*Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)*			
		i.		*air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;*	Generally complies – the drawings have been updated to show accessibility of air-conditioning units, and locations not impacting on car parking areas (height above 2.1m) however the air-conditioning units are still located within POS areas and adjacent bedrooms.
		ii.		*air-conditioning units and associated services are appropriately screened from public and adjacent private open space views;*	Can comply subject to condition – the applicant indicates that air-conditioning units in the car parking area will be screened. A condition can be include on any permit issued requiring this.
		iii.		*the layout and design prevent unreasonable overlooking between dwellings and private open space areas;*	Complies – the application includes compliant fencing for private open space areas, generally flat land within boundaries of each unit (unit land), and minor stepping (approximately 0.1 – 0.2m) between unit land.
		iv.		*Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.*	Not adequately addressed - the amended drawings add solid or densely landscaped fencing along much of the Zuccoli Parade interface and note double glazing to sliding doors and windows facing the road. However, no acoustic assessment or other suitably qualified evidence demonstrates that the proposed measures will provide appropriate acoustic amenity, including for outdoor private open space and dwellings adjoining community-purpose land.
		v.		*appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and*	Not adequately addressed - the drawing note requiring double glazing is a design response, but its adequacy has not been established by acoustic evidence. The response does not specify performance criteria or address ventilation implications where openings may need to remain closed to achieve acceptable internal noise levels.
		vi		*the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.*	Not adequately addressed – breeze penetration has been partially improved between buildings and solid fences. Despite the above, units 5 – 9 (formally 6 – 10) are now one building (instead of 3) which reduces the number of breezeways through the lot. Changes have also been made to the eastern and southern boundary fences

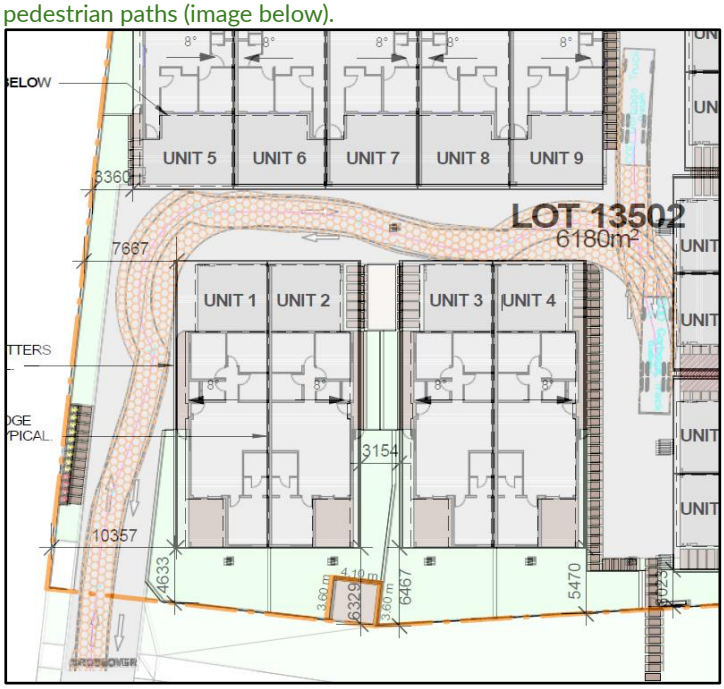
				which were previously permeable but are now solid.
		vii.	Site sections showing finished floor levels of the buildings, "ground level" (NTPS2020 definition of the site), finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fence lines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.	Not adequately addressed – some sections have been provided that show the interaction between dwellings on the same lot and between the site and adjacent land however details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level has not been provided.
		viii.	All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.	Generally addressed – typical building type a, b and c) building elevations have been provided that show the location of services has been provided. Section provided with the application give some indication of existing / finished floor and ground levels of buildings and fences.

2. ***Updated assessment (by Development Assessment Services) and the City of Palmerston (and service authorities) of the drawings submitted in response to deferral point 1 on the extent of compliance with Part 5 NTPS2020 requirements.***

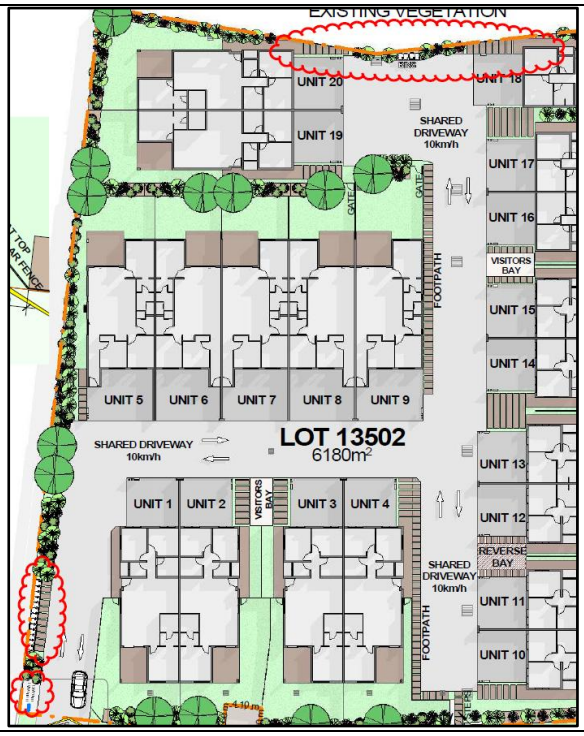
Relevant Part 5 Requirements	Compliant?	
	Yes	No
5.2.1 (General Height control)	☒	☐
5.2.4.1 (Car Parking Spaces)	☒	☐
5.2.4.4 (Layout of car parking areas) Discussion: • Due to roofing structures, some portions of the driveway remain non-compliant with minor encroachments to the required width ~ 0.1m (images below)	☐	☒

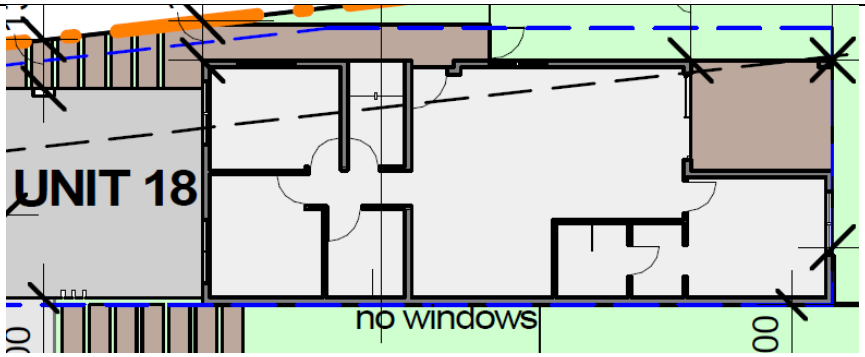


It is noted that the application shows garbage trucks conflicting with roof structures and pedestrian paths (image below).



	5.2.6.1 (Landscaping in Zones Other Than Zone CB) Discussion: • The application remains non-compliant with sub-clause 7 because the application does not propose 2m deep landscaping for the side and rear boundaries that are not used for private open space (image below).	☐	☒

			
	5.4.1 (Residential Density)	☒	☐
	5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) Discussion: • Units 1, 2, 4, 5, 10, 18 and 20 are not compliant with roof structure (and building) setback requirements.	☐	☒
	5.4.3.2 (Distance Between Residential Buildings on one Site)	☒	☐
	5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)	☒	☐
	5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) Discussion: • Airconditioning units (noise sources) are located in the private open space areas / adjacent bedrooms. • Application located next to busy road. No evidence has been provided that noise attenuation measures are appropriate.	☐	☒
	5.4.17 (Building Articulation) Discussion: • Unit 18 includes sides with lengths of 17.8m. The southern facing wall does not include the required 1m x 1m step or recess in the building line (image below).	☐	☒



- A variation has been sought for this requirement.

	5.4.18.1 (Fencing in Zones MR and HR) Discussion: • No "ground level" height has been provided to determine the 'maximum height above ground level' (sub-clause 4(a). No calculation of fencing dimensions / materials not provided / not clear on drawings. Additionally, the applicant has indicated that excavation works would be required to raise the north-west corner of the lot, no details have been provided showing the finished floor levels / retaining walls in relation to the fences (image below).  • Rough DAS calculation provided below: <u>Tuckeroo Boulevard</u> Boundary length = 78.75m minus 6m (driveway) = 72.75m Maximum allowed area visually impermeable material = 72.75 x 1.2 = 87.3m^2 Proposed area of visually impermeable material = 95.11m^2 <u>Zuccoli Parade</u> Boundary length = 80.915m Maximum allowed area visually impermeable material = 80.915m x 1.2 = 97.098m^2 Proposed area of visually impermeable material = 98.87m^2 <u>Abuts an area (Lot 13503) of "public open space"</u> Boundary length = 80.835m Maximum allowed area visually impermeable material = 80.835 x 1.2 – 97.002m2 Proposed area of visually impermeable material = entirety of fence	☐	☒


16.22m²
18.98m²
8.67m²
5.63m²
45.61m²
1.8m HIGH FLAT TOP TUBULAR FENCE. SELECT FINISH. POWDER COAT BLACK
1.8m HIGH BLOCKWORK FENCE TO ELECTRICAL SUPPLY EASEMENT. RENDERED AND PAINT FINISH. LEXICON QUARTER WHITE TYPICAL
CSR OR SIMILAR CLADDING GABLE. TYPICAL
COLORBOND CUSTOM ORB OVER WHITE ROOF & FASCIA. TYPICAL
POWDERCOAT FINISH TO ALL DOOR + WINDOW FRAMES. SELECT COLOUR. MONUMENT. TYPICAL
PROPOSED RETAINING WALL
1 ELEVATION
A100 1 : 200
26m²
20.68m²
20.98m²
21.69m²
9.52m²
2 ELEVATION
A100 1 : 200
POWDERCOAT FINISH TO ALL DOORS + WINDOWS FRAMES. SELECT COLOUR. MONUMENT. TYPICAL
CSR OR SIMILAR CLADDING GABLE. TYPICAL
RENDERED + PAINTED BLOCKWORK PERIMETER WALL. SELECT FINISH DULUX TIMELESS GREY. TYPICAL
3 ELEVATION
A100 1 : 200

Daniel Herlihy

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Thursday, 1 October 2026 11:49 AM
To: Daniel Herlihy
Cc: George Savvas; Das NTG
Subject: TRM: PA2026/0138 - LOT 13502 (6) TUCKEROO BOULEVARD
Attachments: APPENDIX A2 - Drawings.pdf

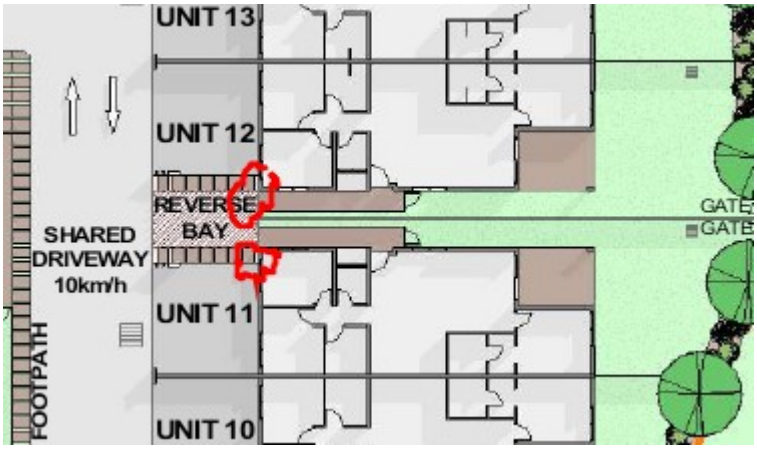
CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Daniel,

I note your initial assessment of the revised plans against the deferral points in the DCA letter dated 24 August 2026. We have made further amendments (APPENDIX A2), including reducing the number of dwellings from 20 to 19, to address the issues you raised as follows:

1. The changes to pedestrian paths between units 11 - 12, now 10 and 11, and units 15-16 (now 14and 15) are demonstrated by extracts below

1.	*Amended drawings (updates to those tabled at the 14 August 2026 meeting) that address the following matters:*			
	(a)	*Clause 5.2.4.4 (Layout of Car Parking Areas)*		
		i.	*Provide 2 car parking spaces within the common property of the development available for use by visitors to the site*	Complies – addition of a visitor car parking space between units 2 and 3, and addition of visitor parking space between units 15 and 16 (formally 16 and 17)
		ii.	*provide appropriate lighting of common property areas within the site;*	Complies – addition of sensor lighting along portions of the driveway
		iii.	*provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;*	Not adequately addressed – (noting that units 12, 13, 19 and 21 are now units 11, 12, 18 and 20) pathways for units 18 and 20 have been extended so they are accessible from the driveway and have a width of at least 0.9 m. Units 11 and 12 maintain obstruction (pedestrian path blocked by reverse bay). Additionally, in a similar fashion, accessibility of units 15 and 16 are now hindered by 'visitor bay'.





Initial deferral response Amended deferral response

Clause 5.2.4.4 (iii) is now satisfied.

2. The driveways have increased to enable adequate on-site traffic circulation and pedestrian movement on site. A swept path analysis prepared by the Traffic Engineer can be requested by way of placing a condition on any permit issued.

3. The Traffic Impact Assessment (TIA) referenced in the deferral response will assess on-site traffic conditions to ensure the development adequately addresses vehicle and pedestrian circulation, as well as the effects of site access on the local road network. The TIA prepared by the traffic engineer addresses **clause 5.2.4.4(1)(2)(d)** and will form part of the additional material required to satisfy the permit condition.

4. The proposal generally meets the 2 m landscaping requirement under **clause 5.2.6.1**. The minor non-compliant areas are unlikely to adversely affect the development's amenity, as they are limited to accommodating bin areas and services in convenient locations.

5. With regards to **clause 5.2.6.1** Sub-clauses 3(a), 3(c), 3(d) and 4

Regarding **3(a)**, the development's landscaping complies with this clause. The private open spaces for Units 1–4 and 10–18 face the street frontages and include vegetation, with a medium-sized shade tree provided for each unit.

Regarding **3(c)**, the proposed landscaping, including its interface with the streetscape, demonstrates consideration of visual amenity and will soften the development when viewed from the street. The plant species have been selected in accordance with landscaping guidelines under this clause. Zuccoli Parade and Tuckeroo Boulevard are established road corridors, with existing trees and plants selected by the City of Palmerston to support its landscaping strategy for the area.

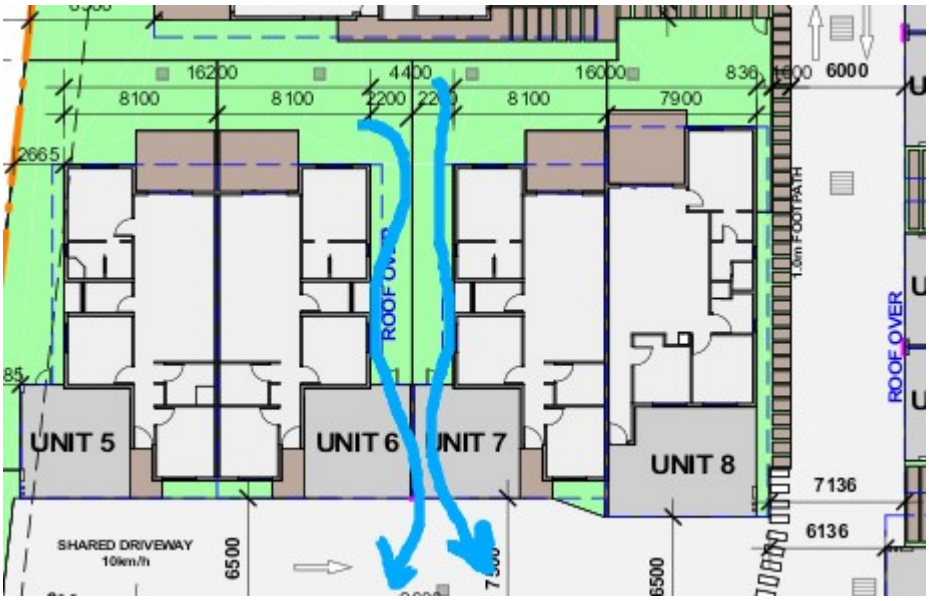
Regarding **3(d)**, there are no significant trees on the site. Some of the trees near Zuccolli Parade and within the development site were removed to accommodate the proposed development. However, as shown on the amended plans, similar medium-sized shade trees are proposed in each private open space facing Zuccoli Parade.

Regarding **4**, the proposed landscaping will be maintained for the life of the development, as required by a condition of any the permit.

6. Further to the reasons for varying Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), although the MR-zoned land requires a 3 m setback, the proposed built form comprises single-storey buildings with less mass than typically anticipated for MR development. Where setbacks are comparable to those for LMR development, the proposal is unlikely to adversely affect visual amenity or appear unduly bulky from the street or neighbouring properties.

7. Under Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility), **subclauses 8, 10 and 12**,

- The proposed units along Zuccoli Parade will have double-glazed doors and windows to reduce road traffic noise. A permit condition can require a suitably qualified expert to confirm the appropriate glazing standard.
- The revised layout of Units 5–9 (now 5-8) provides greater building separation, improving breeze penetration throughout the development.
- The air-conditioning units are positioned to control noise within the development and minimise noise transmission between dwellings.



Breeze penetration

8. Under clause 5.4.17 (Building Articulation)

The facade to unit 18 (now 17) entails treatment through use different materials and textures break the visual bulk . The proposed landscaping along the subject wall further softens the development when viewed from nearby dwelling.

9. Under 5.4.18.1 (Fencing in Zones MR and HR)

The comments are acknowledged, and the proponent agrees to amend the plans to comply with this clause. A permit condition can formalise this requirement.

Please do not hesitate to contact us for any clarification.

Kind regards

Israel-Tshepo K
Director
Box: P.O Box 42279 Casuarina NT 0811
Mob: 0417 787 473
Email: israel.k@oneplanningconsult.com.au
oneplanningconsult.com.au

PROPOSED 20x3 BEDROOM DWELLING-GROUP ON LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI





DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	LOCATION OF PROPOSE WORKS
A002	ARTIST IMPRESSION
A003	ARTIST IMPRESSION
A004	3D PERSPECTIVES
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	FENCING PLAN
A103	PRIVATE OPEN SPACE
A104	BREEZEWAY PLAN
A200	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A305	SITE SECTION
A310	BIN ENCLOSURE

DRAWING LIST	
Sheet Number	Sheet Name
A400	TYPICAL FLOOR PLAN - TYPE A
A401	TYPICAL FLOOR PLAN - TYPE B
A403	TYPICAL FLOOR PLAN - TYPE C
A404	TYPICAL FLOOR PLAN - TYPE D
A405	TYPICAL TYPE A - LANDSCAPE PLAN
A406	TYPICAL TYPE B - LANDSCAPE PLAN
A407	TYPICAL TYPE C - LANDSCAPE PLAN
A408	TYPICAL TYPE D - LANDSCAPE PLAN
A409	TYPICAL TYPE A UNIT
A410	TYPICAL TYPE B UNIT
A411	TYPICAL TYPE C UNIT
A412	TYPICAL TYPE D UNIT
A500	STORMWATER PLAN
A600	SEDIMENT CONTROL PLAN

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:46:53 PM

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 / A300 LOCATION OF PROPOSED WORKS
1 : 700

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19
29/09/2026 4:46:54 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A001 LOCATION OF PROPOSE WORKS
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:46:55 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A002 ARTIST IMPRESSION

29/09/2026

25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©





Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:46:55 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A003 ARTIST IMPRESSION

29/09/2026

25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©





DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A004 3D PERSPECTIVES

29/09/2026

25015 PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

29/09/2026 4:47:14 PM Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt

CP LOT 13503 (PARK)

3.04ha (30400m²)

EXISTING VEGETATION (CR
LOT
CROWNLAND

2m required landscaping depth

LEGEND :
CENSOR LIGHTS

UNIT 19 · UNIT 18 · UNIT 17 · UNIT 16 · UNIT 15 · UNIT 14 · UNIT 13 · UNIT 12 · UNIT 11 · UNIT 10 · UNIT 9 · UNIT 8 · UNIT 7 · UNIT 6 · UNIT 5 · UNIT 4 · UNIT 3 · UNIT 2 · UNIT 1

3M SETBACK · 6M SETBACK · SHARED DRIVEWAY 10km/h · VISITORS BAY · REVERSE BAY · ROOF OVER · 1.0m FOOTPATH · BINS · CROSSOVER · WATER METERS · EXISTING ELECTRICAL EASEMENT · ELECTRICAL METERS · LETTERBOXES · PEDESTRIAN ACCESS + GATE · GATE · no windows

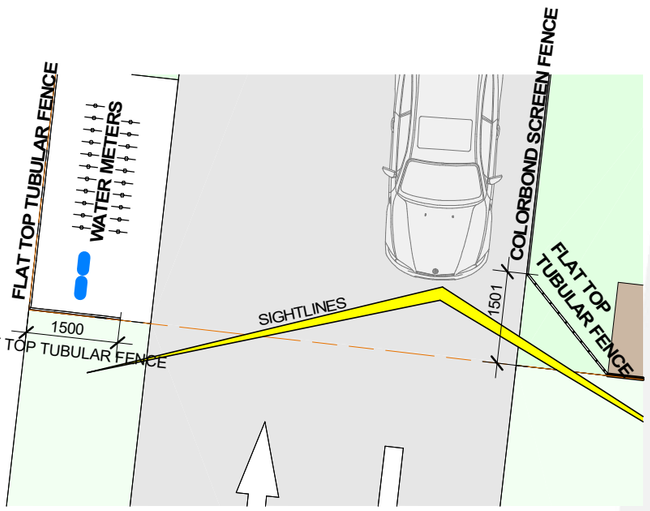
ZUCCOLI PARADE · FOOTPATH · VERGE · EX.POWERPOLE. · EX.STORMW. · EX.POW ERPOLE.

TUCKEROO BOULEVARD

1 / A305 · 2 / A305 · 5 / A310

1 / A300 SITE PLAN 1 : 400

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19
UNITS - 25.09.rvt
29/09/2026 4:47:16 PM



2 / A101 LANDSCAPE PLAN - Callout 1
1 : 100



2 / A101

1 / A300 LANDSCAPE PLAN
1 : 400

PLANTING LEGEND:

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage.
Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is
commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

EXISTING TREES

GARDEN MULCH

GENERAL SOFT SCAPE

TOTAL LANDSCAPE AREA:

2171.19m² = 35.12%

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:47:18 PM

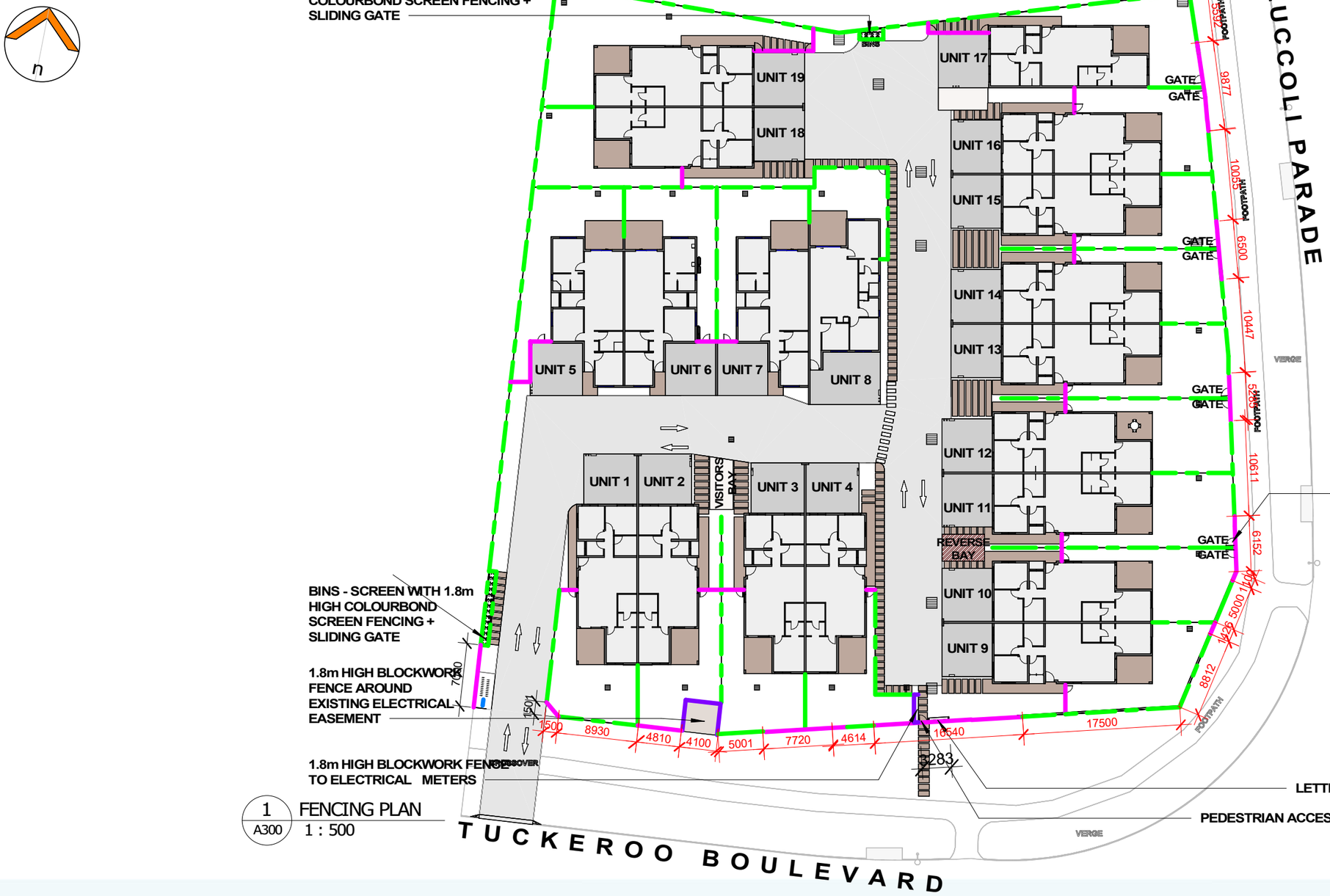
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A101 LANDSCAPE PLAN
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 A300 FENCING PLAN
1 : 500

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

FENCE TYPE - 3 : 200mm BLOCKWORK WALL FENCE RENDERED, SELECT COLOUR: DULUX LEXICON QUARTER WHITE, 1800mm HIGH - UNO

FENCING WITHIN 1.5m OF DRIVEWWAYS, PEDESTRIAN ENTRIES, AND STREET CORNERS IS TO BE VISUALLY PERMEABLE ABOVE 0.6m (UNLESS THERE IS TRUNCATION PROVIDED WITHIN THESE AREAS TO THE SAME TIME)



2 A100 TUCKEROO BLVD ELEVATION
1 : 200

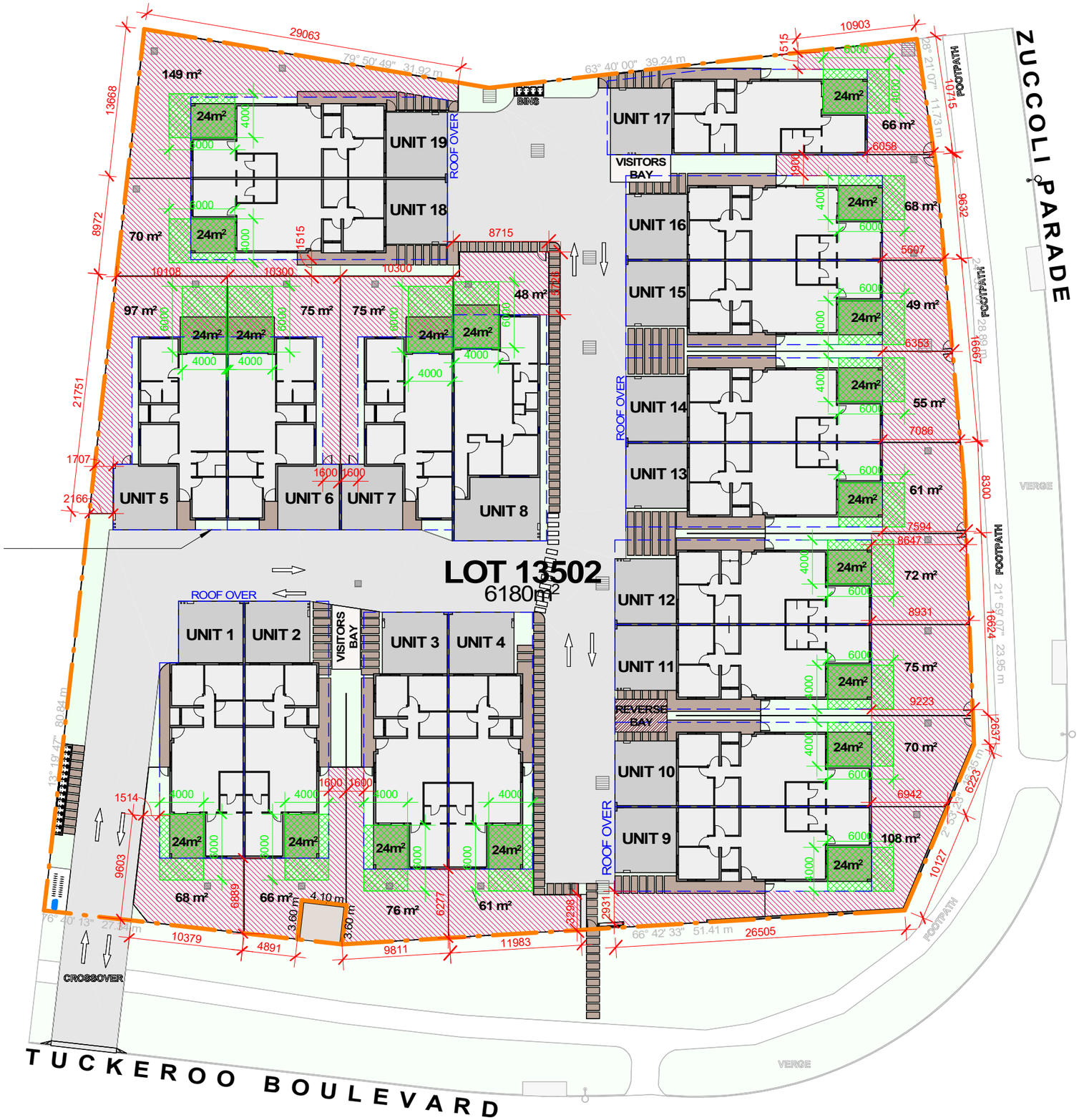
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:47:20 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A102 FENCING PLAN
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



LEGEND:

PRIVATE OPEN SPACE A

PRIVATE OPEN SPACE B

PRIVATE OPEN SPACE

UNIT	A	B	TOTAL
UNIT 1	62m²	24m²	**86m²**
UNIT 2	66m²	24m²	**90m²**
UNIT 3	76m²	24m²	**100m²**
UNIT 4	61m²	24m²	**85m²**
UNIT 5	97m²	24m²	**121m²**
UNIT 6	75m²	24m²	**99m²**
UNIT 7	75m²	24m²	**99m²**
UNIT 8	48m²	24m²	**72m²**
UNIT 9	108m²	24m²	**132m²**
UNIT 10	70m²	24m²	**94m²**
UNIT 11	75m²	24m²	**99m²**
UNIT 12	72m²	24m²	**96m²**
UNIT 13	61m²	24m²	**85m²**
UNIT 14	55m²	24m²	**79m²**
UNIT 15	49m²	24m²	**73m²**
UNIT 16	68m²	24m²	**92m²**
UNIT 17	66m²	24m²	**90m²**
UNIT 18	70m²	24m²	**94m²**
UNIT 19	149m²	24m²	**173m²**

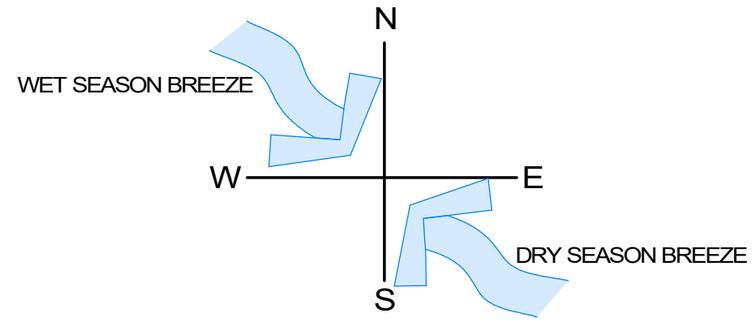
1 / A300 PRIVATE OPEN SPACE
1 : 400

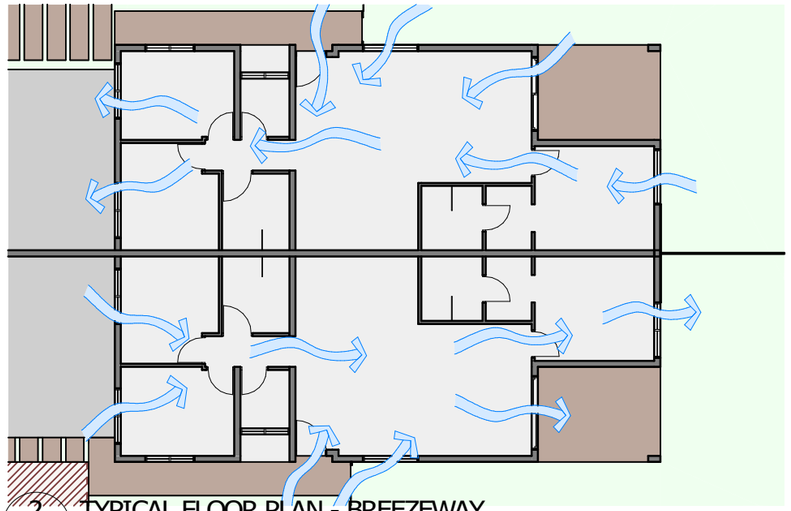
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - UNITS - 25.09.rvt
29/09/2026 4:47:30 PM

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

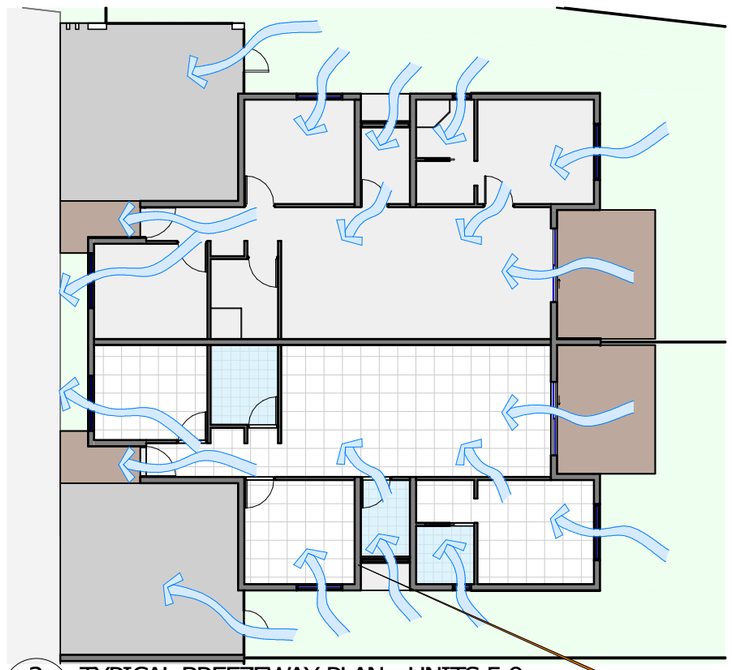


1 A300 BREEZEWAY PENATRATION PLAN
1 : 400





2 A300 TYPICAL FLOOR PLAN - BREEZEWAY
1 : 200



3 A300 TYPICAL BREEZEWAY PLAN - UNITS 5-9
1 : 200

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:47:32 PM

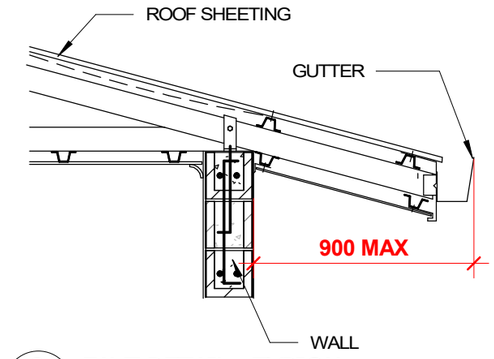
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A104 BREEZEWAY PLAN
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©





2 EAVE DETAIL - TYPICAL
1 : 25

COLORBOND CUSTOM ORB DOVER WHITE ROOF & FASCIAS, TYPICAL

BLACK DASH LINE DENOTES BUILDING BELOW

COLORBOND BOX GUTTERS DOVER WHITE TYPICAL.

COLORBOND EAVE GUTTERS DOVER WHITE TYPICAL.

COLORBOND ROOF RIDGE CAPPING SURFMIST TYPICAL.

COLORBOND DOVER WHITE GUTTER + DOWNPIPE, TYPICAL

LOT 13502
6180m²

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:47:33 PM

1 A300 ROOF PLAN
1 : 400

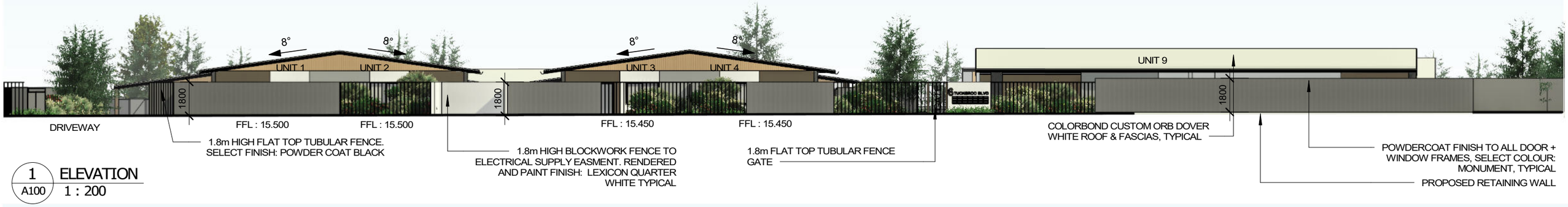
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A200 ROOF PLAN
29/09/2026
25015

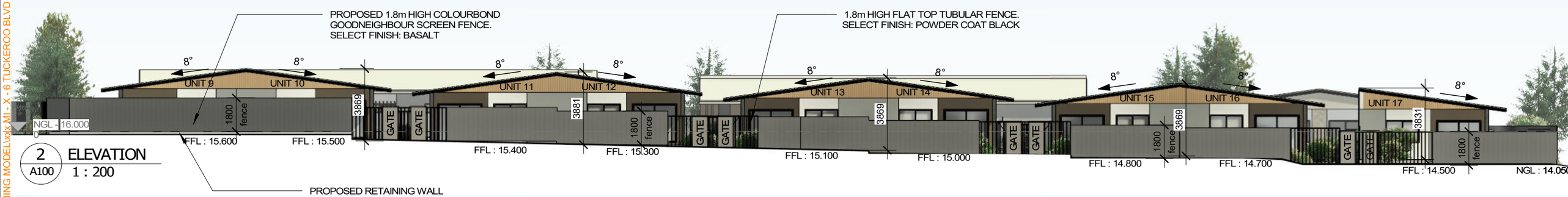
PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

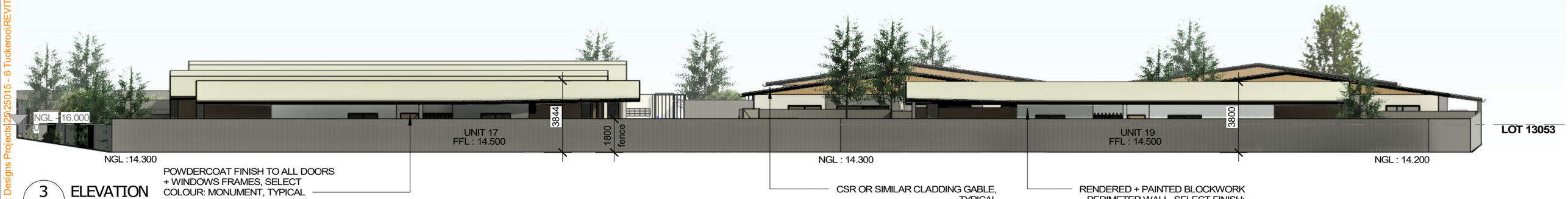
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



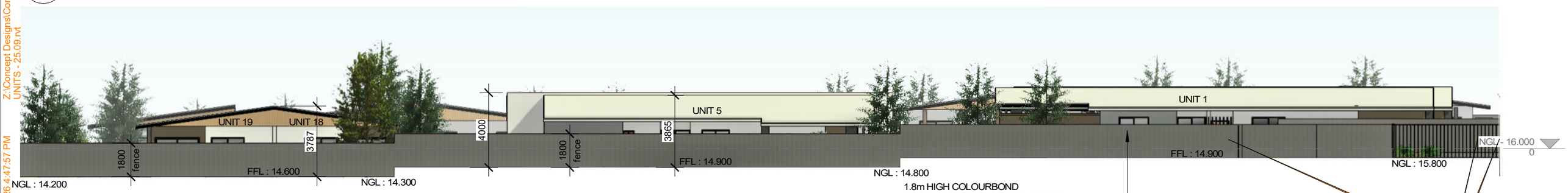
1 A100 **ELEVATION**
1 : 200



2 A100 **ELEVATION**
1 : 200



3 A100 **ELEVATION**
1 : 200



4 A100 **ELEVATION**
1 : 200

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

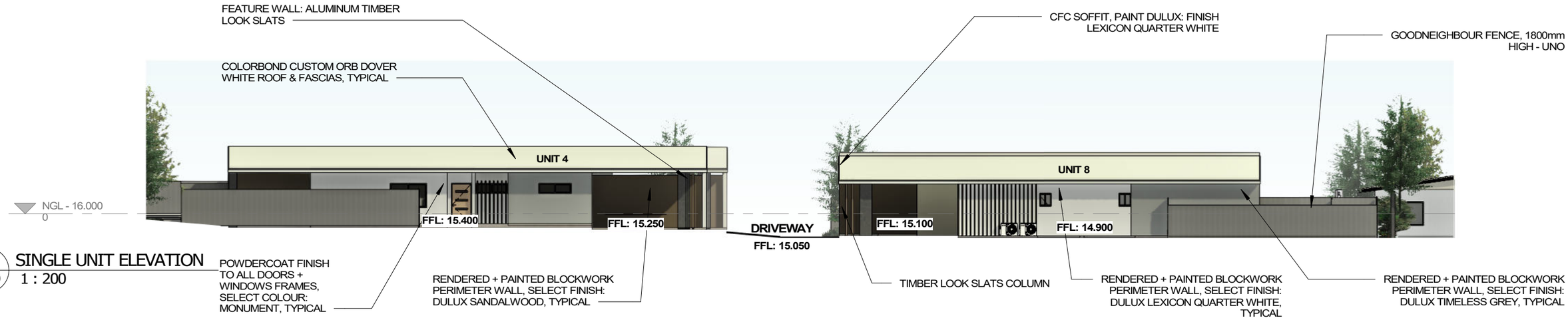
A300 ELEVATION
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 UNITS - 25.09.rvt
29/09/2026 4:47:57 PM
xx MI - X - 6 TUCKEROO BLVD - 19



1 / A100 SINGLE UNIT ELEVATION
1 : 200

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:02 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A301 ELEVATION
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

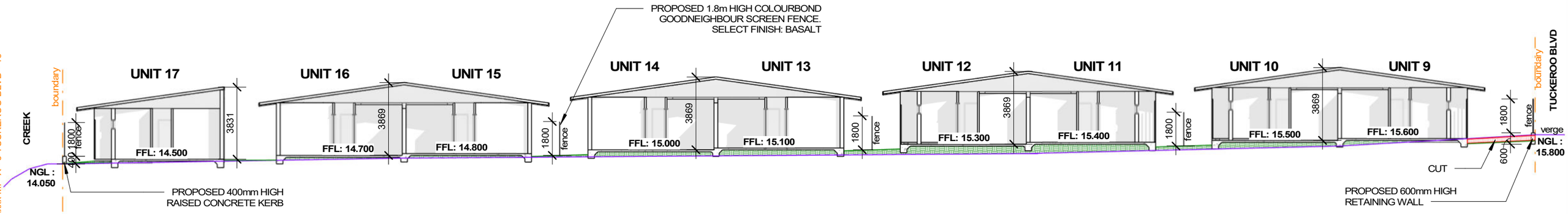
concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

LEGEND

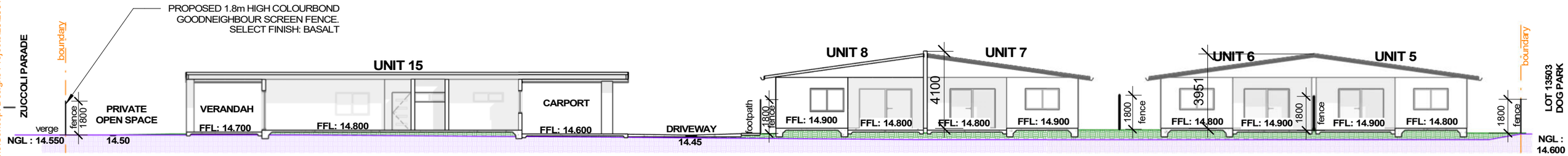
EXISTING LEVELS

PROPOSED SITE LEVELS/ FILL

CUT



1 / A100 SECTION 1 : 200



2 / A100 SECTION 1 : 200

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 UNITS - 25.09.rvt
29/09/2026 4:48:03 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

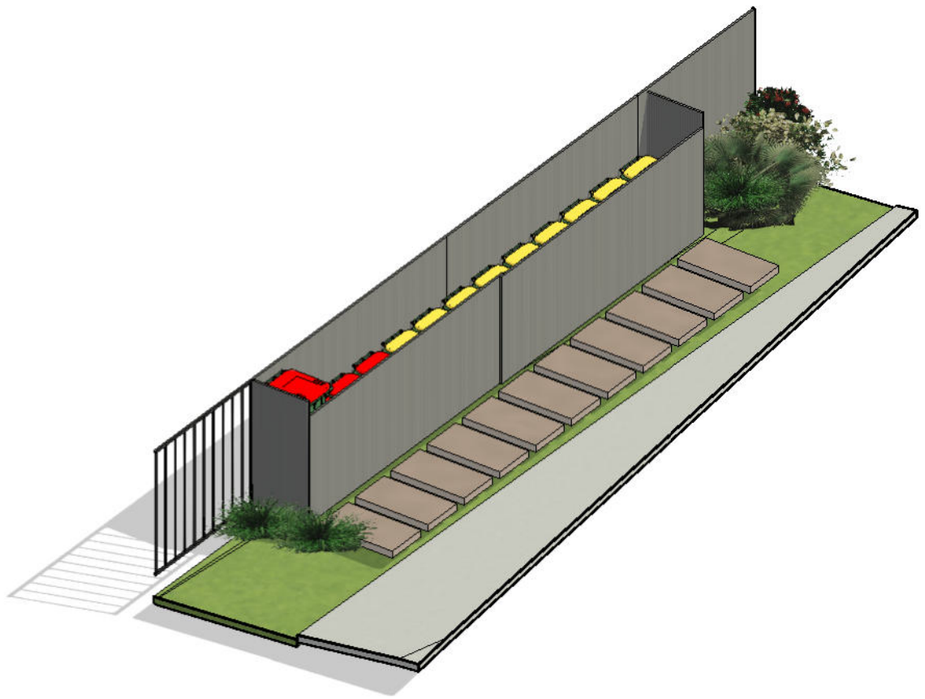
A305 SITE SECTION

29/09/2026

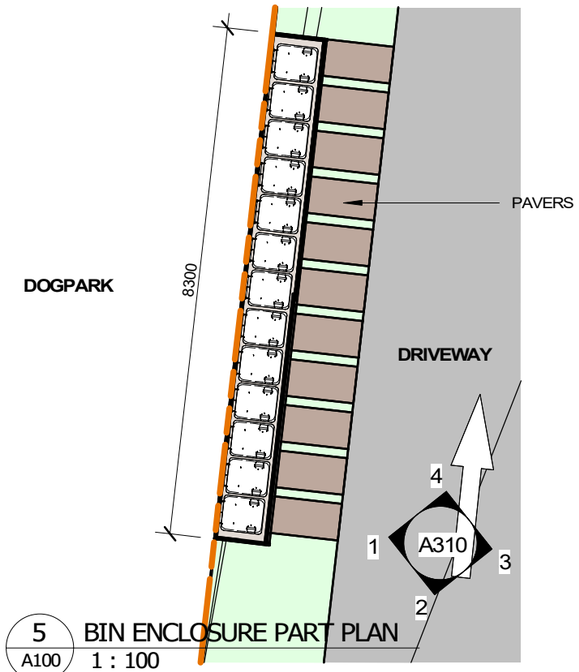
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

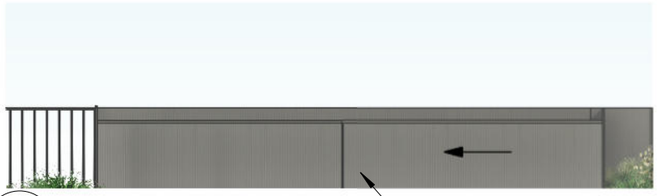
concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



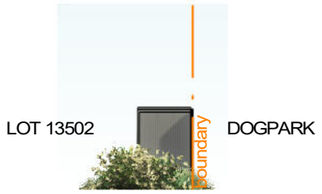
- BIN ENCLOSURE ISOMETRIC



5 A100 BIN ENCLOSURE PART PLAN 1 : 100



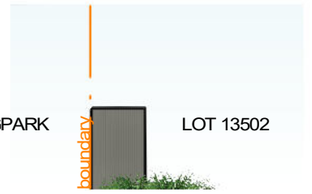
1 A310 ELEVATION 1 : 100



2 A310 ELEVATION 1 : 100



3 A310 ELEVATION 1 : 100



4 A310 ELEVATION 1 : 100

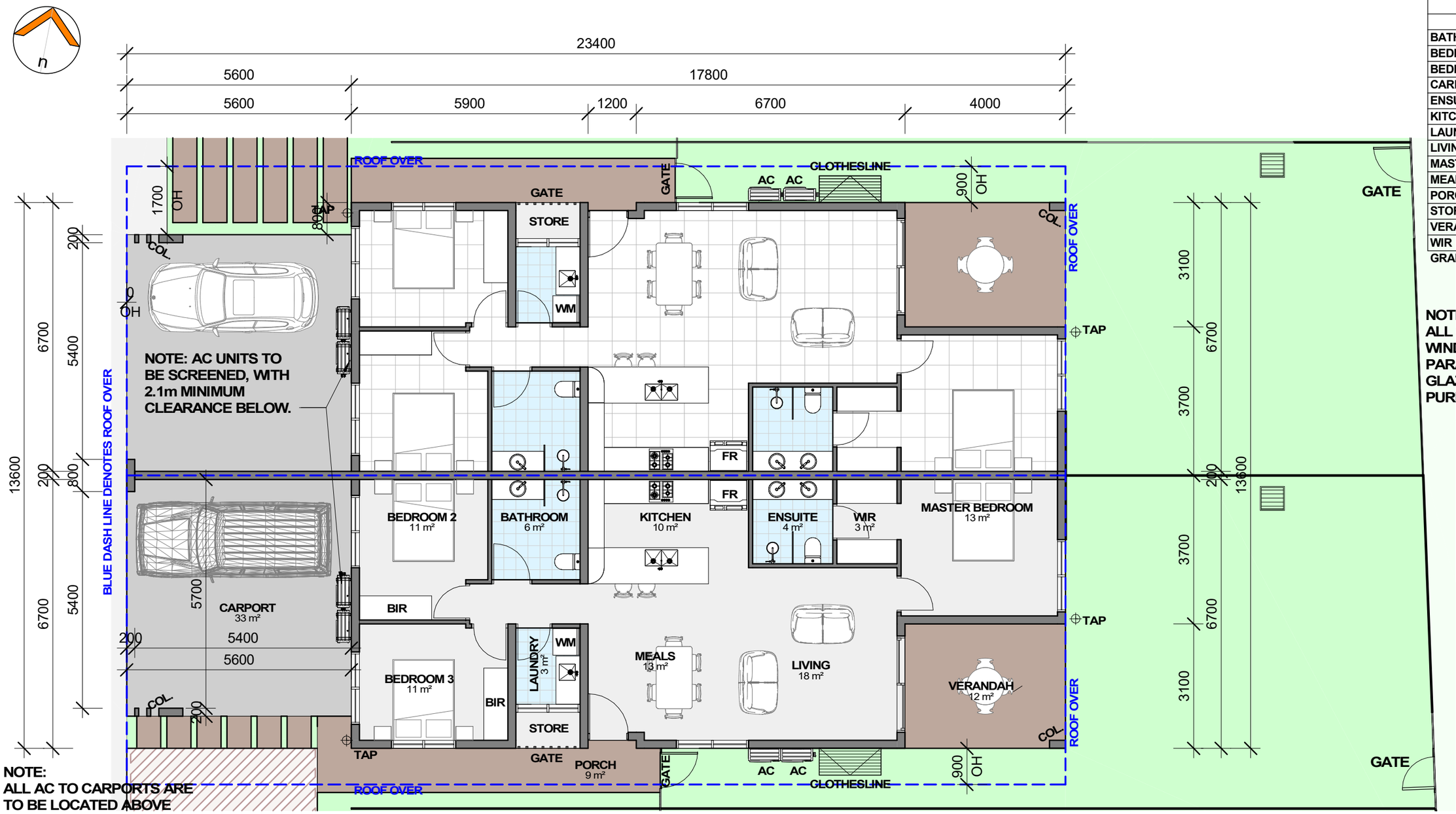
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:05 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A310 BIN ENCLOSURE
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



ROOM SCHEDULE	
NAME	AREA
BATHROOM	6 m²
BEDROOM 2	11 m²
BEDROOM 3	11 m²
CARPORT	33 m²
ENSUITE	4 m²
KITCHEN	10 m²
LAUNDRY	3 m²
LIVING	18 m²
MASTER BEDROOM	13 m²
MEALS	13 m²
PORCH	9 m²
STORE	1 m²
VERANDAH	12 m²
WIR	3 m²
GRAND TOTAL	148 m²

NOTE:
ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES

NOTE:
ALL AC TO CARPORTS ARE TO BE LOCATED ABOVE WINDOW HEAD HEIGHT

2
4 A409
3

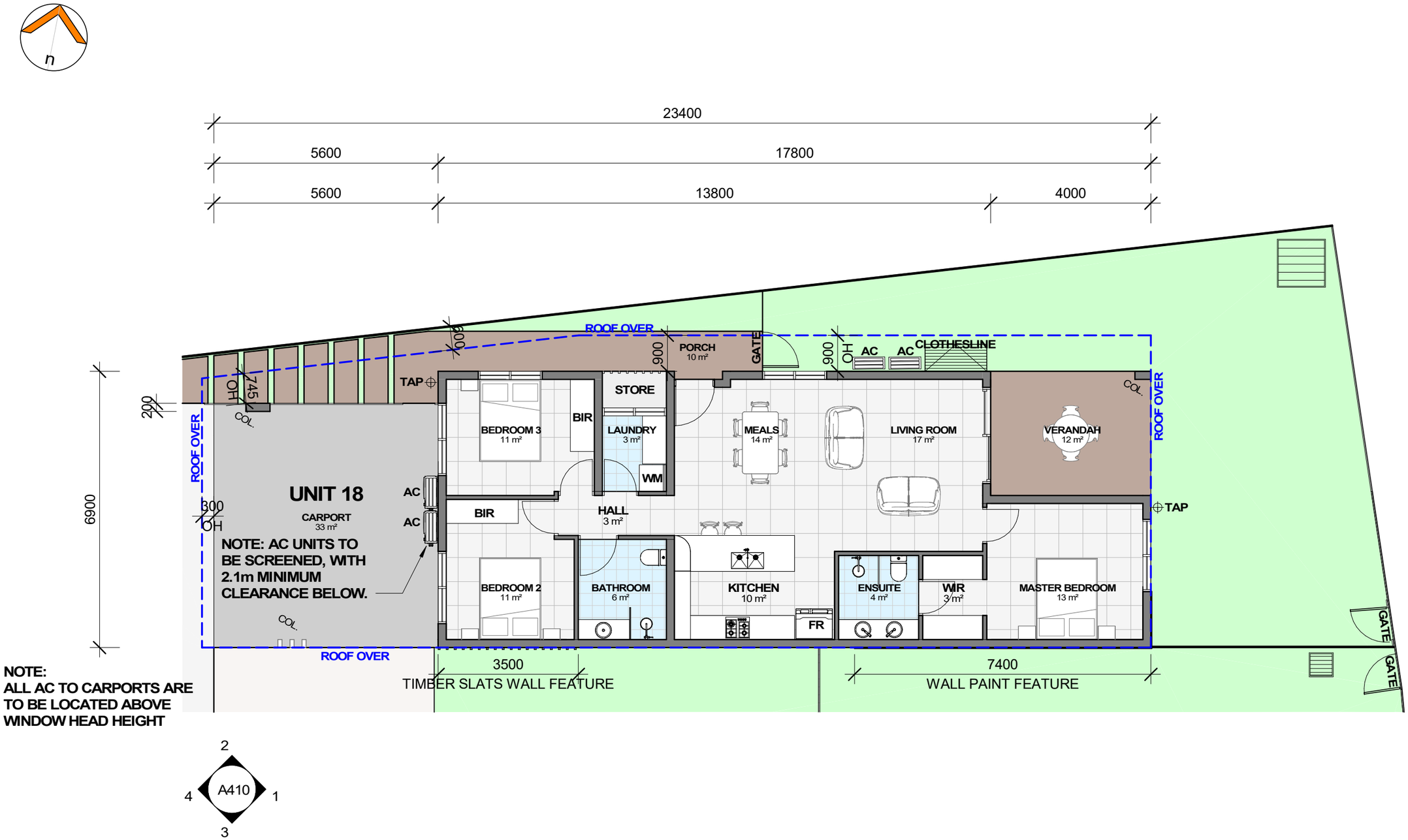
1 / A300 TYPICAL FLOOR PLAN - DUPLEX
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:06 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A400 TYPICAL FLOOR PLAN - TYPE A
29/09/2026
25015
PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



ROOM SCHEDULE - SINGLE UNIT	
NAME	Area
BATHROOM	6 m²
BEDROOM 2	11 m²
BEDROOM 3	11 m²
CARPORT	33 m²
ENSUITE	4 m²
HALL	3 m²
KITCHEN	10 m²
LAUNDRY	3 m²
LIVING ROOM	17 m²
MASTER BEDROOM	13 m²
MEALS	14 m²
PORCH	10 m²
VERANDAH	12 m²
WIR	3 m²
GRAND TOTAL	151 m²

NOTE:
ALL SLIDING DOORS AND WINDOWS FACING ZUCCOLI PARADE TO BE DOUBLE GLAZED FOR ACCOUSTIC PURPOSES

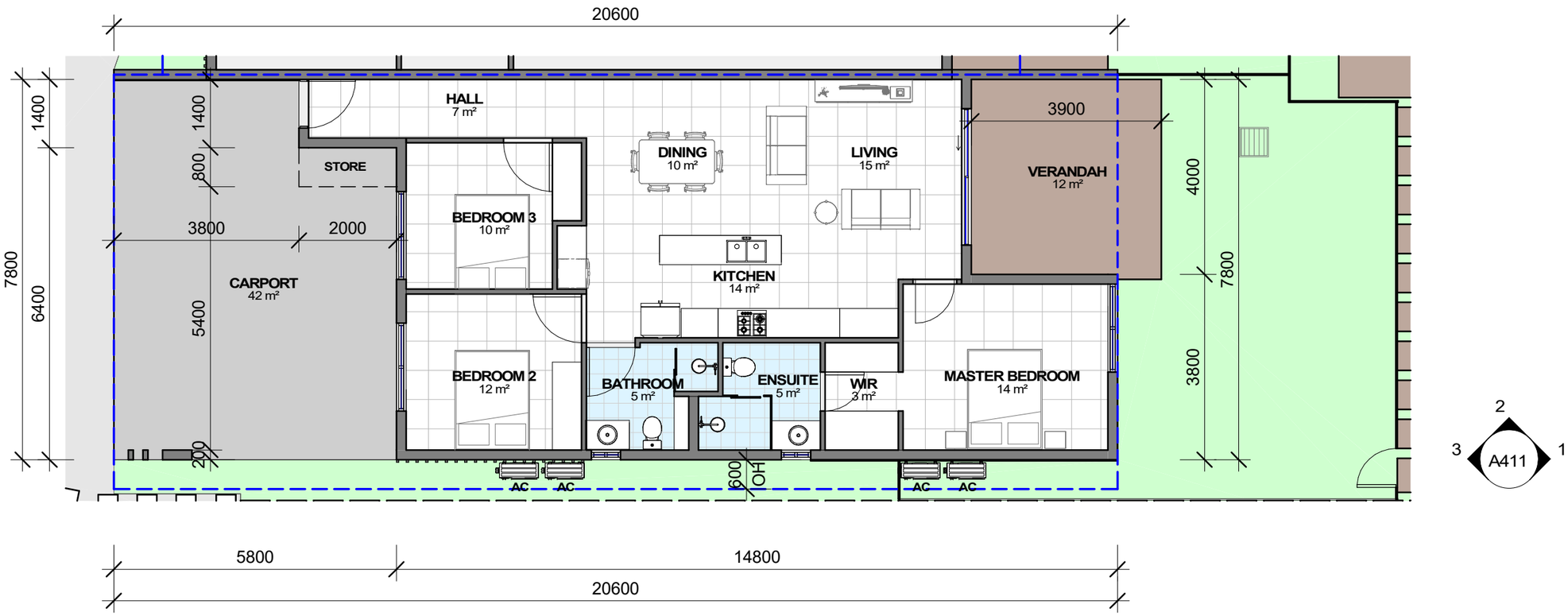
NOTE:
ALL AC TO CARPORTS ARE TO BE LOCATED ABOVE WINDOW HEAD HEIGHT

2
4 A410 1
3

1 / A300 TYPICAL FLOOR PLAN - SINGLE UNIT
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:07 PM

ROOM SCHEDULE - TYPE C	
NAME	Area
BATHROOM	5 m²
BEDROOM 2	12 m²
BEDROOM 3	10 m²
CARPORT	42 m²
DINING	10 m²
ENSUITE	5 m²
HALL	7 m²
KITCHEN	14 m²
LIVING	15 m²
MASTER BEDROOM	14 m²
VERANDAH	12 m²
WIR	3 m²
GRAND TOTAL	150 m²



1 / A300 TYPICAL FLOOR PLAN - TYPE C
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:08 PM

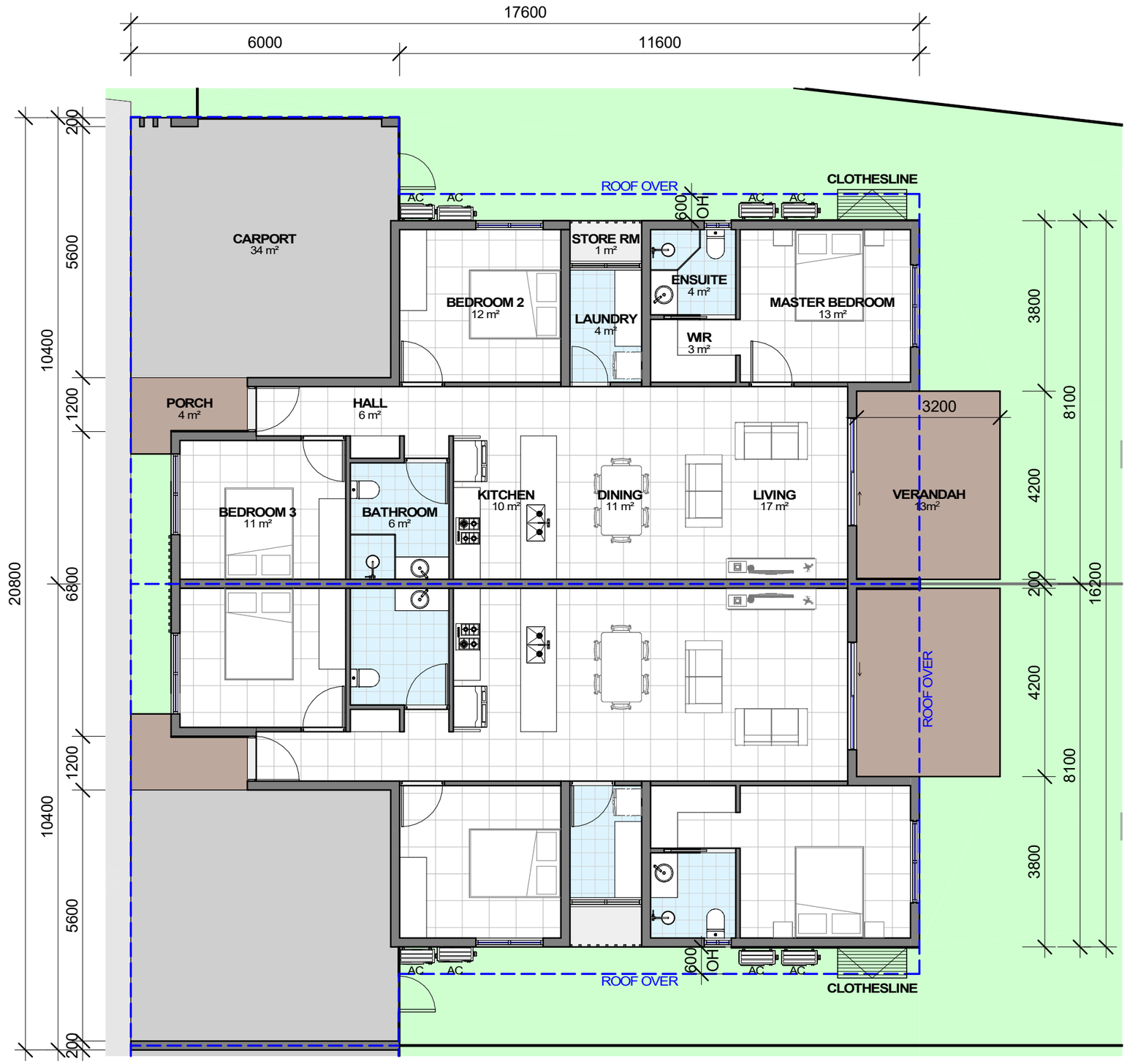
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A403 TYPICAL FLOOR PLAN - TYPE C
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



ROOM SCHEDULE - TYPE C	
NAME	Area
BATHROOM	6 m²
BEDROOM 2	12 m²
BEDROOM 3	11 m²
CARPORT	34 m²
DINING	11 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	10 m²
LAUNDRY	4 m²
LIVING	17 m²
MASTER BEDROOM	13 m²
PORCH	4 m²
STORE RM	1 m²
WIR	3 m²
GRAND TOTAL	135 m²

1 / A300 TYPICAL FLOOR PLAN - TYPE D
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:08 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

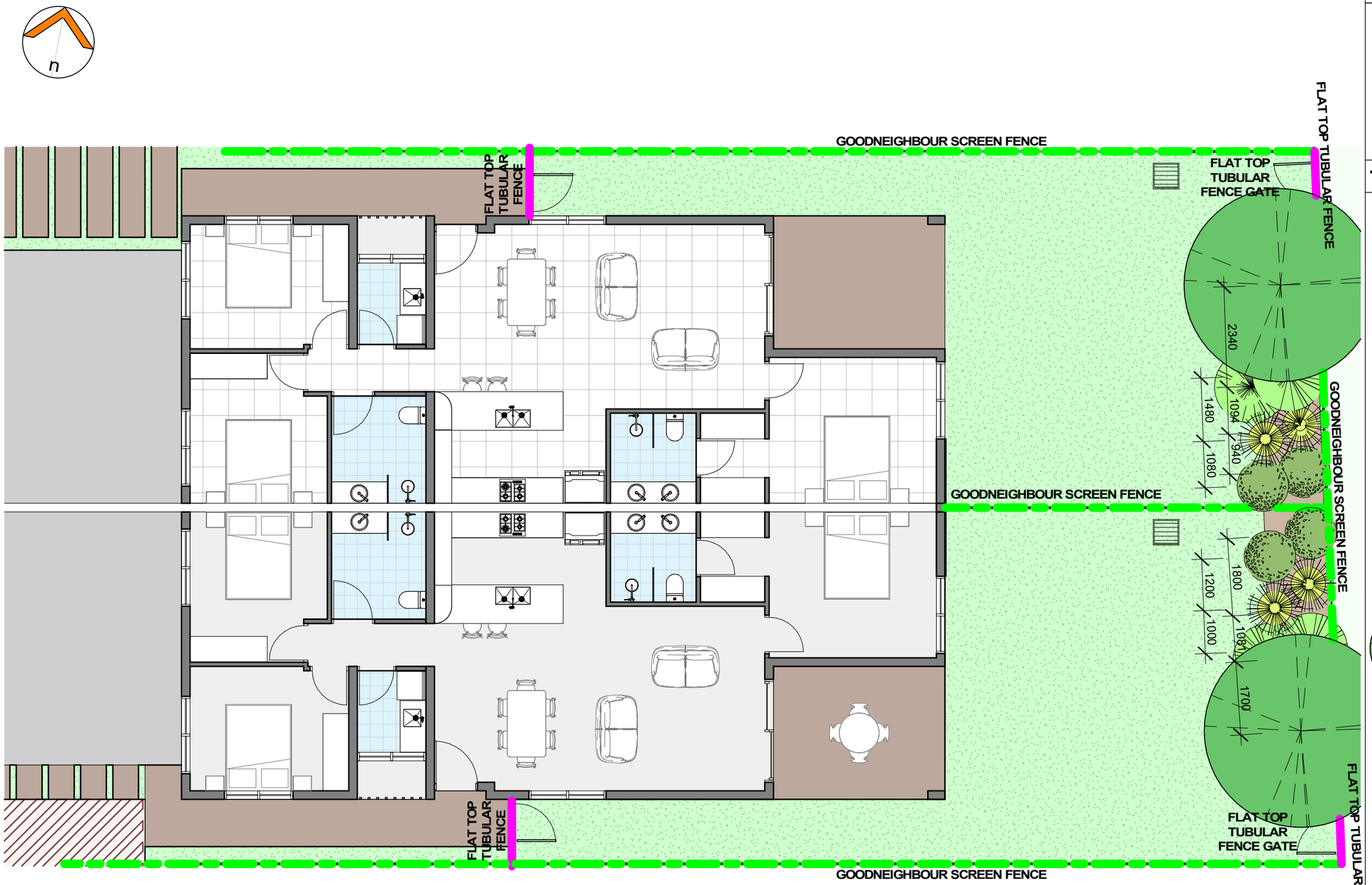
A404
29/09/2026
25015

TYPICAL FLOOR PLAN - TYPE D

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

3 A412 1
2



FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL DUPLEX PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m^3
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

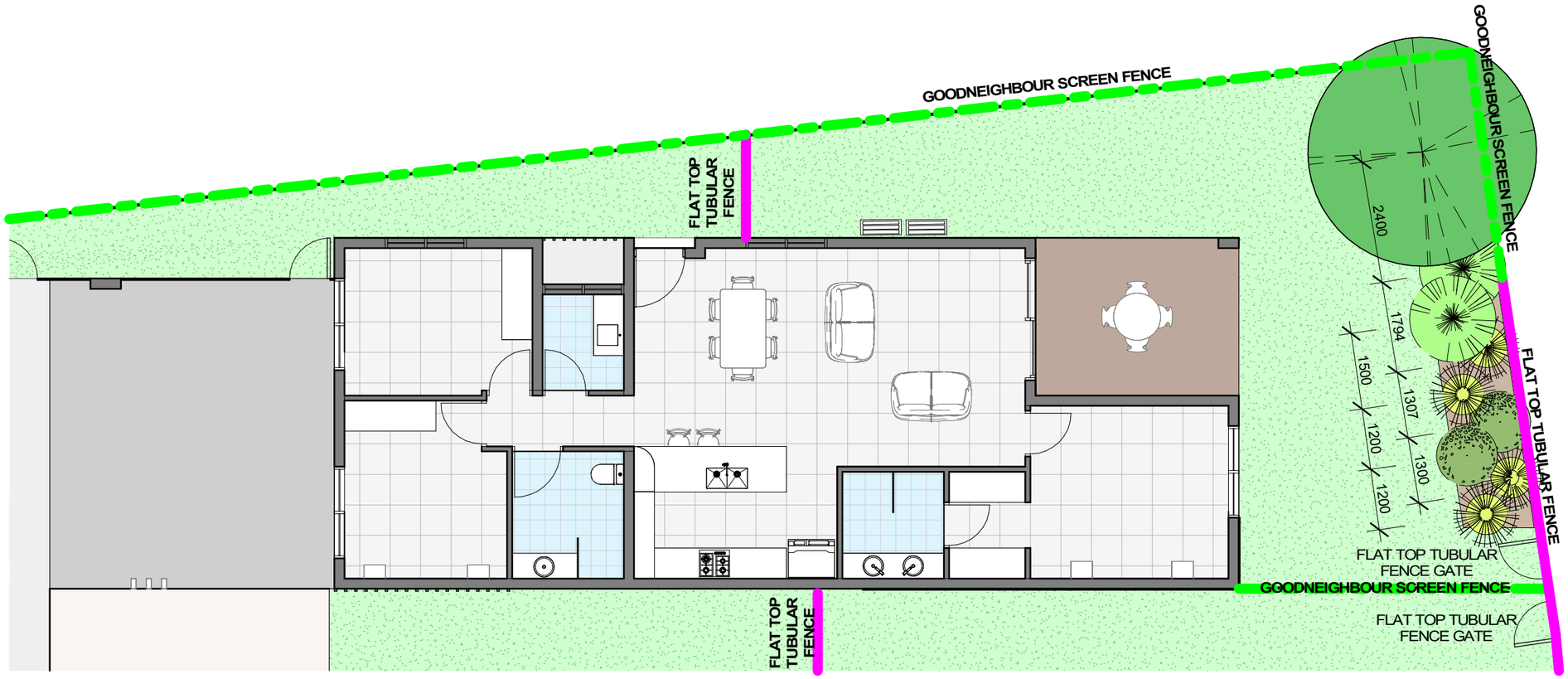
1 / A300 TYPICAL DUPLEX - LANDSCAPE PLAN
1 : 100

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A405 TYPICAL TYPE A - LANDSCAPE PLAN
29/09/2026
25015
PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:09 PM



1 / A300 TYPICAL SINGLE UNIT - LANDSCAPE PLAN
1 : 100

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL SINGLE UNITS PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

4X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m^3
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:10 PM

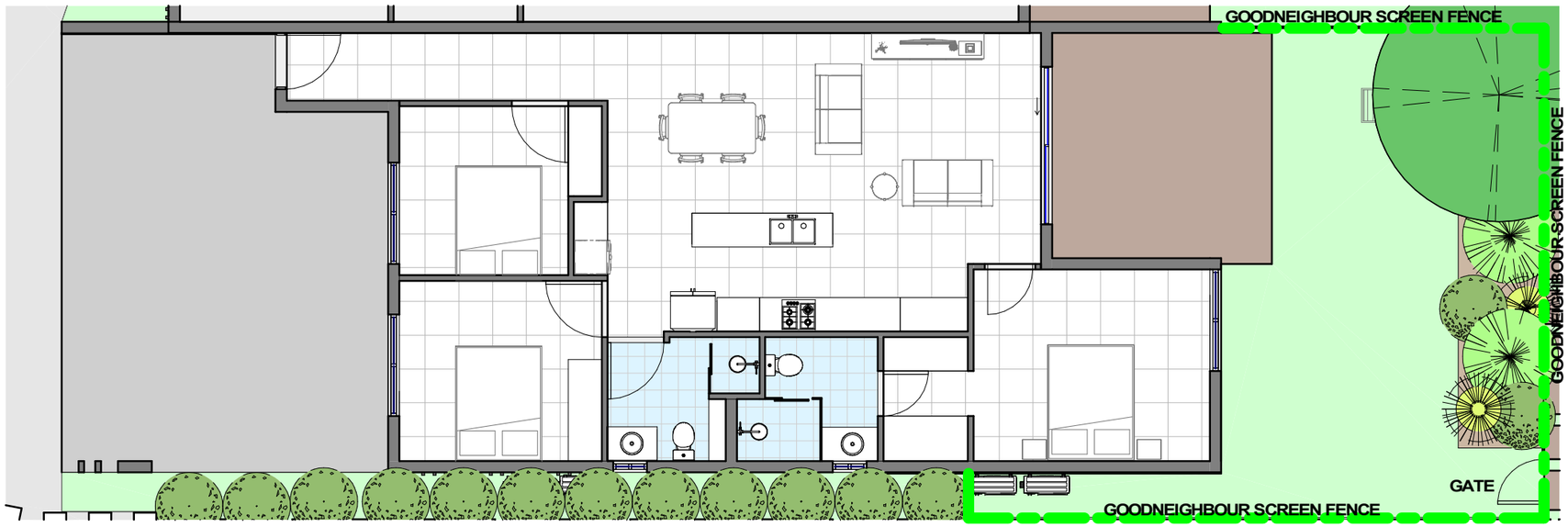
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A406
29/09/2026
25015

TYPICAL TYPE B - LANDSCAPE PLAN

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 / A300 TYPICAL LANDSCAPE PLAN - TYPE C
1 : 100

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL TYPE C PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

2 / 3 A411 1 — 1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

FENCING LEGEND + LANDSCAPE - TYPE D
1 : 100

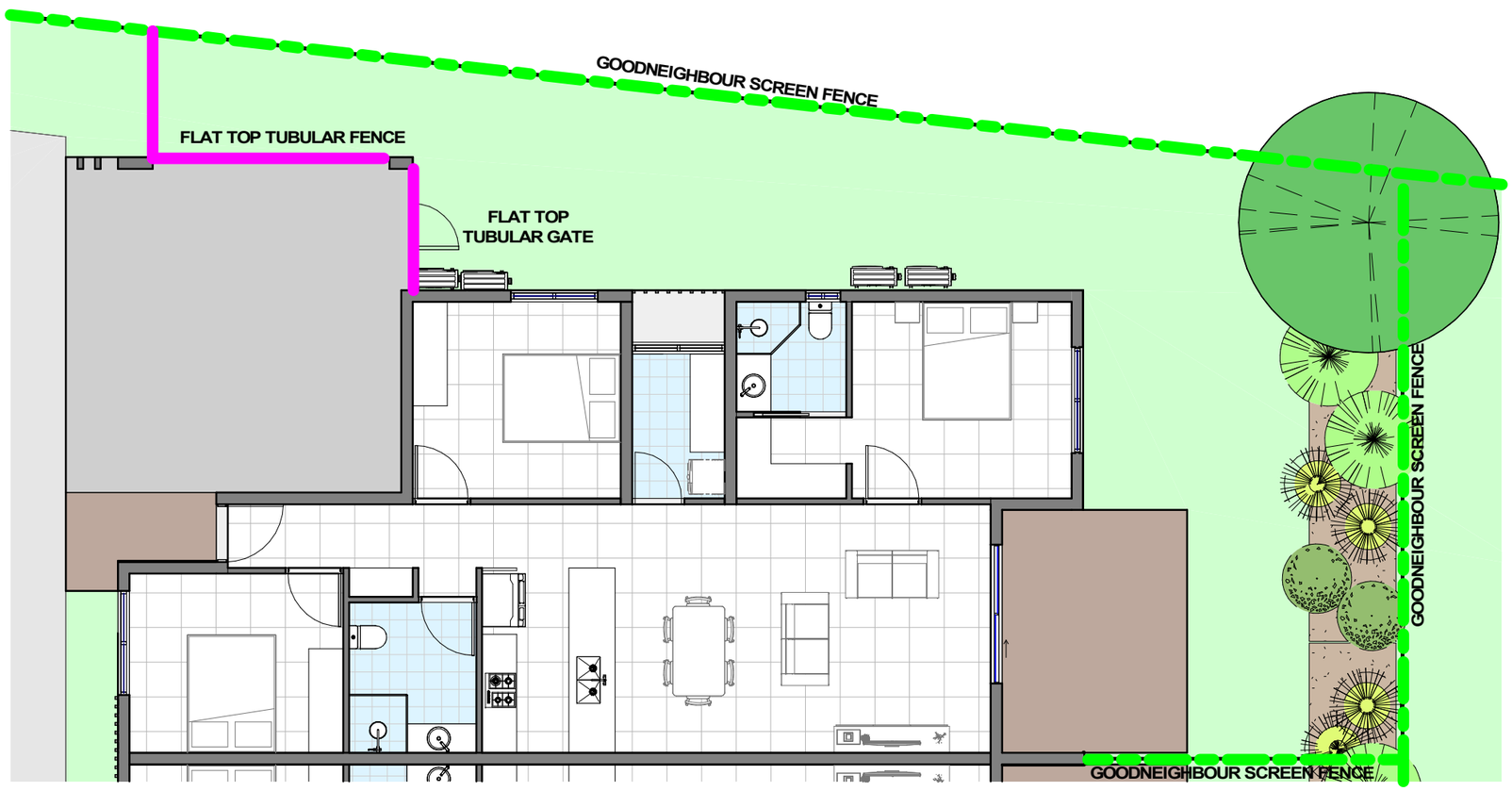
Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:10 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A407 TYPICAL TYPE C - LANDSCAPE PLAN
29/09/2026
25015
PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE, COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

TYPICAL TYPE C PLANTING LEGEND:

2X

SCREENING SHRUB:
ARCHER CHERRY *'Aidia racemosa'*
DESCRIPTION: Evergreen. Fast growing. Glossy-green, dense, slender foliage.
MINIMUM PLANTING AREA: 2.5m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2.5m
HEIGHT AT MATURITY: 4-10m
CANOPY WIDTH AFTER 2 YEARS: 2-2.5m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
COASTAL VITEX *'Vitex trifolia'*
DESCRIPTION: Evergreen. Fast growing. Sprawling, erect shrub.
Purple undersides to greyish foliage.
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 2-3m
HEIGHT AT MATURITY: 3m
CANOPY WIDTH AFTER 2 YEARS: 2m
POT SIZE: 300 mm

2X

SCREENING SHRUB:
BEACH NAUPAKA *'SCAEVOLA TACCADA'*
DESCRIPTION: Fast growing. Dense shrub. Large, bright, glossy-green foliage
MINIMUM PLANTING AREA: 2m W x 0.3m D
HEIGHT AFTER 2 YEARS: 1.5-2m
HEIGHT AT MATURITY: 2-3m
CANOPY WIDTH AFTER 2 YEARS: 1-2m
POT SIZE: 300 mm

1X

SHADE TREE:
RED BEACH HIBISCUS *"HIBISCUS TILIACEUS RUBRA"*
DESCRIPTION: Fast growing. Dense, rounded crown. Heart-shaped large, green to purple foliage. Smooth bark. This is a cultivated form of the native beach hibiscus *Hibiscus tiliaceus* which is commonly found next to beaches and mangroves in the NT.
HIEGHT AT PLANTING : 1-1.8m
HEIGHT AFTER 2 YEARS: 3-4m
HEIGHT AT MATURITY: 4-7m
CANOPY WIDTH AFTER 5 YEARS: 4-6m
TREE PIT VOLUME: 5-15m³
POT SIZE: 300 mm

GARDEN MULCH

GENERAL SOFT SCAPE

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED

FENCING LEGEND + LANDSCAPE - TYPE D
1 : 100

1 / A300 TYPICAL TYPE D - LANDSCAPE PLAN
1 : 100

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19
UNITS - 25.09.rvt
29/09/2026 4:48:11 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A408
29/09/2026
25015

TYPICAL TYPE D - LANDSCAPE PLAN

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



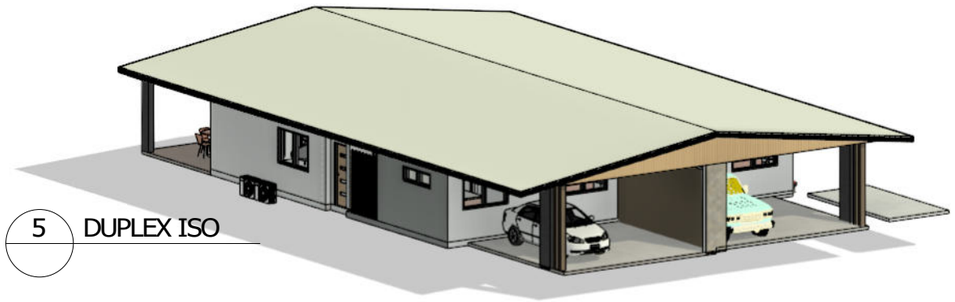
1 ELEVATION
1 : 100

ALUMINUM SLATS, TIMBER FINISH

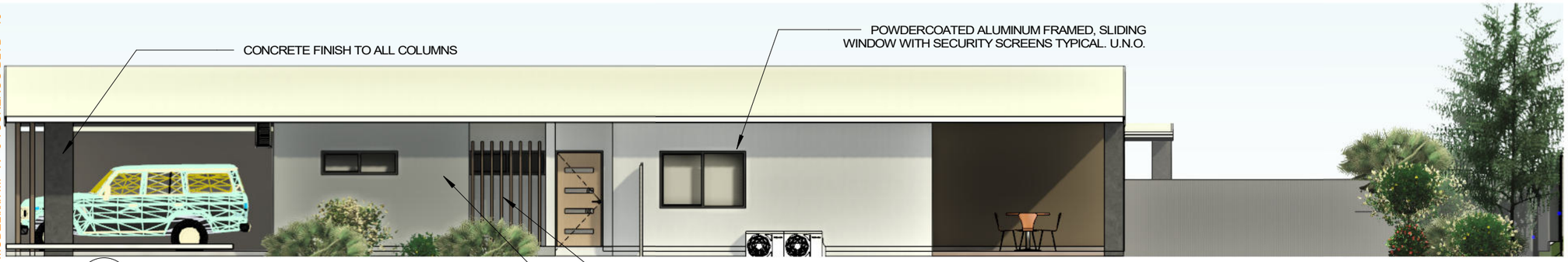
STONE FEATURE FACADE

NOTE: AC UNITS TO BE SCREENED, WITH 2.1m MINIMUM CLEARANCE BELOW

BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE



5 DUPLEX ISO



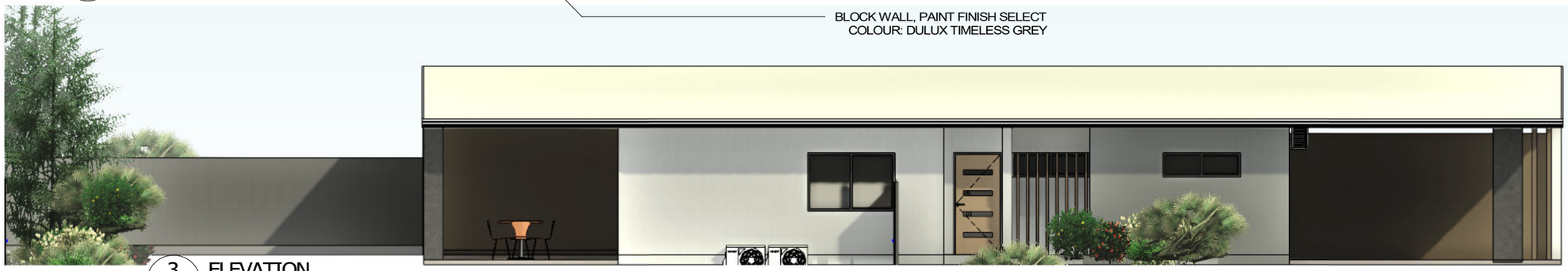
CONCRETE FINISH TO ALL COLUMNS

POWDERCOATED ALUMINUM FRAMED, SLIDING WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

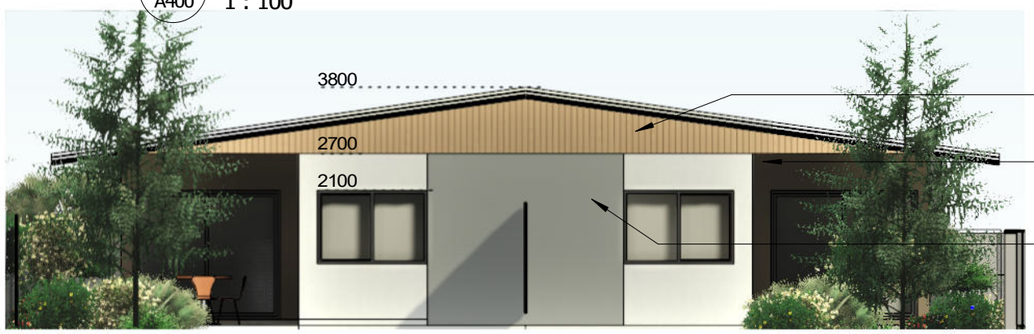
2 ELEVATION
A400 1 : 100

TIMBER SLAT GATE TO STORE ROOM

BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY



3 ELEVATION
A400 1 : 100



COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX TIMLESS GREY

4 ELEVATION
A400 1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

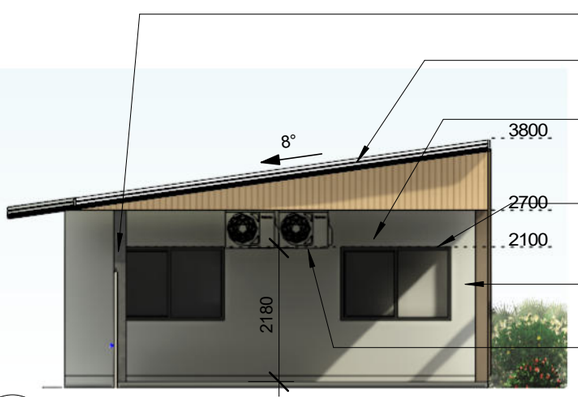
TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25125015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:16 PM

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



CONCRETE FINISH TO ALL COLUMNS

COLORBOND FASCIA

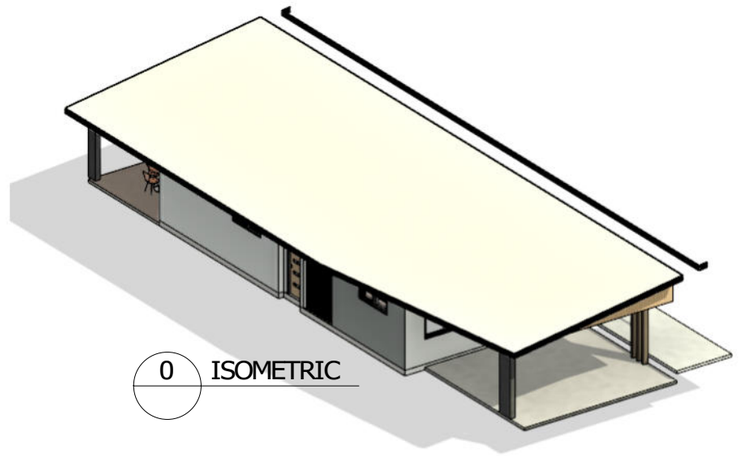
BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE

POWDERCOATED ALUMINUM FRAMED. SLIDING WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

TIMBER SLATS COLUMN

NOTE: AC UNITS TO BE SCREENED, WITH 2.1m MINIMUM CLEARANCE BELOW

1 A401 ELEVATION 1 : 100



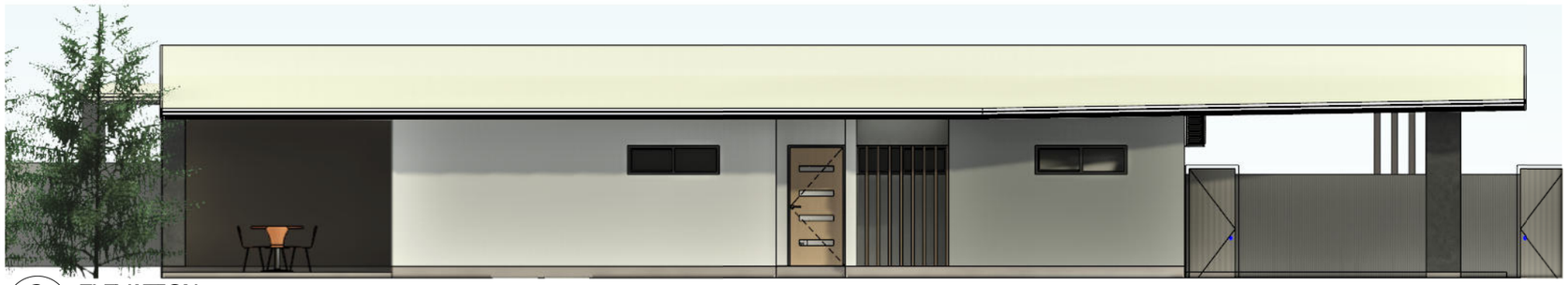
0 ISOMETRIC



BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY

FEATURE WALL TIMBER SLATS

2 A401 ELEVATION 1 : 100



3 A401 ELEVATION 1 : 100



COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUD: DULUX TIMLESS GREY

4 A401 ELEVATION 1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:16 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A410 TYPICAL TYPE B UNIT

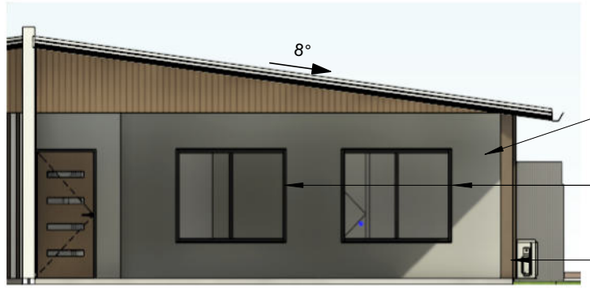
29/09/2026

25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs

info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

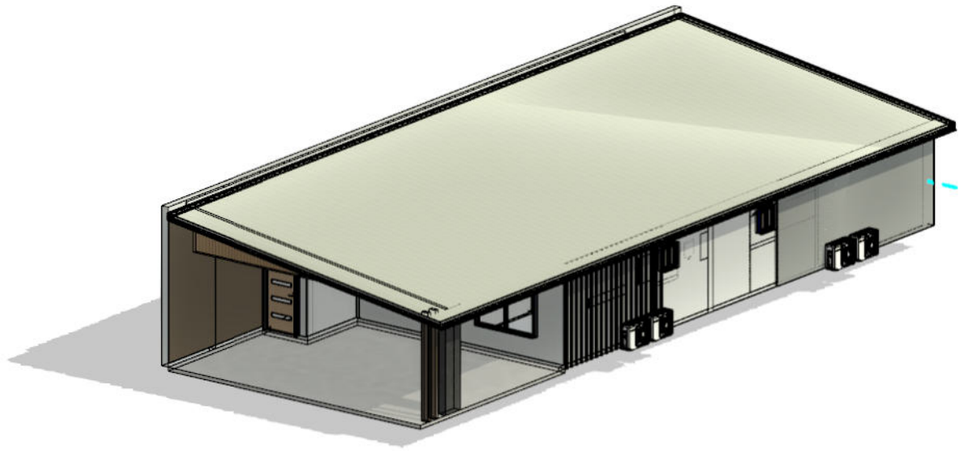


BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE

POWDERCOATED ALUMINUM FRAMED, SLIDING WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

TIMBER SLATS COLUMN

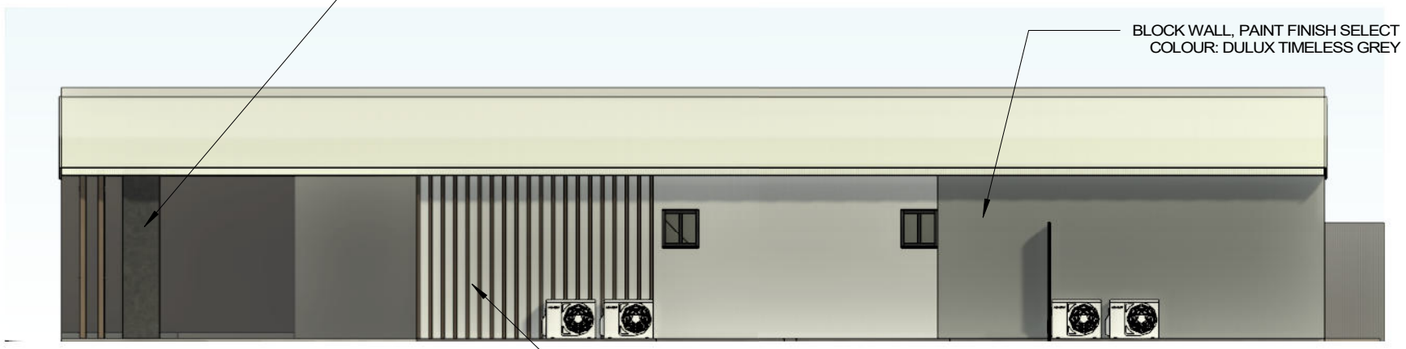
1 / A403 TYPE C - ELEVATION 1
1 : 100



4 TYPE C ISO

CONCRETE FINISH TO ALL COLUMNS

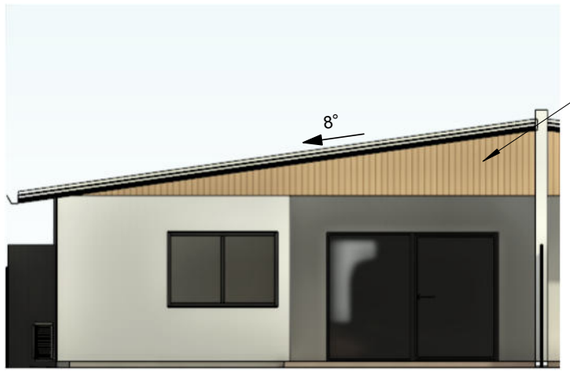
BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY



FEATURE WALL TIMBER SLATS

2 / A403 TYPE C - ELEVATION 2
1 : 100

COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL



3 / A403 TYPE C - ELEVATION 3
1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

TIMBER FINISH

GABLE ENDS

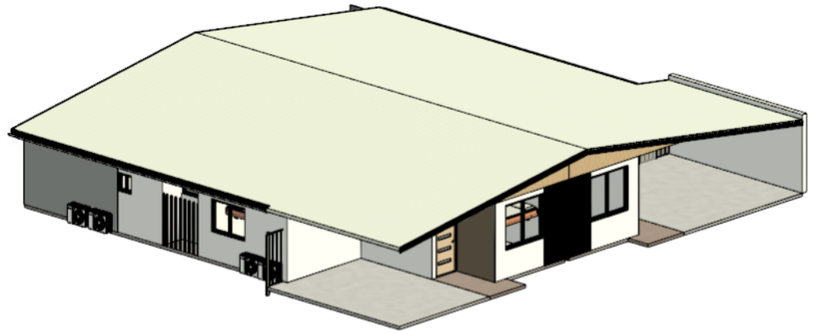
CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:18 PM

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©



1 / A404 TYPE D - ELEVATION 1
1 : 100



4 TYPE D ISO



2 / A404 TYPE D - ELEVATION 2
1 : 100



3 / A404 TYPE D - ELEVATION 3
1 : 100

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

COLORBOND - DOVERWHITE

WALL COLOURS

DULUX LEXICON QUARTER WHITE

DULUX TIMELESS GREY

DULUX SANDALWOOD

STONE FEATURE

ALUMINIUM / WINDOW FRAMES

DULUX - MONUMENT

COLUMN FINISH

ROCKCOTE

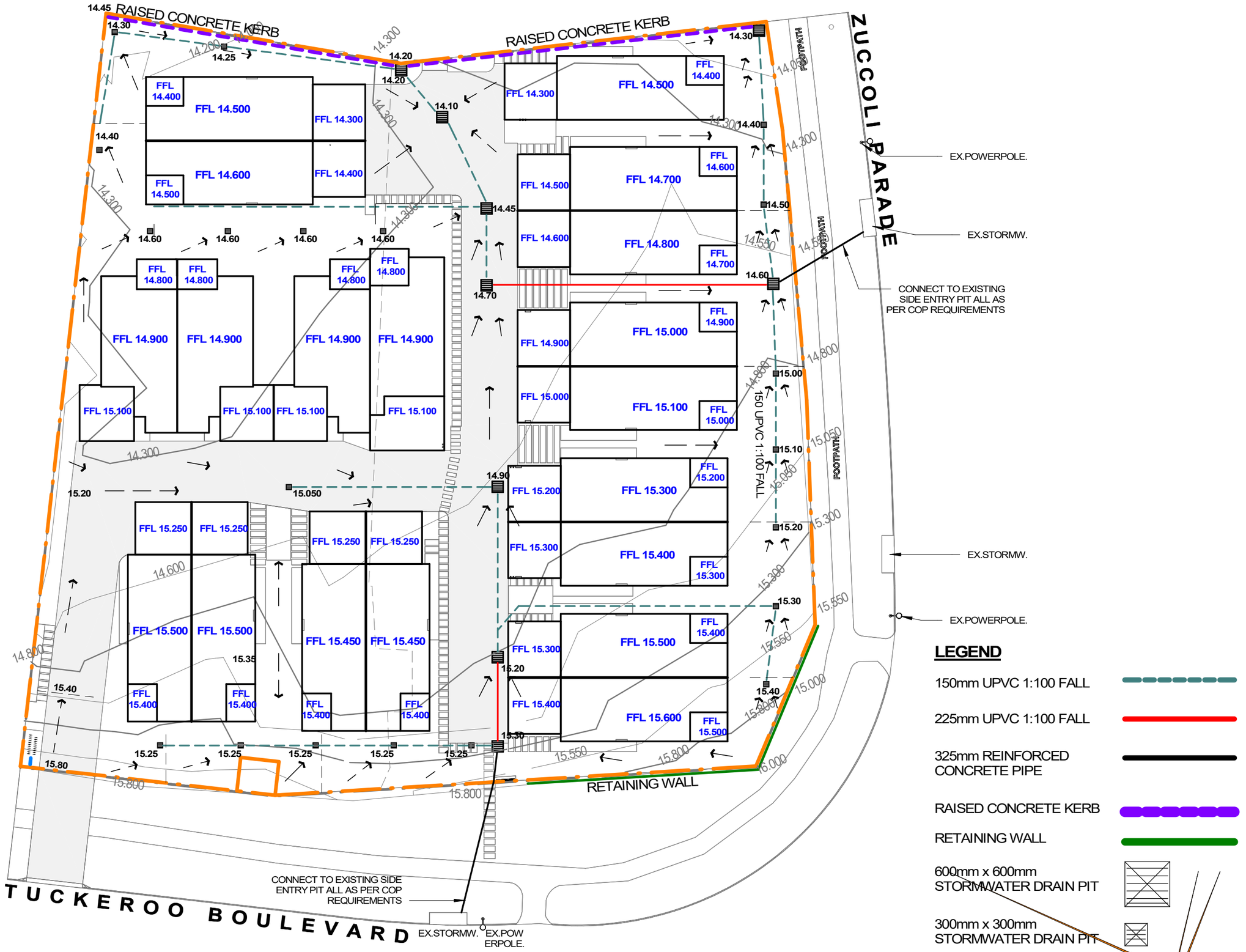
TIMBER FINISH

GABLE ENDS

CSR TERRITORY WOODLANDS, BIRCH

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:20 PM

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

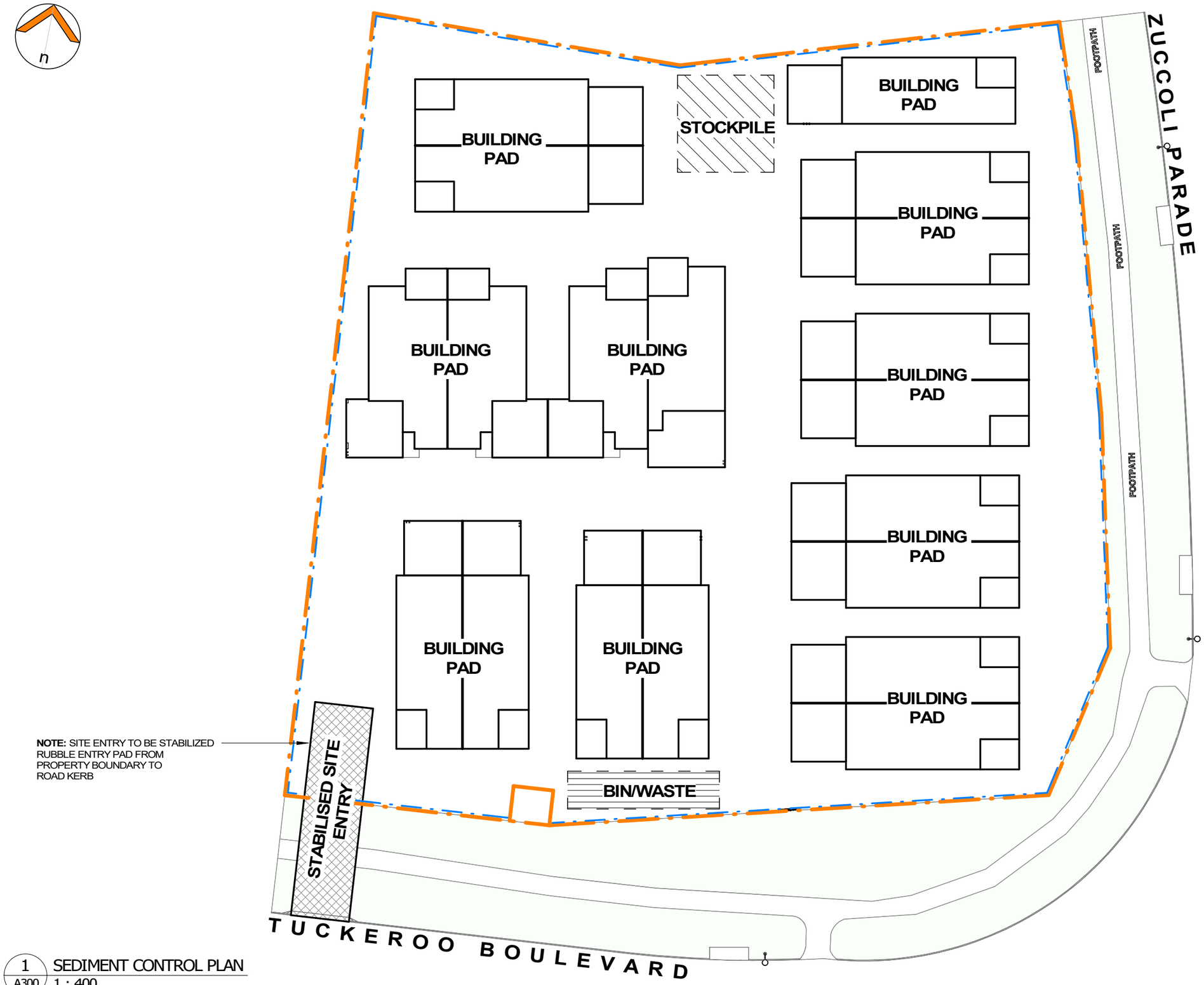


1 / A300 STORMWATER PLAN
1 : 400

LEGEND

- 150mm UPVC 1:100 FALL
- 225mm UPVC 1:100 FALL
- 325mm REINFORCED CONCRETE PIPE
- RAISED CONCRETE KERB
- RETAINING WALL
- 600mm x 600mm STORMWATER DRAIN PIT
- 300mm x 300mm STORMWATER DRAIN PIT

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:21 PM



NOTE: SITE ENTRY TO BE STABILIZED RUBBLE ENTRY PAD FROM PROPERTY BOUNDARY TO ROAD KERB

1 / A300 SEDIMENT CONTROL PLAN
1 : 400

NOTES

SEDIMENT MANAGEMENT

ASSUME FULL PERIMETER OF BOUNDARY
UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL. SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM (MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE.
A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD.
THE
LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF SERVICES.

LEGEND

SEDIMENT FENCE

Z:\Concept Designs\Concept Designs Projects\25\25015 - 6 Tuckeroo\REVIT\02 - PLANNING MODEL\xxx MI - X - 6 TUCKEROO BLVD - 19 UNITS - 25.09.rvt
29/09/2026 4:48:21 PM

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A600 SEDIMENT CONTROL PLAN
29/09/2026
25015

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP

concept designs
info@conceptdesignsnt.com.au ph: 08 89422238 COPYRIGHT ©

ARCCOS

www.arccos.com.au
Info@arccos.com.au
PO Box 40775 Casuarina NT 0811

2025051
6/10/2026
George Savvas
Concept Designs

6 Tuckeroo Boulevard – Revised Site Layout – Traffic Impacts

A modified site layout has been provided dated 28/09/2026.

The modified layout has a total of 19 units with an internal road, the site is serviced by a single driveway.



Figure 1 Revised Site Layout

EXTERNAL TRAFFIC IMPACTS

Given the reduced number of dwellings, the traffic generation and traffic impact on the road network will be reduced from the previously assessed site.

The driveway location has not been altered and therefore the previous assessment will not be altered by the proposed changes to the site layout.

INTERNAL TRAFFIC IMPACTS

There have been slight alterations to the internal road provisions along with additional internal paths being provided.

Pedestrian Movements

Pedestrian connections have been strengthened with a dedicated pedestrian path now provided from the pedestrian access on Tuckeroo Boulevard through the site.

The pedestrian paths are typically 1.0m wide which provides sufficient space for a single pedestrian.

It is noted that due to the low speeds, pedestrians would also be able to share the driveway safely.

Garbage Vehicle Movements

The garbage truck vehicle swept paths show the movements for garbage vehicles. These vehicles can enter and exit the site in a forward gear. Clearance is available to all proposed roof overhangs.

The body of the vehicle is observed to sweep over the garden opposite Unit 1, but all wheels remain on the sealed driveway.

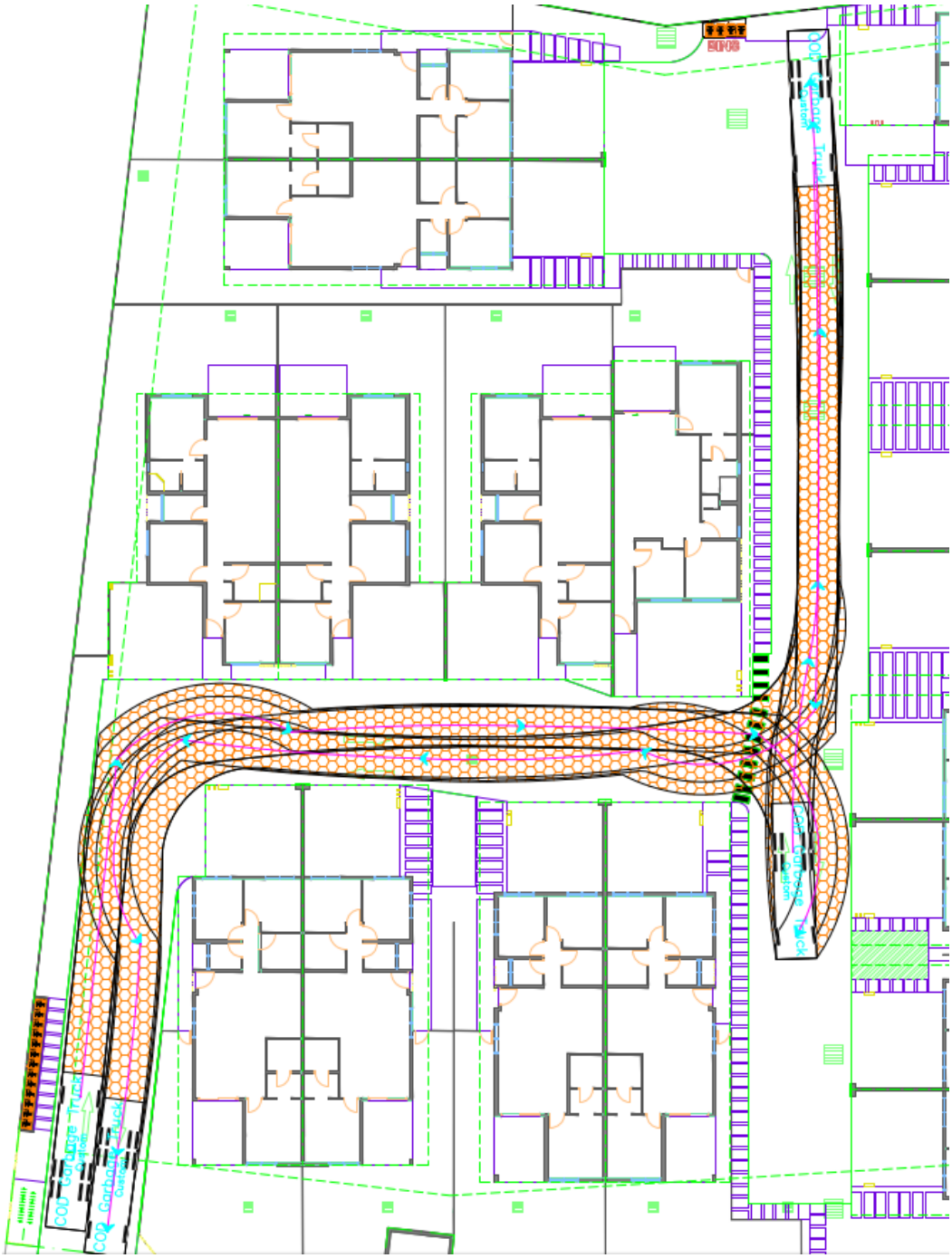


Figure 2 Garbage Truck Swept Path

Passenger Vehicle Movements

The car swept paths show the movement using the reverse bay at the blind aisle adjacent Units 9 and 10. The swept path adopts a B99 vehicle as defined within AS2890.1 which reflects a large car. Two vehicles can circulate in opposite directions without impacting the other vehicle.

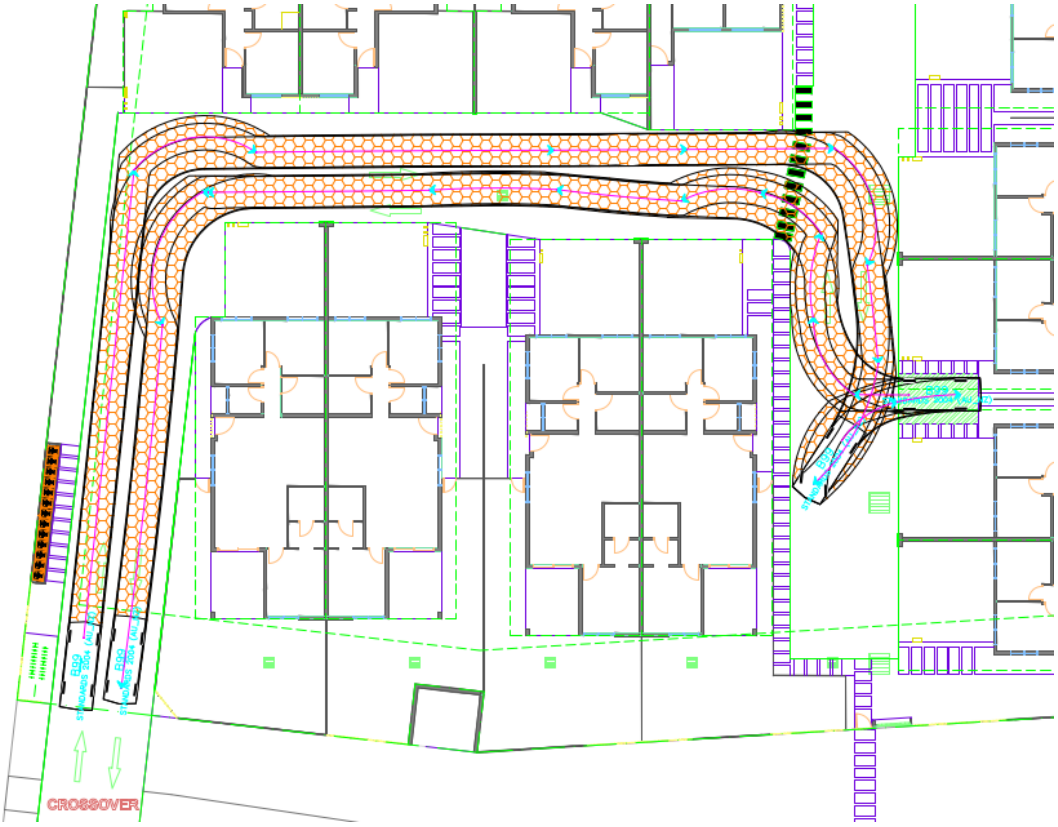


Figure 3 B99 Car Swept Path

SUMMARY AND RECOMMENDATIONS

The proposed access and internal circulation are considered appropriate for the largest vehicle proposed to use the site (garbage truck), two way car movements and pedestrian movements.

It is recommended that shared zone signage is provided to encourage pedestrians to utilise the full shared driveway width.

It is further recommended that between Units 12 and 13, the identified path should be to guide drivers past Unit 12.

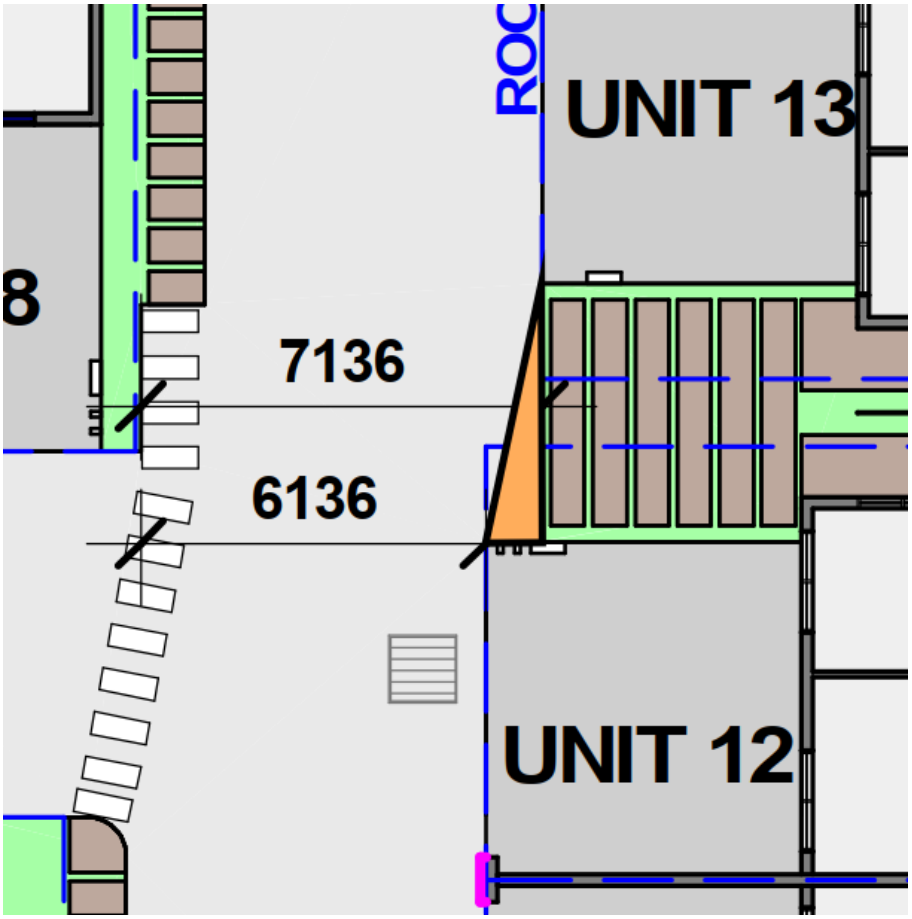


Figure 4 Proposed Path Extension Between Units 12 and 13

Sincerely,

Bryden Smith

Director - Senior Engineer
Arccos Consulting

Daniel Herlihy

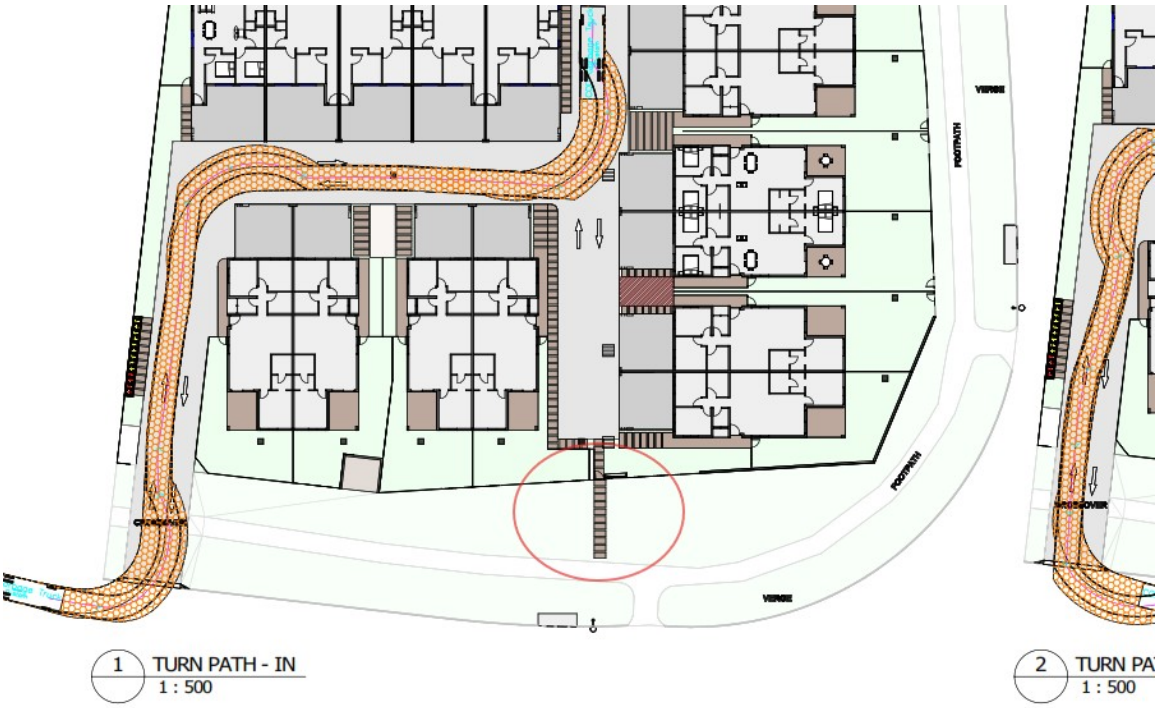
From: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>
Sent: Thursday, 27 August 2026 3:17 PM
To: ISRAEL KGOSIEMANG
Cc: George Savvas
Subject: RE: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli
Attachments: 20260518 - CoP response to PA2026.0138.docx.pdf; SIGNED - DCA letter of deferral PA2026.0138 - Lot 13502.PDF; APPENDIX A1 - 6 TUCKEROO BLVD - 20 UNITS - PLANNING SET.pdf

Hi Israel,

The recent amendments do not change the City of Palmerston's original submission (attached). We recommend that the conditions from that attached submission be included in any development permit issued.

Can I ask though that you remove those pavers highlighted below from City of Palmerston verge. CoP won't approve / maintain them. If you want to put a path there, we will need to approve a design and sign-off on it.

Thanks
Christopher

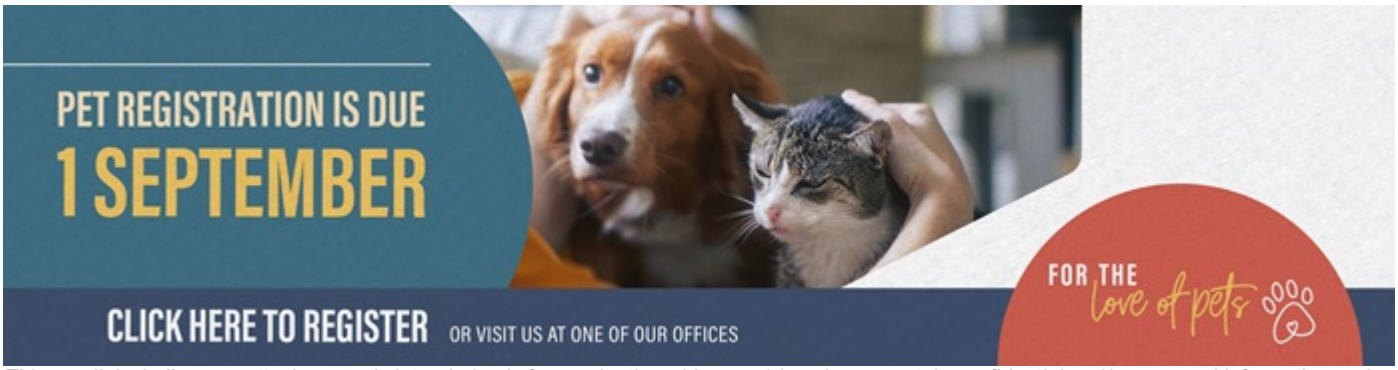


Thanks,
Christopher

Christopher Tickner
Planning & Development Manager
Infrastructure
p: 08 7969 7807
m: 0476 815 594
a: PO Box 1, Palmerston NT 0831 Australia
w: www.palmerston.nt.gov.au e: christopher.tickner@palmerston.nt.gov.au

City of Palmerston acknowledges the Larrakia people as the Traditional Custodians of the Palmerston region. We pay our respects to the Elders past, present and future leaders and extend that respect to all Aboriginal and Torres Strait Islander people.

We are committe our facilities and ethnicity and faith



This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal privilege.
If you are not the intended recipient, please advise by return email, delete the message permanently from your system and destroy any copies without disclosing the contents in any way.

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 8:35 AM
To: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>; City of Palmerston <palmerston@palmerston.nt.gov.au>
Cc: George Savvas <george@conceptdesignsnt.com.au>
Subject: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli

Good morning, Chris,

Please find attached the revised plans addressing the deferral points noted in the attached letter. Please review the matters relevant to Council and provide any comments if any.

The crossover, stormwater management plan, bin area and vehicle swept path remain unchanged. Point 2 of the letter requires updated Council comments resulting from the plan changes made to address Point 1.

Please contact us if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811



Daniel Herlihy

From: Caesar Yik <Caesar.Yik@powerwater.com.au> on behalf of PowerDevelopment PWC <powerdevelopment@powerwater.com.au>
Sent: Thursday, 27 August 2026 11:21 AM
To: ISRAEL KGOSIEMANG; Caesar Yik; Thanh Tang
Cc: PowerDevelopment PWC; Developer Concierge
Subject: RE: PA2026/0138 - Lot 13502 (6) Tuckeroo Boulevard. Zuccoli
Attachments: SIGNED - DCA letter of deferral PA2026.0138 - Lot 13502.PDF; APPENDIX A1 - 6 TUCKEROO BLVD - 20 UNITS - PLANNING SET.pdf; Power response to PA2026 0138 (5).pdf

Hi Israel,

Thank you for the updated development plan.

We understand the proposed changes primarily relate to a reduction in the number of units from the original design. As the overall power demand and easement requirements remain unchanged, PWC has no objections to the proposed amendments.
The power servicing requirement as per the previous power response letter, record D2026/135714, dated 14 May 2026 remain unchanged.

Regards

Caesar Yik
Distribution Development Engineer
Power Engineering | Power Services
T 08 8924 5042 **M**
Caesar.Yik@powerwater.com.au

Power and Water Corporation
Level 1, BHC 1, Ben Hammond Complex,
15 Iliffe Street, Woolner
PO Box 37471 Darwin NT 0821

PowerWater

powerwater.com.au

I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to Elders pa

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 9:22 AM
To: Caesar Yik <Caesar.Yik@powerwater.com.au>; Thanh Tang <Thanh.Tang@powerwater.com.au>
Cc: PowerDevelopment PWC <powerdevelopment@powerwater.com.au>; Developer Concierge <Developer.Concierge@powerwater.com.au>
Subject: CM: Fw: PA2026/0138 - Lot 13502 (6) Tuckeroo Boulevard. Zuccoli

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Thanh and Caeser,

Please find attached the revised plans addressing the deferral points raised in the attached letter. Please review the matters relevant to PWC Power and provide any comments.

The number of dwellings has been reduced to 20, and the existing power easement location remains unchanged. Point 2 of the letter requires updated PWC comments arising from the plan changes made to address Point 1.

Please let us know if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811

One Planning CONSULT

The information and any attachments in the email is intended solely for the addressee named, may be confidential information and may be subject to legal privilege and copyright. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. No representation or warranty is given that this email and any attached files are free from viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of the email and any attached files.

Daniel Herlihy

From: Craig Thomas <Craig.Thomas@powerwater.com.au> on behalf of Developer Concierge <Developer.Concierge@powerwater.com.au>
Sent: Thursday, 27 August 2026 11:38 AM
To: Daniel Herlihy
Cc: ISRAEL KGOSIEMANG
Subject: DAS Response to amended plans - PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli
Attachments: DAS Response to amended - PA2026-0138.pdf

Hi Daniel / Israel

Please see attached PWC comments with respect to the water and sewer for the above-mentioned development application.

Please note, comments have been uploaded into ILIS and sent to the applicant.

Regards

Craig Thomas
Development Services Officer
Development Services
Customer & Strategy
T 08 9463 2089 |
Developer.Concierge@powerwater.com.au

Power and Water Corporation
Level 8, Jacana House,
39 Woods Street, Darwin, Larrakia Country
GPO Box 1921 Darwin NT 0801

For new connection applications, please email Connect.me@powerwater.com.au

PowerWater

powerwater.com.au

I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to Elders past, presen

---

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Tuesday, 25 August 2026 9:46 AM
To: Craig Thomas <Craig.Thomas@powerwater.com.au>
Cc: Developer Concierge <Developer.Concierge@powerwater.com.au>
Subject: Fw: PA2026/0138 - 6 Tuckeroo Boulevard. Zuccoli

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning, Craig,

Please find attached the revised plans addressing the deferral points raised in the attached letter. Please review the matters relevant to PWC Power and provide any further comments if any.

The number of dwellings has been reduced to 20, and the meters location is noted on the plans. Point 2 of the letter requires updated PWC comments arising from the plan changes made to address Point 1.

Please let us know if you require any further clarification.

Kind regards,

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811



The information and any attachments in the email is intended solely for the addressee named, may be confidential information and may be subject to legal privilege and copyright. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. No representation or warranty is given that this email and any attached files are free from viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of the email and any attached files.

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD590/13502

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Daniel Herlihy

RE: PA2026/0138 - Lot 13502 Town of Palmerston - 6 Tuckeroo Boulevard, Zuccoli - 21 x 3-bedroom dwellings-group in 12 single storey buildings

In response to the above proposal for development application purposes, Power and Water Corporation (Water Services) advise the following with reference to water and sewer enquiries:

- Power and Water confirms that our previous submission dated 13 May 2026 remains applicable. The proposed amendments—specifically the reduction from 21 to 20 units and the proposed relocation of the new water meters—do not impact our prior assessment or requirements.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

27 August 2026

cc: Israel-Tshepo Kgosiemang
email: Israel.k@oneplanningconsult.com.au

I D Lunney
GPO box 1190
DARWIN NT 0801

Development Consent Authority

Re development PA2026/0138

Good afternoon,

As a local resident, I made a submission to this application and feel I need to respond to the amended submission.

1. I still believe 4 visitor parking spaces are required, note two is an improvement on nil. Clause 5.2.4.4.
2. Clause 5.4.18.1 Boundary fencing 1800 mm good neighbour fencing Zuccoli Parade.

I note the developers have again attempted to avoid fully the 1800mm good neighbour fencing for Zuccoli Parade.

There is a solid boundary fence adjacent to the dog park and creek boundary yet developers want to put in tubular gates and fencing adjacent to 8 said gates on Zuccoli Parade.

There is proposed good neighbour fencing between all units at 1800mm height no tubular fencing. The only existing tubular fencing on the whole of Zuccoli Parade is the two primary schools who have only one access gate each facing Zuccoli Parade.

My solution is 1500mm good neighbour with colorbond with a 300 mm panel of horizontal slats like other rear yards facing Zuccoli Parade on top Gates to be 1800mm good neighbour colourbond. Note the units abutting Zuccoli Parade are backyards not front yards.

This will allow the breeze flow obviously which they are chasing otherwise is a hot area inside this development. Could also put slats on top of dividing good neighbour fence between units also ie 1500mm fence and 300mm horizontal slat panel on top for breeze.

At 20 units still feel overcrowding of this site but a small improvement down from 21units

Thank you for your consideration

Ian Lunney