# DEVELOPMENT CONSENT AUTHORITY
# PALMESTON DIVISION

# NORTHERN TERRITORY PLANNING SCHEME 2020

**AGENDA ITEM:** 1 **MEETING DATE:** 12 June 2026 **FILE:** PA2026/0086

| | |
|---|---|
| **APPLICATION PURPOSE:** | Subdivision to create 397 lots (382 residential and 5 public open space lots) in 8 Stages (The Heights Stages 12-19) |
| **SUBJECT SITE:** | Lots 12954 & 16214, Kooyonga Parade, Durack, Town of Palmerston |
| **ZONE:** | Specific Use Zone SP2 & PM (Proposed Main Road) – both zones apply to Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston) (location plan provided at **Bookmark A**) |
| **SITE AREA:** | Lot 12954 = 25.02ha<br>Lot 16214 = 20.24ha<br>Combined = 45.26ha |
| **APPLICANT** | Cunnington Rosse Town Planning and Consulting<br>Director - Brad Cunnington |
| **PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE** | Landowner |
| **LANDOWNER** | Urbex 120 Pty Ltd |
| **ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND** | None |

## 1. PROPOSAL

The application is for a subdivision to create 397 lots in 8 stages. The subdivision includes:

- 382 residential lots made up of:
    - 22 x Zone LR lots
    - 348 x Zone LMR lots between 300m$^2$ – 599m$^2$
    - 6 x Zone LMR lots between 600m$^2$ – 899m$^2$
    - 2 x Zone LMR lots between 900m$^2$ – 1199m$^2$
    - 2 x Zone LMR lots between 1500m$^2$ – 1799m$^2$
    - 1 x Zone LMR lots between 1800m$^2$ – 2099m$^2$
    - 1 x Zone LMR lots between 2100m$^2$ – 2399m$^2$
- 8 public open space parcels made up of:
    - 2 x larger parks
    - 6 x linkage parks
- 4 'dual function linkage/lineal open space corridors' that include drainage areas
- 2 x Zone Main Road lots (residual parcels to be amalgamated with adjacent road reserve / effected as a "road opening")

Vehicle/pedestrian access to the site is proposed via Packard Avenue with various other pedestrian links to existing street/pedestrian networks provided. Additionally, a 'emergency

access' suitable for emergency vehicles, which can also be used as a pedestrian path is included at the end of Borassus Court adjacent the subject site boundary.

Natural feature 'Packards Knob' is retained and the existing drainage layout is being integrated into the design.

The area subject to the specific use zone is intended to be rezoned to standard NTPS2020 residential and public open space zones following the completion of the subdivision. This is discussed under section 51(1)(t) below.

In addition to the above, the applicant requests a base period of 2 years from the date of the development permit, and a total of 8 years to complete the development through a combination of the base period and the extension under Section 58(2). The applicant also request that stages 2, 5 and 6 are each split into substages (a) and (b) to allow residential lot stages (a) to be completed prior to public open space stages (b) to allow title transfers and commencement of dwelling construction while open space areas are being completed. These matters are discussed further under section (t) below.

The application as exhibited includes the below documents which can be found at **Bookmark B**:

- A Statement of Effect
- Subdivision Master Plans
- Building Envelope Plans
- Proposed Zoning Plan
- Landscape Master Plan
- Engineering Infrastructure Report
- Stormwater Management Plan
- Traffic Impact Assessment
- Ecology and Heritage Constraints Assessment
- Title Documents
- Planning Scheme Amendment No. 151

During exhibition, comments were received from various service authorities, and one submission in accordance with the *Planning Act 1999* was received (noting that two more late public submissions were also received).

A response from the applicant was distributed to the service authorities and the submitters that included the below documents which can be found at **Bookmark C**:

- Letter of Response to Submissions
- Revised Landscaping
- Traffic Response
- Empower re Pedestrian Connection
- Approved HV Layout

It is noted that the intended location of the emergency vehicle access was changed to Carpentaria Court, and a pedestrian connection from the boundary of the proposed subdivision to the existing pedestrian network in Carpentaria Court is proposed. A condition is recommended that amended plans are provided showing the location of the emergency access.

## 2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

Pursuant to section 44 of the *Planning Act 1999* 'subdivision' requires consent and is subject to assessment against the provisions of the NT Planning Scheme 2020 relevant to zoned land – the as outlined in sub-clause 1(c)(ii) of Clause 1.8, the development is 'is Impact Assessable'.

| Specific Use Zone SP2 | | | |
|---|---|---|---|
| **Development** | **Assessment Category** | **Overlays** | **Subdivision Requirements** |
| Subdivision | Impact Assessable | Not Applicable | Clause 4.1.2.2 - Zone SP2 – Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston<br>6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR<br>6.2.2 Lots Less Than 600m$^2$ for Dwellings-Single<br>6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR<br>6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR |

The exercise of discretion by the consent authority that applies is clause 1.10(4).

## 3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should approve the application subject to conditions on a development permit as detailed in section 9 of this report.

## 4. BACKGROUND

The land subject to the subdivision application includes land in Zone SP2 and Zone PM (Proposed Main Road). The site is 45.26ha in area located in the north-west corner of the predominantly residential suburb of Durack. The site consists of land in Lot 12954 and 14473 Town of Palmerston, however it does not include land within Lot 14473 Town of Palmerston currently being developed under an existing Development Permit (DP23/0062).

The site is undeveloped and consists predominantly of natural vegetation, several informal vehicle tracks, and drainage areas. Proposed main road corridors border the north and west boundaries and existing urban areas developed under Zone SP8 are located to the east. The established Fairway Waters residential estate (Durack) is located directly south. A cleared utilities easement runs within and along the southern boundary. The land subject to the proposed subdivision is identified in the Figure below.

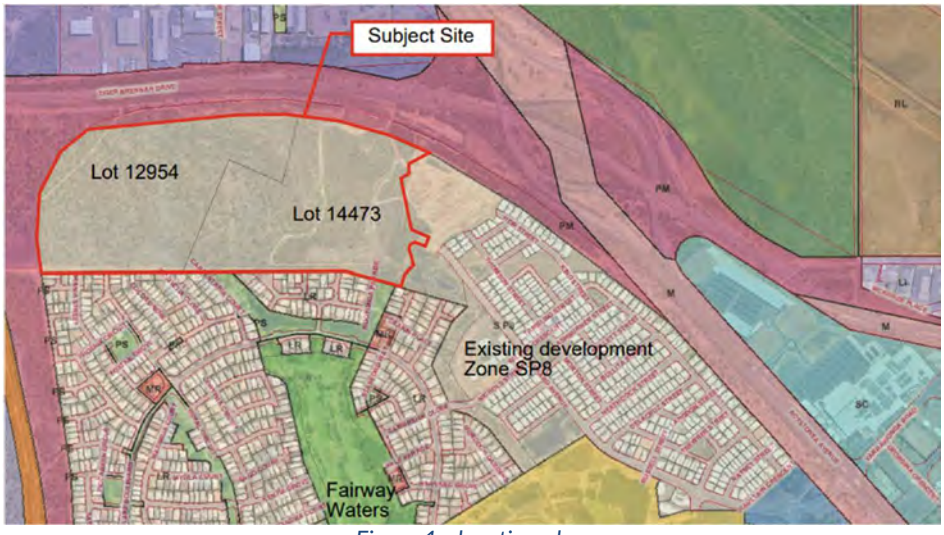



*Figure 1 - location plan*

An application was lodged in December 2010 and approved in 2012, to rezone part of Lot 9765 (now land within Lot 12954 and Lot 14473 Town of Palmerston), from Zone CP (Community Purpose) to Zone SP8 and Zone PM (Proposed Main Road), with road connections to the existing suburb of Durack considered as part of the public consultation process. Zone SP8 facilitates a housing estate (The Heights, Durack) with a mixture of residential lot sizes, commercial and community uses, and other elements of subdivision and development that would not have been supported by regular provisions of the former NT Planning Scheme 2007. Ten stages of development have been completed under Zone SP8 with a Stage 11 (DP23/0062) recently approved.

Lots 12954 and Lot 14473 changed ownership and another rezoning application was lodged in December 2024. The proposal sought to rezone Part Lot 12954 Town of Palmerston (Kooyonga Pde, Durack) and Part Lot 14473 Town of Palmerston (Roystonea Ave, Durack) from Zone SP8 (Specific Use) to a new specific use zone. The amendment facilitates the subdivision of the remaining undeveloped area (subject of this application) of Zone SP8 (Durack Heights) for a residential estate. While development could proceed under the existing Zone SP8, the proposed specific use zone enabled a transition of the zone from the former NTPS 2007 to the current NTPS2020 and provides for residential subdivision and development that generally aligns with Territory-wide requirements of the NTPS2020, as well as the new owner's specific intent for development.

In addition to the above, a Planning Scheme Amendment was signed on the 5 June 2026 that made the following changes to Schedule 4: Clause 4.1.2.2 SP2 Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston:

At sub-clause 14, *Omit*

14. Subdivision design:
    (a) Is consistent with the master plan diagram within this specific use zone;
    (b) Provides a maximum gross dwelling density of 14 ***dwellings*** per hectare;
    (c) Has a maximum 10% of lots capable of accommodating **dwelling-group** or **dwelling-multiple** developments;

*Insert*

14. Subdivision design:
    (a) Is consistent with the master plan diagram within this specific use zone;
    (b) Provides a maximum gross dwelling density consistent with Zone LR (Low Density Residential) and Zone LMR (Low to Medium Density Residential);
    (c) Has a maximum 10% of lots that are 600m2 or greater that are capable of accommodating **dwelling-group** or **dwelling-multiple** developments;

At sub-clause 15, *Omit*

15. A temporary sales office is to:
    a) be set back as if it were a ***residential building*** in accordance with this specific use zone; and
    b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking).

*Insert*

15. A temporary sales office is to:

a) be set back as if it were a ***residential building*** in the zone identified by the intended future zoning plan required by sub-clause 3 and/or in accordance with an approved setback plan; and

b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking).

## 5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks between the 20 March 2026 and 3 April 2026 (application advertised on DAO and 12 pink signs erected at various locations. One public submission was received under section 49(1) of the *Planning Act 1999* and two late comments which are discussed under sub-section (e) and (t) below.

## 6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT 1999)*

Pursuant to Section 51(1) of the Act, a consent authority must, in considering a development application, take into account relevant matters listed under that section. However, under section 51(3) 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.

In this instance, the requirement for consent is that under the NTPS2020, the proposed subdivision is *"Impact Assessable'*. This is discussed further in the report.

### *(a) any planning scheme that applies to the land to which the application relates*

The application has been assessed against the Northern Territory Planning Scheme 2020 (NTPS2020) which applies to the land. The detailed Technical Assessment is provided at **Bookmark D** and should be read in conjunction with this section of the report.

The proposed development is located on land in zones Specific Use Zone SP2 and Zone PM (Proposed Main Road) of the NTPS2020 and the proposed subdivision is *Impact Assessable* under Clause 1.8(1)(c)(ii) of the NTPS2020, therefore, pursuant to sub-clause 4 of Clause 1.10 (Exercise of Discretion by the Consent Authority), the following needs to be considered:

(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
- 6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR
- 6.2.2 Lots Less Than 600m$^2$ for Dwellings-Single
- 6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR
- 6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

(b) any Overlays and associated requirements in Part 3 that apply to the land;
- No overlays are applicable to this application

(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
- Clause 4.1.2.2 - Zone SP2 – Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston

(d) any component of the Strategic Framework relevant to the land as set out in Part 2.
- Darwin Regional Land Use Plan
- Holtze to Elizabeth River Subregional Land Use Plan
- Central Palmerston Area Plan

The above parts of the NTPS2020 have been assessed by Development Assessment Services (DAS) and it was found that the application complied with all relevant Part 6 requirements (subject to conditions on a development permit if issued) with exception to sub-clause 6 of Clause 6.2.1 (Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR), was consistent with the Zone PM purpose and outcomes (applicant confirmed no works other than for drainage infrastructure is proposed in Zone PM, and that acoustic barriers will be located within residential lot boundaries), was consistent with the Zone SP2 Purpose and Outcomes, and compliant with SP2 requirements. Of note, it was considered that the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) and Central Palmerston Area Plan (CPAP) were not directly applicable. In addition to the above, while not a non-compliance, the application included a Ecology and Heritage Constraints Assessment that recommended a survey to identify if there any Typhonium Praetermissum. The technical assessment found that the applicant 'can comply' with sub-clause 4 of Clause 6.2.3 (Site Characteristics for Subdivision in Zones LR, LMR, MR and HR) subject to a survey being required.

The Strategic Framework, Zone SP2 Purpose, Outcomes and Requirements, and the non-compliance with Clause 6.2.1 is discussed below.

**The Strategic Framework**

<u>The Darwin Regional Land Use Plan (DRLUP):</u>

The Land Use Structure identifies the location of the proposed subdivision as being on land identified as "urban/peri urban" (Figure below).

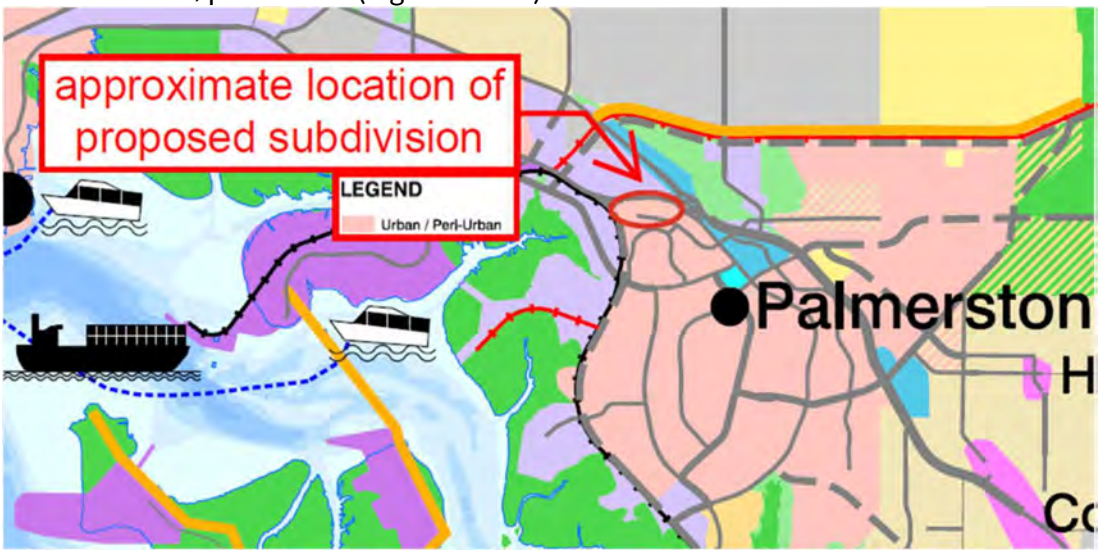



*Figure 2 extract from DRLUP*

Page 15 of the DRLUP identifies that the *'Key Urban and Peri-Urban Residential Objectives' are to:*

*Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand.*

- *Encourage a diverse range of dwelling types and residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.*
- *Focus future urban development in localities close to established areas to enhance the economic viability of infrastructure extensions.*
- *Encourage detailed design that:*
    - *recognises the contribution natural and cultural sites make to urban character*
    - *provides for appropriate protection and maintenance of natural and conservation areas*
    - *is climatically appropriate and avoids the creation of heat islands.*

And, page 16 identifies that *Urban and peri-urban areas identified in the land use structure include established areas and broad hectare land potentially suitable for future development. These areas will accommodate a full range of land uses such as:*

- *a variety of housing types*
- *retail and commercial*
- *community facilities and services*
- *sport, recreation and urban open space*
- *natural and conservation areas.*

The application is for the subdivision of land for residential purposes which at completion will provide a supply of residential lots and public open space. The application proposes a range of lot sizes (and associated dwelling densities) that will allow for a range of residential types (in line with the zoning requirements).

The application recognises the importance of Packard's Knob and aims to protect it by incorporating it into public open space.

The subdivision design contained in the application does not provide retail and commercial lots as this would conflict with the Master Plan that does not include commercial lots, and which prevails over Part 2 of the NTPS2020.

Holtze to Elizabeth River Subregional Land Use Plan (HESLUP):
Lot 12954 is identified as being subject to the CPAP (discussed below) and therefore the lot is technically not subject to the HESLUP. The lot, however, is shown as being outside the CPAP study area on the 'Land Use Vision' map on page 7 of the CPAP and therefore the HESLUP is considered to be the most detailed level of strategic framework for the area.

Despite the above, the HESLUP is not directly applicable to the application because it does not provide guidance for the locality known as "Durack Heights".

Central Palmerston Area Plan (CPAP):
The Central Palmerston Area Plan (CPAP) is identified as being applicable to part of Lot 12954 only (see extract from NT Atlas below – small portion of land that is intended to be amalgamated with the adjacent road reserve) however, the location of the proposed subdivision / works is not located within the CPAP study area.

**Clause 4.1.2.2 - Zone SP2 – Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston**

The purpose of Zone SP2 is to *"Facilitate the master-planned subdivision of land to provide for a range of lot sizes and future zoning that facilitates a variety of low-rise housing options whilst appropriately responding to and/or integrating key **site** and locality transport, drainage and landscape characteristics, where full reticulated services are available.*

Outcome 9 is a *"A master-planned subdivision facilitating a blend of **dwellings single**, associated **dwellings independent**, **dwellings-group** and **dwellings-multiple** predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

Outcome 12 is *"An efficient pattern of land use is provided with all residential lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Outcome 13 is *"A safe, attractive and permeable pedestrian and cycle network is provided that promotes and encourages walking and cycling, and which connects to the established pedestrian and cycle networks of Palmerston.*

The application proposes 370 lots intended for dwelling-singles that range in size from 300m$^2$ to 770m$^2$, and 12 lots (proposed to be normalised to Zone LMR) that allow for dwellings-group or dwellings-multiple that range in size from 600m$^2$ to 2126m$^2$. The intended zoning does not allow for buildings over two storeys or 8.5m in height (low-rise). Key sites such as Packard's Knob have been retained, and full reticulated services are proposed as part of this application.

The application also includes a services plan that shows all residential lots connected to reticulated services and integrated into the existing transport network (Packard Avenue). Additionally, each lot is within 400m walking distance of public open space.

The proposed subdivision layout locates all public open space parcels within a short walk/ride from each residential lot however there are no existing/proposed commercial zoned lots located in close proximity (walking/riding distance), therefore residents are likely to be highly reliant on vehicles for their shopping.

Sub-clause 14(d) requires that *"Subdivision design… Ensures, by site grading and civil design, that residential lots less than 600m$^2$ incorporate a minimum area equivalent to the combined minimum building envelope and area of private open space that does not slope in excess of 2%.*

The applicant indicates that each lot complies with sub-clause 14(d) because slopes greater than 2% are only within the building setbacks of each lot, and the remaining portions of each lot include a minimum area equivalent to the combined minimum building envelope and area of private open space.

The slope plan also includes the below notation:


NOTE:
1. SETBACKS APPLIED AS FOLLOW: 6m TO FRONT, 1.5m TO SIDE AND REAR, 2.5m TO SECONDARY STREET FRONTAGES

The applicant does not provide drawings that include each lots combined minimum building envelope and area of private open space overlayed on top of the slope plan. This drawing would be able to verify that each lot can comply with sub-clause 14(d). It is recommended this be a condition on any permit issued.

Using the applicant's calculation, a 10m x 30m lot which equals an area of 300m$^2$, and requires a minimum primary street building setback of 6m (6 x 10m = 60m$^2$), and a 1.5m side and rear setback ((30m + 30m +10m) x 1.5m = 105m$^2$) would have 135m$^2$ remaining to fit the required combined area of the building envelope and private open space. The building envelope area for lots 300m$^2$ to less than 450m$^2$ is 105m$^2$ (7m x 15m – see sub-clause 6 of Clause 6.2.1), and the required amount of private open space (not including area B which can be included in the building envelope) is 45m$^2$. Therefore, the combined minimum building envelope and area of private open space is 150m$^2$ (105m$^2$ building envelope and 45m$^2$ private open space) which exceeds the remaining 135m$^2$ available.

Using the above calculations, it is considered that any lot that is 315m$^2$ and above could theoretically comply with sub-clause 14(d), and any lot that is 300m$^2$ – 315m$^2$ could comply if there are no slopes along at least one side or rear boundary. DAS has reviewed all lots between 300m$^2$ – 315m$^2$ and found that all of these lots included no slope on at least one side or rear boundary.

It is DAS's view that the subdivision application most likely complies with sub-clause 14(d) however the DCA may require a drawing showing the combined minimum building envelope and area of private open space overlayed on the slope plan.

In addition to the above, during their response to the initial technical assessment the applicant indicated that the drawing errors show slopes exceeding 2% on lots 694, 652, 780, 912, 840, 847 and 899 and that these can be corrected prior to endorsement of drawings.

Sub-clause 14(i) requires that *"Packard Avenue, between the intersection of Heir Street and the eastern intersection of Plaisted Road, is designed and constructed to a standard that will best manage continuous access and egress to land west of this location in the event of an accident or emergency.*

Comments (dated 2 April 2026) from NT Fire & Emergency Services advised that they had no objections in principle to the application and do not require permit conditions.

Additionally, the Traffic Impact Assessment (TIA) provided with the application recommends strategies to reduce the likelihood of a crashes along the identified section of Packard Avenue. These strategies appear to be included in the subdivision design.
Despite the above, the road network will be subject to the local government council requirements noting that Council had concerns regarding this arrangement. Comments from the City of Palmerston and NT Fire & Emergency Services are discussed under sub-section (m) below.

Sub-clause 2 of Clause 4.1.2.2 specifies - *Clause 6.2 (Subdivision in Zones LR, LMR, MR and HR) applies to the subdivision of land subject to this specific use zone, to the extent of any inconsistencies within this zone. The subdivision requirements are to be applied as if the land is zoned in accordance with the plan required by subclause 3, and as if the land were a greenfield area identified for compact urban growth in the strategic framework for the purpose of Clause 6.2.1.*

**Relevant Part 6 requirements:**

Sub-clause 6 of Clause 6.2.1 requires that *"Lots are to conform with the building envelope requirements in Table B to this clause"*. Table B to this clause is provided below.

| **Table B to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions** | |
|---|---|
| **Lot Size** | **Minimum Building Envelope Requirement** |
| 300m$^2$ to less than 450m$^2$ | 7m x 15m (exclusive of any boundary setbacks or service authority easements) |
| 450m$^2$ to less than 600m$^2$ | 8m x 15m (exclusive of any boundary setbacks or service authority easements). |
| 600m$^2$ and greater | 17m x 17m (exclusive of any boundary setbacks or service authority easements) |

The majority of proposed lots are rectangle (lots have the same lengths and have the same widths) with the shorter boundary length generally fronting the primary street. Therefore, the following minimum lot width and length is required to accommodate the minimum building envelope size:

| **Lot size** | **Minimum lot dimensions** |
|---|---|
| 300m$^2$ to less | 10m x 22.5m |

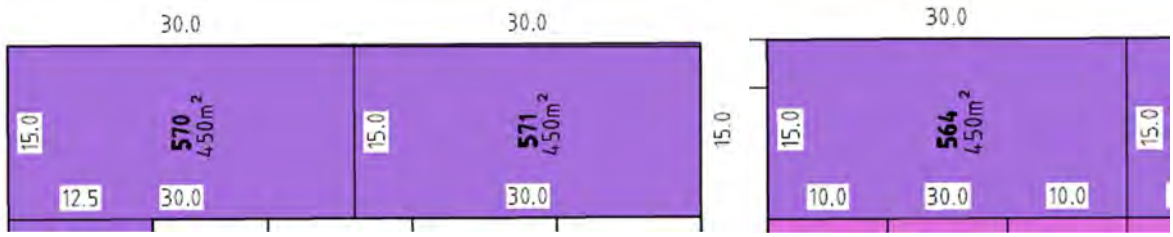
| | |
|---|---|
| than 450m$^2$ | (11m x 22.5 for corner lots)<br>(10m x 23.5 for lots with secondary streets along rear boundary)<br>(14.5m x 18m for lots with wider primary street frontage) |
| 450m$^2$ to less than 600m2 | 11m x 22.5m<br>(12m x 22.5 for corner lots)<br>(11m x 23.5 for lots with secondary streets along rear boundary)<br>(15.5m x 18m for lots with wider primary street frontage) |
| 600m$^2$ and greater | 20m x 24.5m<br>(21m x 24.5m for corner lots)<br>(20m x 25.5 for lots with secondary streets along rear boundary |

***primary street*** means the street or where there is more than one street, the street with the wider carriageway or that which carries the greater volume of traffic but does not include any street where ***access*** is restricted by the controlling Agency – Schedule2 of the NTPS2020

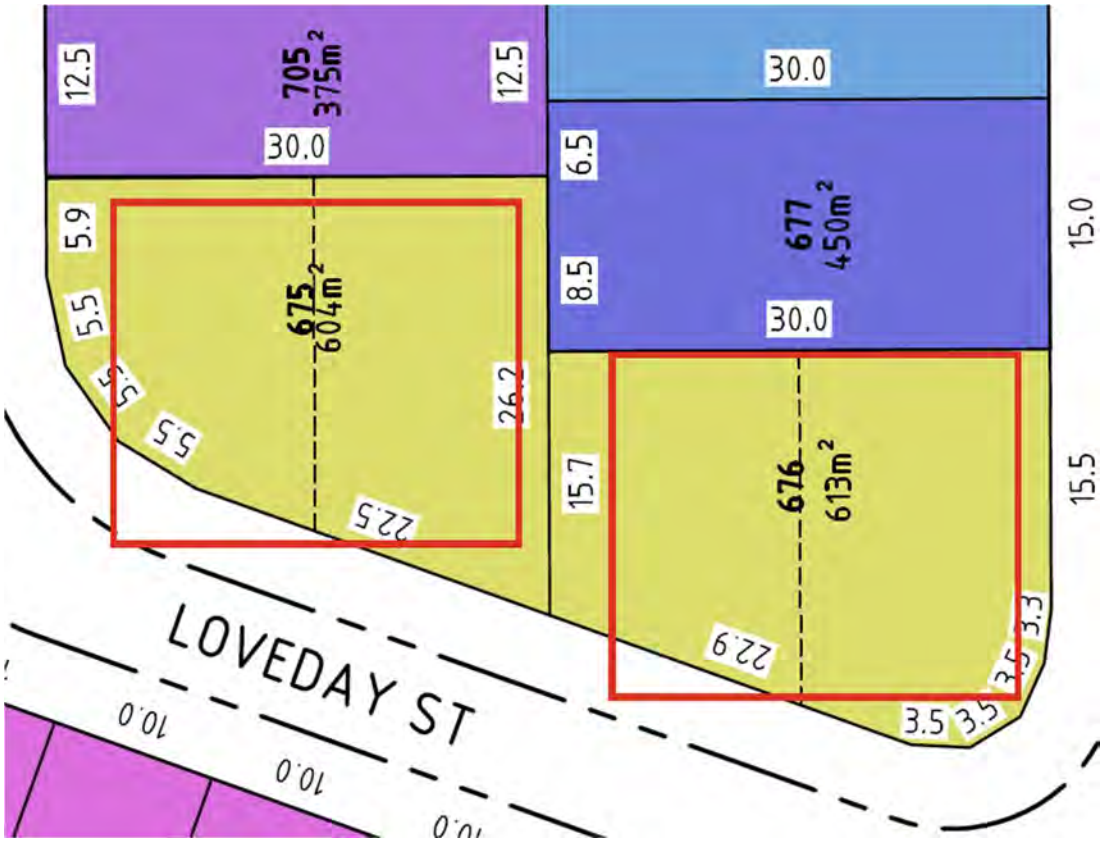
A 'road hierarchy plan' is provided on pages 56 and 57 of the Engineering Infrastructure Report. Where roads have the same width, the 'primary street' has been identified as the street that favours the lot layout (lacking any information relating to volumes of traffic).

DAS has identified the following aspects of technical non-compliance:

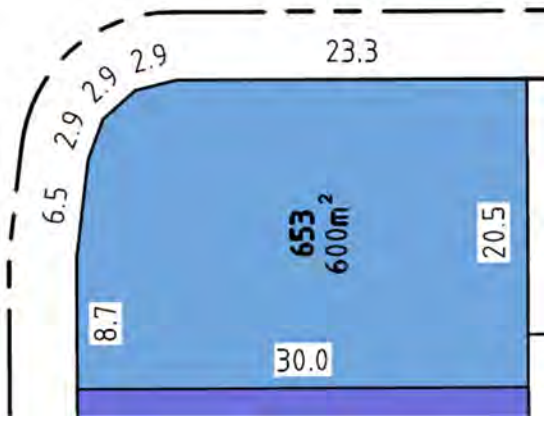
- Lots 570, 571 and 564 – these lots have areas of 450-451m$^2$, and the "primary street" has been identified as Spooner Street.



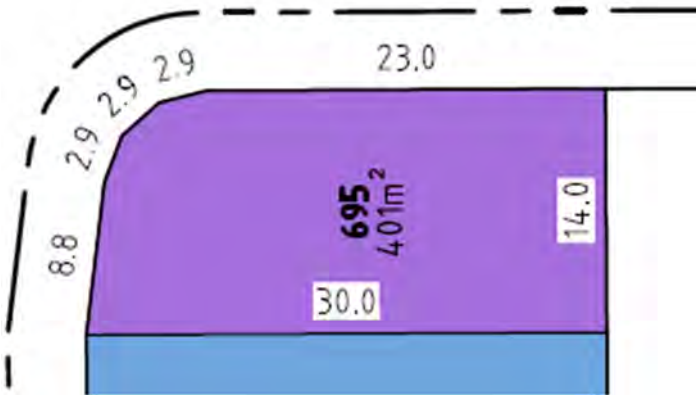

- Lots 675 and 676 – these lots are over 600m$^2$, and the "primary street" has been identified as the portion of Loveday Street that runs parallel with Packard Avenue – noting that Loveday Street wraps around Lot 675.



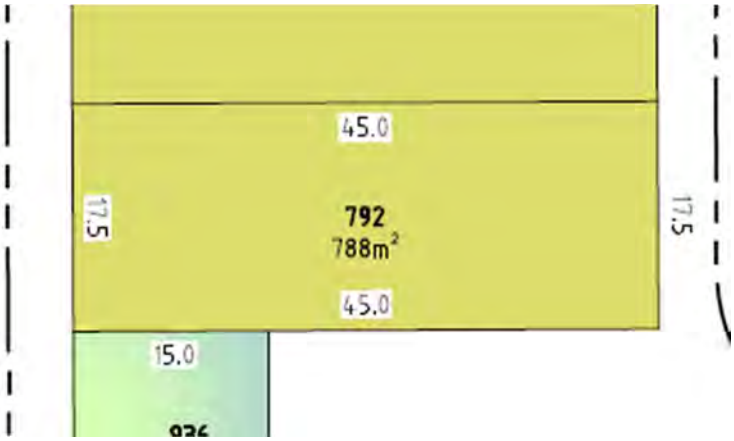

- Lot 653 – this lot is 600m$^2$ and requires at least 21m along the shortest boundaries (corner lot).



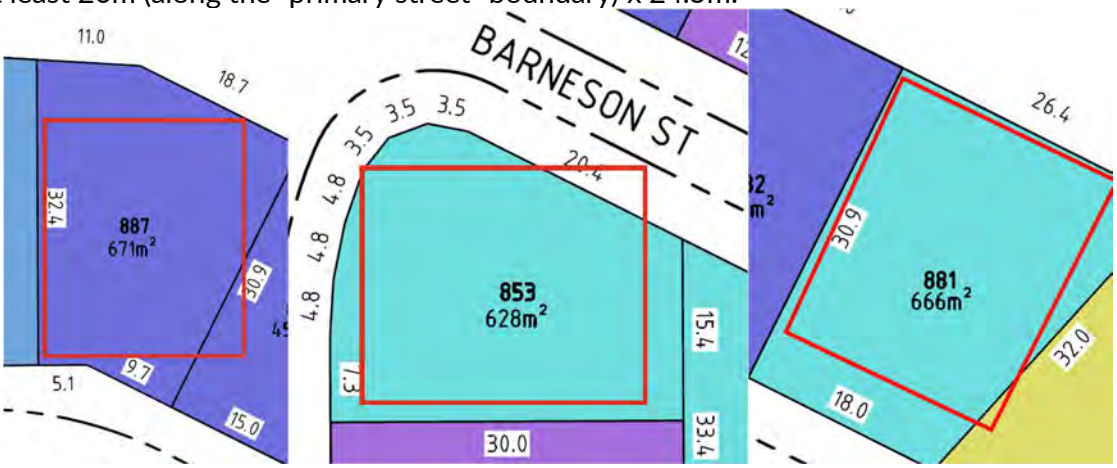

- Lot 695 – this lot is 401m$^2$. Plaisted Road has been identified as the "primary street" and requires at least 14.5m along its shortest boundaries.



- Lot 792 – this lot is 788m$^2$. Packard Avenue (or Bosworth Street) has been identified as potential "primary streets" and therefore at least 20m is required along its shortest boundary.




- Lots 881, 853 and 887 – these lots are over 600m$^2$ and require area within the boundary at least 20m (along the "primary street" boundary) x 24.5m.




In addition to the above, the applicant indicates that all service authority easements located within proposed lots will be located exclusively within the setbacks.

Administratively, sub-clause 4 allows the consent authority to *"**consent** to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes"*.

The purpose of Clause 6.2.1 is to *"Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone"*.

With the exception to proposed lots 570, 571, 564 and 563, the proposed subdivision layout shows lots that are orientated north-south are in a row that runs east-west which allows passive shading from adjacent developments (with exception to the end lots).

Lots that are oriented east-west allow houses to be built that minimise the length of wall facing the rising and setting sun.

In addition to the above, the application (as amended) generally meets Zone LR, Zone LMR and Specific Use Zone SP2 density requirements required for subdivisions. The proposed layout allows for the building envelope (required by sub-clause 6) to fit on each parcel with the

exception to the lots listed above. It is noted that Lots 570, 571, 564, 563, and 695 are located on corner lots and would comply if the primary and secondary streets were swapped.

Lots 653, 675, 676, 792, 881, 853 and 887 have minor encroachments however would otherwise be able to accommodate dwellings, vehicle access, parking and ancillary buildings.

For the above reasons, a variation to Sub-clause 6 of Clause 6.2.1 is considered by DAS to be supportable, subject to a standard condition requiring updated building envelopes.

Sub-clause 4 of Clause 6.2.2 requires that *"The **site** layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for vehicle parking (5.2.4), **building setbacks** (5.4.3 and 5.4.3.3) and private open space (5.4.6).*

The purpose of Clause 6.2.2 is to *"Ensure the subdivision of land to lots of less than 600m$^2$ will allow residential development that minimises impact on **amenity** and the functionality of the street infrastructure.*

The majority of lots are rectangle and meet the Part 6 building envelope requirements (sub-clause 6 of Clause 6.2.1) and the application generally complies with sub-clause 14(d) of SP2 which requires lots under 600m$^2$ to have enough area for the combined minimum building envelope and area of private open space (both clauses discussed above). Lots that do not comply with the building envelope requirements have minor encroachments that will not prevent the requirements of sub-clause 4 being achieved.

Despite the above, sub-clause 4 also requires that the site layout is able to comply with the purpose of this clause. The applicant was requested to provide further information required to determine location of infrastructure and easements in relation to street boundaries – streetlights, distribution pillars, easements and substations.

The applicant provided the following information (relating to street infrastructure outside proposed lot boundaries):

*"The final street lighting layout design is not expected to affect the intended driveway locations, or compliance with vehicle parking requirements (do not affect the length of unbroken kerb); building setbacks (outside of lot boundaries); or private open space (outside of lot boundaries). No through-lot easements are required".*

While it is expected that the proposed site layout of lots less than 600m$^2$ is unlikely to impact on the street infrastructure in this instance, further information in the form of drawings can be requested by the Consent Authority to demonstrate this.

It is also noted that the NTPS2020 Technical Note (dated 1 August 2020 - https://nt.gov.au/property/land-planning-and-development/planning-professionals-and-applicants/single-dwellings-on-small-lots) specifies - *A building envelope plan or similar is required to demonstrate that the proposed lots will comply with Planning Scheme provisions for building setbacks, private open space, on-site parking and vehicle access. Note that the locations of vehicle accesses must take into account street tree planting, street furniture, and infrastructure associated with reticulated service - Clause 6.2.2.*

Sub-clause 4 of Clause 6.2.3 requires the subdivision to *"Retain and protect significant natural and cultural features".*

The proposal retains Packard's Knob. The application also includes an Ecology and Heritage Constraints Assessment that no sensitive vegetation, sacred sites (via AAPA register check) or restricted work areas are present.

There is a likelihood of Cycad and *Typhonium Praetermissum*. The applicant has indicated that if any Cycads are found, they will be re-planted in the POS area or sold. The assessment recommends a survey to identify if there are any *Typhonium Praetermissum* within the subject lot.

Comments from Land Resource Division DLPE also recommend that a survey to identify if there are any *Typhonium Praetermissum* within the subject lot is carried out.

This is discussed further under sub-section (m).

***(b) any proposed amendments to such a planning scheme:***
***(i) that have been or are on exhibition under Part 2, Division 3;***
***(ii) in respect of which a decision has not been made under Part 2, Division 5; and***
***(iii) that are relevant to the development proposed in the development application***

There are no proposed amendments to the Northern Territory Planning Scheme 2020, that are or have been on public exhibition which affect this subdivision application or the subject site.

***(c) an interim development control order, if any, in respect of the land to which the application relates***

The subject land is affected by Interim Development Control Order No. 33 (IDO33) and Interim Development Control Order No. 34 (IDO34).

Interim Development Control Order No. 33 applies to the regulation of business signs and promotion signs on zoned land within the Northern Territory. The current development application seeks consent for a subdivision only and does not propose, nor rely upon, any business or promotion signage. Accordingly, while IDO33 applies to the land, it is not directly relevant to the assessment of the proposed subdivision.

Interim Development Control Order No. 34 applies to the regulation of the keeping of animals for domestic livestock on certain zoned land, including land zoned Rural Living. The application does not seek approval for the keeping of domestic livestock, nor does it propose any development associated with animal husbandry. As such, while IDO34 applies to the land generally, it is not directly associated with the subdivision proposal and does not alter the assessment of the application.

On this basis, it is concluded that although Interim Development Control Orders No. 33 and No. 34 apply to the subject land, neither order is relevant to the proposed subdivision.

***(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates***

Under the *Waste Management and Pollution Control Act 1998*, the declared environment protection objectives are; any beneficial use, quality standard, criteria or objective declared under section 73 of the *Water Act 1992*.

Beneficial uses have been declared under section 73 of the *Water Act 1992*. These beneficial uses are identified under section 51(1)(s) below.

No other declared environment protection objective has been identified. Additionally, the Land Resources Division - Department of Lands, Planning and Environment did not provide comment on the application relating to environment protection objectives.

***(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application***

A local government council submission from City of Palmerston is discussed under section 51(m) below.

One public submission was received during the exhibition period under Section 49 of the *Planning Act 1999* with respect to the application and two additional comments were submitted after the statutory submission period and are discussed under sub-section (t) below. The submitters comments were received by the applicant who provided a response which can be found at **Bookmark C**. The submission received during the submission period is summarised below along with DAS's comments:

Cheryl Dennis (**Bookmark E**):
- Concerns relating to increased traffic along Nichols Street.
- There should be an alternative route to Durack School that doesn't impact on 'Old Durack'.
- The planning application was not on exhibition for long enough and signs were not located where people in 'Old Durack' could see them.
- Last year, the Minister of Lands and Planning indicated that the development would not impact 'Old Durack'.

DAS provides the following comments:
- Impacts to traffic will be required to be approved by the relevant service authorities.
- The application was required to be exhibited for two weeks (application exhibited on DAO and 12 development signs were placed in areas around the development site selected by DAS)
- The Minister has the option to 'call in the application' otherwise the application is assessed according to the *Planning Act 1999* and the Northern Territory Planning Scheme 2020.

***(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally***

The Minister has made no direction in relation to the application.

***(h) the merits of the proposed development as demonstrated in the application***

The applicant states that the proposed development has the following merits:
*"The proposed subdivision will enable the completion of residential development in the planned areas of the Palmerston northern suburbs, providing additional serviced land for housing with a high level of access to public open space, public transport services and suitable level of access to the Palmerston CBD. The subdivision will provide an integrated road, pedestrian and cycle network with a particular emphasis on pedestrian connections to established areas to achieve a high level of interconnectivity and encourage walking and cycling.*

*The subdivision responds to key outcomes identified in the Specific Use Zone (including those carried across from SP8), particularly relating to dwelling densities, the protection of Packard's Knob, public open space requirements, active travel connections and integration, and acoustic treatment along the main road boundaries".*

***(j) 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 land is considered capable of supporting the proposed development because the land has been previously zoned for residential use. The earthworks plans submitted with the application show the site being relatively flat and minor cut/fill works be required to accommodate residential development areas. The existing drainage areas in the south and eastern parts will not be developed with lots and will be included in the proposed stormwater drainage system.

Of note, the applicant provides the following regarding asbestos identified on site:
*"In August 2022 Ecoz Environmental Consultants prepared a Preliminary Site Investigation, which identified potential asbestos containing materials in the north-west portion of the site. A targeted asbestos investigation and assessment was undertaken within this area, confirming the presence of asbestos containing ground debris, comprising dumped building materials. Asbestos removal was undertaken in January 2026, overseen by a licensed asbestos assessor, and a Removal of Asbestos Containing Material and Asbestos Clearance Certificate was issued by Trakondy Asbestos and Hazardous Materials Pty Ltd confirming:*

- *the identified asbestos containing materials within the defined scope of works were removed;*
- *post-remediation visual inspections, asbestos in soil validation sampling, and airborne fibre monitoring were undertaken; and*
- *the remediated area was assessed as fit for re-occupation, subject to the limitations outlined within the clearance documentation"*

In addition to the above, no other concerns from service authorities have been raised regarding the capability of the land. Standard conditions are listed in the recommendation below.

***(k) 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 (sub-clause 14(e) of Zone SP2) requires the application to provide *a "minimum of 10% of the subdivision area as **public open space**, with no more than 20% of the required area of **public open space** allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc).*

The NTPS2020 definition of "public open space" means - *outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits;* The applicant provides a public open space master plan which shows the following areas of public open space:

| PUBLIC OPEN SPACE | | |
|---|---|---|
| KEY | ITEM | AREA |
| A | LOCAL PARK - *Mary Packard Park* | 0.89ha |
| B | NEIGHBOURHOOD PARK - *Moonta Park* | 0.62ha |
| C | LINKAGE CORRIDORS *Linear Park* | 3.05ha |
| D | PEDESTRIAN LINKAGES *Pedestrian access connections* | 0.27ha |
| E | LINKAGE CORRIDORS *Existing parks - Stage 1 1* | 1.4ha |
| TOTAL PUBLIC OPEN SPACE | | 6.23ha |
| *DRAINAGE RESERVE* [2] | | *8.2ha* |
| TOTAL DEVELOPMENT AREA | | 44ha |
| PERCENTAGE OF PUBLIC OPEN SPACE | | 14.2% |

*Figure 3 extract from plans*

DAS excludes the linkage corridors created in a previous stage (key E) and provides the amended total public open space area of 4.83ha (sum of keys A through to D). This equals a total of 12%. In addition to the above, the applicant indicates that the area of drainage infrastructure is not included in the public open space calculations.

***(m) 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 application was circulated to the following authorities for comment:

- City of Palmerston
- Crown Land Estate - DLPE (Crown Land Estate provided comments via Development Coordination, Land Resource Division-DLPE)
- Land Development Unit - DLPE
- Transport and Civil Infrastructure - DLI
- Passenger Transport - DLI
- Power Networks Network Engineering - Power & Water Registry
- Water Services Land Development - Power and Water Corp.
- Development Coordination, Land Resource Division-DLPE
- Department of Health - Environmental Health
- Department of Health - Medical Entomology Branch
- Aboriginal Areas Protection Authority
- Survey - Dept. Lands, Planning and Environment
- NBN Co
- NT Fire and Emergency Services

Extensions to the comment period were issued to City of Palmerston and the Department of Lands, Planning and Environment.

The following authorities provided comments:

**Local Government Council:**

The City of Palmerston (CoP) – **Bookmark F1**
Council raised the following comments for consideration:

- Do not support the application at this stage.
- Raises concerns that the application does not comply with sub-clause 14(i) of the Specific Use Zone due to the single public vehicular access (to the subdivision area) and road width.
- There is an overreliance on pedestrian connectivity to the south (where there are no footpaths to connect to), and a direct pathway connection from Durack Heights Stage 11 should be explored. CoP provide the below image showing the referenced connection from Stage 11.

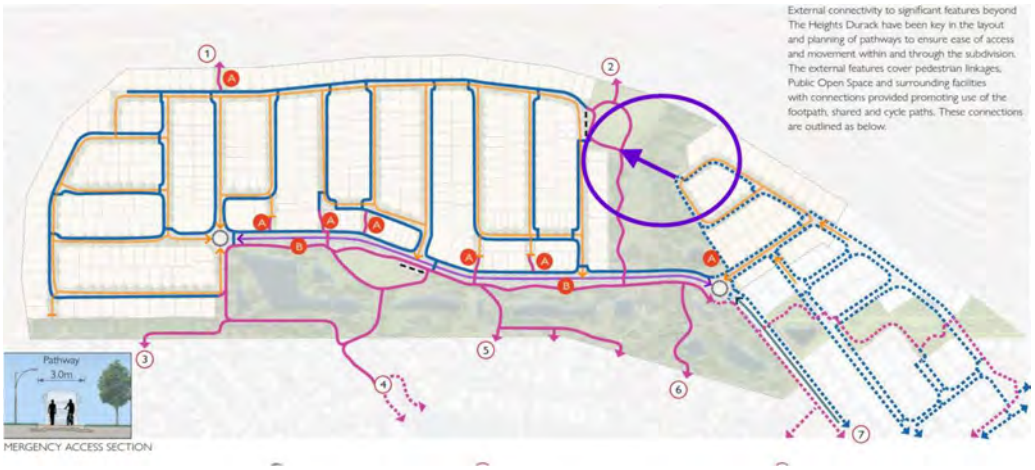



*Figure 4 - extract from CoP comments*

- Further details are required showing how safe pedestrian movement will be facilitated along Packard Avenue.
- No objections to the 'alternative emergency access' however external connections need to be addressed.
- If the dot points above are resolved then CoP (subject to conditions included on the permit) would have no objection to a development permit being issued.
- Request additional master plans (which can be required as conditions) including:
    - A streets and pathways masterplan
    - An updated 'Part 1' stormwater plan
    - An updated public open space master plan
- Do not object to the application being staged but request that a staging plan is endorsed and a condition is included on the permit that requires the stages to be completed in sequential order.
- Request that a ESCP is submitted to CoP prior to works commencing.
- Request conditions relating to:
    - The following documents being submitted prior to endorsement of plans in accordance with the SDG:
        - Street and pathways masterplan supported by an updated TIA.
        - Updated public open space masterplan
        - Updated 'Part 1' stormwater plan
        - Staging plan
        - An updated cross section of Packard Avenue demonstrating continuous access will be maintained.
        - An Operational Environmental Management Plan
    - The following documents being submitted prior to the commencement of works:
        - A 'Part 2' stormwater management plan
        - A bulk Earthworks masterplan
    - The following detailed design documents to be submitted prior to the commencement of works for each stage:
        - Drawing relating to stormwater drainage
        - Roads, paths and vehicle crossings
        - Pedestrian cycle paths
        - Streetscaping and landscaping
        - Open space/park areas
        - A Type 2 ESCP.
    - The following general conditions:
        - Works carried out in accordance with endorsed drawings
        - Erosion and sediment control

- Engineering works to be completed to satisfaction of CoP and at the developer's expanse
- Any require easements to be provided by the developer at the developer's expense.

The DAS provides the following comments:

- Regarding compliance with sub-clause 14(i) of the Specific Use Zone, the applicant has provided a report from a project traffic engineer (including an addendum following comments provided from CoP) that demonstrates compliance with this requirement. Furthermore, NT Fire and Emergency Services did not object to the proposed design. Despite the above, a condition can be included on the permit that requires engineering design and specifications for the proposed and affected roads, and vehicular access to be to the technical requirements of the City of Palmerston.
- Regarding pedestrian connectivity, the applicant has demonstrated connection to existing road networks (where there is no pedestrian infrastructure), and proposes connection to the Packard Avenue, and existing pedestrian network on Carpentaria Court. The applicant has provided an addendum that outlines the infeasibility of a connection from the existing Stage 11 development.
- Conditions and advisory notes, consistent with the NT Subdivision and Development Guidelines can be included on a permit to address requested conditions from council.
- It is noted that council requested an ESCP however this generally a requirement of DLPE. A condition is recommended that an approved ESCP is sent to the City of Palmerston as well as DAS.

**Service Authority:**

Transport and Civil Infrastructure – DLI (**Bookmark F2**)

- Do not object to the application
- Request conditions relating to:
    - Works impacting or within NT Government controlled road reserves (ie: Tiger Brennan Drive) are to be to the requirements of TCI, DLI, and a permit to work within NT road reserves may be required
    - Request a Construction Traffic Management Plan be submitted to TCI, DLI for consideration
    - Advise that no direct access is permitted from NTG roads, including for construction purposes. Additionally, no construction/delivery vehicles are to be parked on NTG roads
    - Advise that:
        - loads of trucks entering/exiting the site are to be constrained
        - surface stormwater runoff onto NTG roads is not permitted. Stormwater management, where impacting on NTG roads are to be to the requirements of TCI, DLI.
        - service and service connections within NTG road reserves are to be to the requirements of TCI, DLI
        - fences/gates fronting NTG roads are to be to TCI, DLI requirements
        - noise attenuation measures along NTG roads are to be to TCI, DLI requirements
        - signs along NTG roads are to be to TCI, DLI requirements
        - flood and security lighting are to be shielded along NTG roads
        - the NTG will not accept roads in existing local government areas
        - works are not be detrimental to the drainage of NTG roads

DAS comments: standard conditions can be included on the permit to address TCI, DLI comments.

Passenger Transport – DLI (**Bookmark F3**)
- Do not object to the application
- Note that public transport provisions have been included in the Durack Heights masterplan

DAS comments: No further action required

Power Networks Network Engineering - Power & Water Registry (**Bookmark F4**)
- Do not object to the application
- The subdivision can and will be connected to the PAWC reticulated underground network
- List requirements and guidelines for the developer to be aware of/follow.

DAS comments: standard conditions can be included on the permit to address power service's comments.

Water Services Land Development - Power and Water Corp. (**Bookmark F5**)
- Do not object to the application
- The subdivision can and will be connected to the PAWC reticulated water and sewerage services
- Request, a condition precedent be included requiring a services Master Plan be approved by water services
- Request conditions relating to the connection of services and easements, and advise that PWC must be notified 1 month prior to commencement of construction works

DAS comments: standard conditions can be included on the permit to address water service's comments.

Development Coordination, Land Resource Division-DLPE (**Bookmark F6**)
Flora and Fauna Division:
- Do not object to the application – however they do request deferral
- Recommend deferral of the application so a targeted survey for *Typhonium praetermissum* can be undertaken to assess the potential risk to the species

DAS Comments: A condition can be included on the permit that requires a targeted survey. It is noted that the applicant in their response request this condition be included as a condition precedent rather than a deferral.

Land Resource Division:
- Do not object to the application
- Request a "Type 3" ESCP, or a Type 2 ESCP if the earthworks for each earthworks stage is completed and stabilised within two years prior to commencing the next stage, then a Type 2 ESCP is recommended.
- Request conditions relating to a Type 2 ESCP or Type 3 ESCP
- Provide information relating to weeds and weed management, and requested a standard note.

DAS comments: standard conditions and notes can be included on the permit to addressing Land Resource Division's comments. Additionally, the applicant was contact to confirm which ESCP plan they believe was appropriate in light of comments made by Land Resource Division. The applicant confirmed that a Type 3 was the appropriate ESCP. Type3 ESCP conditions are recommended on the permit.

Lands and Planning Division:

- Do not object to the application
- Note that transfer of land to the Territory will need to be discussed with Crown Land prior to the endorsement of plans.

DAS comments: a condition requiring in principal support from Crown Land regarding the transfer of land to the Territory can be included on the permit to addressing Lands and Planning Division comments.

Environment and Heritage Division:
- Do not object to the application
- Provide information relating to the *Heritage Act 2011*.

DAS comments: standard and note can be included on the permit to addressing Environment and Heritage Division comments

Department of Health - Medical Entomology Branch (**Bookmark F7**)
- Do not object to the application
- Request notes on the permit relating to mosquito prevention

DAS comments: a note can be included on the permit to address Medical Entomology's comments.

Aboriginal Areas Protection Authority (**Bookmark F8**)
- Do not object to the application
- Confirm that the developer holds an Authority Certificate

DAS comments: no further action required

NT Fire and Emergency Services (**Bookmark F9**)
- Do not object to the application
- Note that street fire hydrants are to meet the relevant standards

***(n) the potential impact on the existing and future amenity of the area in which the land is situated***

The application proposes subdividing vacant land for residential purposes in accordance with the Specific Use zone and NTPS2020 Strategic Framework.

The Planning Act 1999 and NTPS2020 definition of "amenity" in relation to a locality or building, means - *any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.*

The application is likely to have a impact on amenity however this impact is expected to be mostly positive because the application will:
- Provide additional public open space that can be utilised by existing and future residences
- The design is mostly compliant with NTPS2020 requirements
- Conditions and advisory notes on any permit issued can address matters identified by service authorities (erosion and sediment control, stormwater, construction noise, vehicle access, reticulated services etc.)
- Provide a high level of amenity to future residents of the subdivision in terms of allotment orientation and access to public open space

***(p) the public interest, including (if relevant) how the following matters are provided for in the application:***

***(i) community safety through crime prevention principles in design;***
***(ii) water safety;***
***(iii) access for persons with disabilities***

The applicant has considered these matters and provides the following response:

*"**Section 51** of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.*

*In response to these matters:*
- *The street network design, public open space and public area interface achieves sufficient consistency with desired CPTED outcomes relating to visibility and security;*
- *Drainage basins will be designed to ensure adequate separation from pedestrian areas and clear sightlines to maintain water safety;*
- *The proposed residential lots will be connected to reticulated water supply and will not impact on water security by directly connecting to groundwater resources; and*
- *Accessibility considerations within the footpath and open space network will be addressed during the detailed design process, and assessed against the requirements of the Northern Territory Subdivision Design Guidelines. Future development on the proposed lots will need to consider accessibility to and around buildings, however the proposed earthworks and limited slope will facilitate accessible development outcomes.*

DAS considers that these matters have been adequately addressed. Additionally, no comments were raised from service authorities relating to these matters. In broader terms, it is in the public interest to facilitate the release of additional housing options.

***(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;***

Not applicable as the subject site is not located in a Restricted Water Extraction Area.

***(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)***

The applicant indicates that there are no existing buildings on site. Part of the works for the subdivision will include constructing a boundary wall to mitigate against traffic noise intrusion from the Tiger Brennan road reserve. This wall will be constructed across the lot boundaries. No report from a building certifier was included with the application, however pursuant to the Building Act 1993, a building permit and occupancy certification is likely to be required for the fence.

While buildings are likely to be constructed on the land after titles for the proposed lots are issued, it is not considered necessary to confirm whether the building will comply with any requirements prescribed by regulation in relation to 'the building' because the structures are unlikely to be confirmed at this stage and will be subject to relevant requirements that will need to be complied with at a later date.

***(r) 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***

"Packards Knob" has been identified as a natural feature and the application retains/incorporates the knob in the subdivision design. A targeted survey for *Typhonium praetermissum* be undertaken to assess the potential risk to the species is recommended by the Flora and Fauna Division and conditioning addressing this can be included on the permit.

In addition to the above, the Heritage Branch of DLPE and the Aboriginal Areas Protection Authority have not identified any potential impacts to social, cultural or heritage values and have provided instructions/requirements of what to do if anything of significance is found. Advisory notes are included in the recommendation below.

***(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992***

Declared beneficial uses apply to the subject land for Darwin Harbour. It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*. The site will be connected to the reticulated water supply and storm water discharges into the City of Palmerston's storm water drainage network.

Additionally, the Land Resources Division - Department of Lands, Planning and Environment did not provide comment on beneficial uses, quality standards, criteria, or objectives.

***(t) other matters it thinks fit***

**Public submissions (comments) received outside of statutory submission period:**
Two comments objecting to the proposal were received after the submission period. These objections were provided to the applicant who responded via letter. The letter is provided at **Bookmark G** the objections are discussed below:

Gary O'Hearn (**Bookmark G1**):
- Has concerns regarding the impact to Carpentaria Court including concerns relating to:
    - The proposed "pedestrian pathway" turning into vehicle access
    - Amenity impacts to privacy, noise levels and lighting
    - Inadequate consultation
    - Insufficient details provided about earthworks and proposed lakes/ponds

Tiska Howell (**Bookmark G2**):
- Has concerns regarding the impact to Carpentaria Court including concerns relating to:
    - The location of a pink sign during exhibition and the exhibition period length
    - The path connecting to Carpentaria Court turning into an emergency vehicle access path with street lighting
    - Diminishment of views over park
    - Impact to property value

DAS Comments:
- emergency vehicle access is proposed along Carpentaria Court however this will only be for emergency vehicles and will be blocked by bollards at all other times.
- privacy of dwellings is unlikely to be detrimentally impacted on as the subdivision does not provide increased opportunity for overlooking from public areas

- the subdivision is likely to impact on noise levels and lighting however these are expected to be minor
    - increased noise levels from increased pedestrian movement through the pedestrian networks
    - increased lighting from pedestrian pathway lighting is considered necessary for safety reasons
- Earthworks and proposed ponds/lakes design will be subject to relevant service authority requirements
- The application was exhibited in accordance with section 47 of the *Planning Act 1999*.
- Views over parks and impact to property values in this instance are not requirements of the *Planning Act 1999* or the Planning Scheme 2020

**Zone Normalisation**

The applicant provides the following relating to zone normalisation:

*"The intended zoning will be subject to future applications for Planning Scheme Amendment to the Minister for Lands, Planning and Environment. This process, often referred to as 'zone normalisation', is usually undertaken on a stage-by-stage basis prior to requesting a Part 5 clearance".*

A condition is recommended on any permit issued that requires that a zone normalisation application for the relevant stage to be submitted and approved prior to the issuing of a Part 5 clearance for that stage.

**Base Permit**

The application seeks approval for an extended 'base period' of the permit for a period of 10 years.

The *NT Planning Act 1999* defines 'base permit of the permit' as: *in relation to a development permit or an exceptional development permit, means the period commencing on the date of consent and ending on:*

*(a) the date specified in the permit as the date on which the permit will lapse; or*

*(b) if no date is specified in the permit as the date on which the permit will lapse – the date 2 years after the relevant date of consent.*

It is standard practice for applications to automatically have a base permit of 2 years. In this instance, an extended base period is considered reasonable and practical due to the scale and complexity of the proposed subdivision.

It is noted that under Section 55 of the *Planning Act 1999 - consent authority may impose on a development the conditions it thinks fit and specifies in the development permit, including a provision for the permit to lapse on a specified date.*

Considering the nature of the development that require longer construction time to complete the development, DAS supports the longer base period for the development and a following condition is included in recommendation:

*The permit will expire if one of the following circumstances applies:*

*(a) The development is not substantially commenced within two years of the date of the permit; or*

*(b) The development is not completed within 8 years of the date of the permit.*

It is noted that Section 57(1) of the Act allows-

*The owner of land to which a development permit relates, or a person authorised by the owner, may at any time before the permit lapses apply to the consent authority for a variation of a condition of the permit.*

Therefore, if works are not completed within 8 years from the date of issue of the approval a variation application can be lodged by the landowner to seek an extension to the permit expiry date condition in the approval.

**Staging**
The applicant request that stages 2, 5 and 6 are each split into sub-stages (a) and (b) to allow residential lot stages (a) to be completed prior to public open space stages (b) to allow title transfers and commencement of dwelling construction while open space areas are being completed.

DAS supports this staging and no concerns from service authorities were raised regarding the proposed staging, however the consent authority may wish to consider requiring public open space stages to be developed prior to residential stages.

**Section 51(2) of the *Planning Act 1999***

***If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:***
***(a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
***(b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or***
***(c) the Environment Protection Act 2019 otherwise permits the making of the decision.***

The application was sent to the Land Resource Division of DLPE for comment. Comments were received and did not raise any concerns under the *Environment Protection Act 2019*.

## 7. RECOMMENDATION

That, the Development Consent Authority vary the requirements of sub-clause 6 of Clause 6.2.1 (Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lots 12954 & 16214, Kooyonga Parade, Durack, Town of Palmerston for the purpose of a subdivision to create 397 lots (382 residential and 5 public open space lots) in 8 Stages (The Heights Stages 12-19), subject to the following conditions:

**CONDITIONS PRECEDENT**

1. Prior to the endorsement of plans and prior to commencement of works, amended/additional 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) the combined minimum building envelope and area of private open space overlayed on a slope plan, which also shows correct slopes
   (b) A building envelope plan showing the level of compliance with Sub-clause 6 of Clause 6.2.1 of the NT Planning Scheme 2020

2. Prior to endorsement of plans, in principle approval from Crown Land Estate, Department of Lands, Planning and Environment is required for the 'the proposed mechanism for transfer of the land to the Territory' (proposed "Lot 938").

3. Prior to the endorsement of plans and prior to commencement of works, an updated Traffic Impact Assessment (TIA) must be prepared in accordance with the NT Subdivision Development Guidelines, and be submitted to and approved by City of Palmerston for the proposed subdivision, to the satisfaction of the consent authority.

4. Prior to commencement of works a targeted survey for *Typhonium praetermissum* be undertaken to inform an assessment of the potential impacts on the species using the Australian Government's Significant Impact Guidelines 1.1 – Matters of National Environmental Significance. The survey should be undertaken at the appropriate time of year by a suitably qualified person with experience surveying for cryptic threatened plant species. The Flora and Fauna Division has prepared guidelines, '*Northern Territory guidelines for targeted surveys of threatened and significant plant species*', outlining the recommended survey methodology for *T. praetermissum* (Bickerton et al 2020). Contact Flora and Fauna Division, Department of Lands, Planning and Envirnment for further information.

5. Prior to the commencement of works, a Construction Traffic Management Plan (CTMP) must be submitted to and approved by Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) , to the satisfaction of the consent authority.

6. Prior to the endorsement of plans, the following is to be prepared in accordance with the requirements of the NT Subdivision Development Guidelines and to be submitted to and approved by relevant authorities (indicated below), to the satisfaction of the consent authority.
   The master plan is to address:
   (a) Streets and Pathways Masterplan supported by the approved TIA (the City of Palmerston)
   (b) An updated Part 1 Stormwater Management Plan (the City of Palmerston)
   (c) An updated Public Open Space Masterplan (the City of Palmerston)
   (d) A staging plan showing the sequence of development (the City of Palmerston)
   (e) Electrical Masterplan (Power Services – Power and Water Corporation)
   (f) Water and Sewage Masterplan (Water Services - Power and Water Corporation)

   Any variations to the approved Master Plan must be referred back to the relevant service authority for review and approval.

7. Prior to the endorsement of plans and prior to commencement of works, the Developer must have a noise assessment carried out, considering DLI's Policy "Road Traffic Noise on NT Government controlled roads" by a suitably qualified person and in accordance with AS3671: Road Traffic Noise Intrusion - Building Siting and Construction, of the Subdivision's present and predicted future exposure to road traffic noise levels. Where required or recommended under the noise assessment report, the Developer must provide appropriate noise attenuation measures to the satisfaction of the consent authority.

8. Prior to the commencement of works, the applicant is to prepare an Environmental and Construction Management Plan (ECMP) to the requirements of the City of Palmerston. The ECMP is to address how construction will be managed on the site, and is to include details of waste management, traffic control and haulage routes, stormwater drainage and the use of City of Palmerston land during construction. The ECMP should include details of the location of the crane and any holding areas and details about how stormwater will be managed for each development stage to protect the downstream environment.

9. Prior to commencement of works, a Part 2 Stormwater Management Plan, must be prepared in accordance with the NT Subdivision Development Guidelines, and be submitted to and approved by City of Palmerston, to the satisfaction of the consent authority.

10. Prior to the commencement of works, a site earthworks masterplan indicating finished levels of the subdivision is to be submitted to and approved by the City of Palmerston to the satisfaction of the consent authority. All cut and fill works are to be designed to eliminate the need for excessive cut/fill/retaining wall works for the proposed lots.

11. Prior to the commencement of works for each approved stage (excluding site clearing and bulk earthworks), the Developer shall submit detailed design documentation (engineering design, design report and specifications) for all proposed works for approval form City of Palmerston, to the satisfaction of the consent authority, inclusive of the following components of each stage:
    (a) Detailed drawings relating to stormwater drainage.
    (b) Roads, pathways (including cycle pathways) and vehicle crossings, including road safety audits where required by City of Palmerston.
    (c) Pedestrian/ cycle paths.
    (d) Streetscaping and landscaping (including irrigation and lighting).
    (e) Open space/ park areas (including permanent irrigation).

12. Prior to the commencement of works, a Type 3 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment ESCP Standard Requirements 2019. The ESCP must be developed and/or certified by a Certified Professional in Erosion and Sediment Control (CPESC), and must be subsequently reviewed and approved by an independent CPSEC auditor; to the satisfaction of the consent authority. The auditor-approved ESCP must be submitted to and endorsed by Development Assessment Services (via email: das.ntg@nt.gov.au) prior to the commencement of any earth disturbing activities (including clearing and early works).

**GENERAL CONDITIONS**

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

14. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.

15. The permit will expire if one of the following circumstances applies:

(a) The development is not substantially commenced within two years of the date of the permit; or
(b) The development is not completed within 8 years of the date of the permit.

16. Prior to issue of Part 5 (section 62 Planning Act 1999) clearance for each stage, the developer is to provide written confirmation (in the form of plans or drawings) demonstrating that all lots less than 600m² for dwellings-single allow for future vehicle access via a single driveway unrestricted by street infrastructure (including any power, water, sewer or stormwater infrastructure) which demonstrates a 3.5 metre driveway can be located on each lot in accordance with sub-clause 4 of Clause 6.2.2 of the NT Planning Scheme 2020 (which requires compliance with the purpose of Clause 6.2.2, and the requirements of Clause 5.2.4.5).

17. A 'zone normalisation' Planning Scheme Amendment application for the relevant stage is to be submitted and approved prior to the issuing of a Part 5 (section 62 Planning Act 1999) clearance for that stage. Please contact Lands Planning on 8999 8963.

18. The Developer must enter into agreement/s with Power and Water Corporation for the provision of water, sewer, electricity services, to each lot shown on the endorsed drawings in accordance with the requirements of the NT Subdivision Development Guidelines and relevant authority policies.

    Please refer to notation 3 for further information.

19. Any developments on or adjacent to any easements on site shall be carried out at no cost to, and to the requirements of the relevant service authority to the satisfaction of the consent authority.

20. All new easements, and amendments to existing easements, to be vested in the Relevant Authority for which the easement is to be created must be shown on the survey plan, to the satisfaction of the consent authority for approval by the Surveyor General.

21. All proposed and affected:
    (a) roads,
    (b) street lighting,
    (c) stormwater drainage (including stormwater runoff)
    (d) site earthworks,
    (e) vehicular access
    (f) pedestrian/ cycle corridors,
    (g) public open space and streetscaping/ landscaping

    must be designed and constructed at the owner's expense in accordance with the requirements of the NT Subdivision Development Guidelines and to the technical requirements of the City of Palmerston, and to the requirements of the Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) (where relevant), to the satisfaction of the consent authority.

22. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the City of Palmerston and NT Government drains or to any watercourse.

23. Any proposed work (including the provision or connection of services) within or impacting upon NT Government controlled or the City of Palmerston road reserves shall be in accordance with the standards and specifications of the Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) or the City of Palmerston (whichever the case may be). Design documents must be submitted to the Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) or the City of Palmerston (whichever the case may be) for Road Agency Approval, and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

24. Any NT Government controlled road frontages must be fenced in accordance with Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) standards and requirements, to the satisfaction of the consent authority.

25. No temporary access for construction purposes shall be permitted from NT Government controlled road reserves. Construction and delivery vehicles shall not be parked on the NT Government controlled road reserve.

26. Prior to the issue of Part 5 (section 62 Planning Act 1999) clearance for the relevant stage(s) (those stages abutting land currently within Zone PM (Proposed Main Road), where recommended under the noise assessment report required by the relevant Condition Precedent, the applicant must provide appropriate noise attenuation measures at their own cost, and approved by Transport and Civil Services Division, Department of Logistics and Infrastructure, to the satisfaction of the consent authority.

27. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

28. The Developer must enter into agreements with a Telecommunications Carrier for the provision of telecommunication networks supply to each lot shown on the endorsed drawings in accordance with the requirements of the NT Subdivision Development Guidelines and relevant authority policies

29. All works relating to this permit must be undertaken in accordance with the independent auditor-approved Erosion and Sediment Control Plan (ESCP).

30. Ongoing implementation of the auditor-approved ESCP must be regularly monitored and reported on by an independent auditor in accordance with the audit schedule in the auditor-approved ESCP to ensure erosion and sediment control management is in accordance with the auditor-approved ESCP and is effective to the satisfaction of the Auditor.

31. Each ESCP audit report must be emailed, within 15 business days after the audit, to Development Assessment Services at: das.ntg@nt.gov.au

NOTES:

1. In order to process the building setback plan submitted as part of this application, the applicant is required to make a separate application for a planning scheme amendment to include the building setback plan in Schedule 9 of the Northern Territory Planning Scheme 2020. Please contact Lands Planning on 8999 8963.

2. The development must comply with the technical standards of the Northern Territory Subdivision Development Guidelines for the construction of public infrastructure as part of subdivision works to the requirements of the relevant local and service authorities. Prior to any works commencing, it is encouraged that you engage early with the relevant authorities to confirm their requirements, and any variations that may be sought to the Subdivision Development Guidelines, to ensure the works are completed to the relevant authorities' requirements. The Northern Territory Subdivision Development Guidelines can be found at: https://www.ntlis.nt.gov.au/sdg-online/

3. Information regarding preparation of a Subdivision Masterplan can be obtained from the Northern Territory Subdivision Development Guidelines available at https://www.ntlis.nt.gov.au/sdg-online/

4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@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.

5. 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 https://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 must be built to nbn guidelines found at https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.

6. All proposed roads and public open space to be created on the plan of subdivision submitted for approval by the Surveyor General must be dedicated to the relevant Northern Territory or local government authority.

7. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.

8. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto the public road network. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the public road network. Entry/Exit controls must be implemented in accordance with the approved Erosion and Sediment Control Plan. Where material has been dropped or tracked on the public road network, the Developer must sweep and clean material off the road.

9. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message).

The sign shall be positioned:
(a) so as not to create sun or headlight reflection to motorists; and
(b) be located entirely (including foundations and aerially) within the subject lot.

10. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during the works, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.

11. Department of Lands, Planning and Environment modelling indicates that the application footprint has a 'high likelihood' of being suitable for the threatened *Typhonium praetermissum*. This species has been detected less than 2km to the east and north-east of the development area and distribution modelling for Typhonium praetermissum by DLPE indicates that an area of high likelihood habitat (approximately 17ha) occurs across the western third of the development area. *Typhonium praetermissum* is listed as Vulnerable under the Territory Parks and Wildlife Conservation Act (TPWC Act) and has been recently listed as Endangered under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). As such, the applicant should be reminded of its duties under relevant legislation and undertake a 'self-assessment' using the Australian Government's Significant Impact Guidelines 1.1.

12. All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.

    Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au

13. The developer must implement measures to ensure mosquito breeding does not occur during the construction phase of the development, to the requirements of Medical Entomology, NT Health, to the satisfaction of the consent authority and in accordance with the *NT Public and Environmental Health Act 2011*.

14. 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 8936 4070 to determine if the proposed works are subject to the Act.

## 8. REASONS FOR THE RECOMMENDATION

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

    The application has been assessed against the Northern Territory Planning Scheme 2020 (NTPS2020) which applies to the land.

    The proposed development is located on land in zones Specific Use Zone SP2 and Zone PM (Proposed Main Road) of the NTPS2020 and the proposed subdivision is *Impact*

*Assessable* under Clause 1.8(1)(c)(ii) of the NTPS2020, therefore, pursuant to sub-clause 4 of Clause 1.10 (Exercise of Discretion by the Consent Authority), the following needs to be considered:

(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
   - 6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR
   - 6.2.2 Lots Less Than 600m$^2$ for Dwellings-Single
   - 6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR
   - 6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

(b) any Overlays and associated requirements in Part 3 that apply to the land;
   - No overlays are applicable to this application

(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
   - Clause 4.1.2.2 - Zone SP2 – Part Lot 12954 Town of Palmerston and Part Lot 16214 Town of Palmerston

(d) any component of the Strategic Framework relevant to the land as set out in Part 2.
   - Darwin Regional Land Use Plan
   - Holtze to Elizabeth River Subregional Land Use Plan

   Central Palmerston Area Plan

The relevant parts of the NTPS2020 have been considered and it was found that the application (as amended) complied with all relevant Part 6 requirements (subject to conditions on a development permit if issued) with exception to sub-clause 6 of Clause 6.2.1 (Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR), was consistent with the Zone PM purpose and outcomes (applicant confirmed no works other than for drainage infrastructure is proposed in Zone PM, and that acoustic barriers will be located within residential lot boundaries), was consistent with the Zone SP2 Purpose and Outcomes, and compliant with SP2 requirements. Of note, it was considered that the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) and Central Palmerston Area Plan (CPAP) were not directly applicable.

The non-compliance with Clause 6.2.1 is discussed under Reason 2 below, and the Strategic Framework, Zone SP2 Purpose, Outcomes and Requirements, and other Part 6 requirements are discussed below.

**The Strategic Framework**

<u>The Darwin Regional Land Use Plan (DRLUP):</u>

The Land Use Structure identifies the location of the proposed subdivision as being on land identified as "urban/peri urban".

Page 15 of the DRLUP identifies that the *'Key Urban and Peri-Urban Residential Objectives' are to:*

*Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand.*

- *Encourage a diverse range of dwelling types and residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.*
- *Focus future urban development in localities close to established areas to enhance the economic viability of infrastructure extensions.*
- *Encourage detailed design that:*
   - *recognises the contribution natural and cultural sites make to urban character*
   - *provides for appropriate protection and maintenance of natural and conservation areas*

- *is climatically appropriate and avoids the creation of heat islands.*

And, page 16 identifies that *Urban and peri-urban areas identified in the land use structure include established areas and broad hectare land potentially suitable for future development. These areas will accommodate a full range of land uses such as:*

- *a variety of housing types*
- *retail and commercial*
- *community facilities and services*
- *sport, recreation and urban open space*
- *natural and conservation areas.*

The application is for the subdivision of land for residential purposes which at completion will provide a supply of residential lots and public open space. The application proposes a range of lot sizes (and associated dwelling densities) that will allow for a range of residential types (in line with the zoning requirements).

The application recognises the importance of Packard's Knob and aims to protect it by incorporating it into public open space.

The subdivision design contained in the application does not provide retail and commercial lots as this would conflict with the Master Plan that does not include commercial lots, and which prevails over Part 2 of the NTPS2020.

Holtze to Elizabeth River Subregional Land Use Plan (HESLUP):
Lot 12954 is identified as being subject to the CPAP (discussed below) and therefore the lot is technically not subject to the HESLUP. The lot, however, is shown as being outside the CPAP study area on the 'Land Use Vision' map on page 7 of the CPAP and therefore the HESLUP is considered to be the most detailed level of strategic framework for the area.

Despite the above, the HESLUP is not directly applicable to the application because it does not provide guidance for the locality known as "Durack Heights".

Central Palmerston Area Plan (CPAP):
The Central Palmerston Area Plan (CPAP) is identified as being applicable to part of Lot 12954 only (see extract from NT Atlas below – small portion of land that is intended to be amalgamated with the adjacent road reserve) however, the location of the proposed subdivision / works is not located within the CPAP study area.

**Zone SP2**

The purpose of Zone SP2 is to *"Facilitate the master-planned subdivision of land to provide for a range of lot sizes and future zoning that facilitates a variety of low-rise housing options whilst appropriately responding to and/or integrating key **site** and locality transport, drainage and landscape characteristics, where full reticulated services are available.*

Outcome 9 is a *"A master-planned subdivision facilitating a blend of **dwellings single**, associated **dwellings independent**, **dwellings-group** and **dwellings-multiple** predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

Outcome 12 is *"An efficient pattern of land use is provided with all residential lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Outcome 13 is *"A safe, attractive and permeable pedestrian and cycle network is provided that promotes and encourages walking and cycling, and which connects to the established pedestrian and cycle networks of Palmerston.*

The application proposes 370 lots intended for dwelling-singles that range in size from 300m$^2$ to 770m$^2$, and 12 lots (proposed to be normalised to Zone LMR) that allow for dwellings-group or dwellings-multiple that range in size from 600m$^2$ to 2126m$^2$. The intended zoning does not allow for buildings over two storeys or 8.5m in height (low-rise). Key sites such as Packard's Knob have been retained, and full reticulated services are proposed as part of this application.

The application also includes a services plan that shows all residential lots connected to reticulated services and integrated into the existing transport network (Packard Avenue). Additionally, each lot is within 400m walking distance of public open space.

The proposed subdivision layout locates all public open space parcels within a short walk/ride from each residential lot however there are no existing/proposed commercial zoned lots located in close proximity (walking/riding distance), therefore residents are likely to be highly reliant on vehicles for their shopping.

Sub-clause 14(d) requires that *"Subdivision design… Ensures, by site grading and civil design, that residential lots less than 600m$^2$ incorporate a minimum area equivalent to the combined minimum building envelope and area of private open space that does not slope in excess of 2%.*

The applicant indicates that each lot complies with sub-clause 14(d) because slopes greater than 2% are only within the building setbacks of each lot, and the remaining portions of each lot include a minimum area equivalent to the combined minimum building envelope and area of private open space.

The applicant does not provide drawings that include each lots combined minimum building envelope and area of private open space overlayed on top of the slope plan. This drawing would be able to verify that each lot can comply with sub-clause 14(d). This is included as a condition on the permit.

Sub-clause 14(i) requires that *"Packard Avenue, between the intersection of Heir Street and the eastern intersection of Plaisted Road, is designed and constructed to a standard that will best manage continuous access and egress to land west of this location in the event of an accident or emergency.*

Comments (dated 02/04/2026) from NT Fire & Emergency Services advised that they had no objections in principle to the application and do not require permit conditions.

Additionally, the Traffic Impact Assessment (TIA) provided with the application recommends strategies to reduce the likelihood of a crashes along the identified section of Packard Avenue. These strategies appear to be included in the subdivision design.
Despite the above, the road network will be subject to the local government council requirements noting that Council had concerns regarding this arrangement. Comments from the City of Palmerston and NT Fire & Emergency Services are discussed under sub-section (m) below.

**Relevant Part 6 requirements:**

Sub-clause 4 of Clause 6.2.2 requires that *"The **site** layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for vehicle parking*

*(5.2**.4), building setbacks (**5.4.3 and 5.4.3.3) and private open space (5.4.6).*

The purpose of Clause 6.2.2 is to *"Ensure the subdivision of land to lots of less than 600m$^2$ will allow residential development that minimises impact on **amenity** and the functionality of the street infrastructure.*

The majority of lots are rectangular and can meet the Part 6 building envelope requirements (sub-clause 6 of Clause 6.2.1) and the application generally complies with sub-clause 14(d) of SP2 which requires lots under 600m$^2$ to have enough area for the combined minimum building envelope and area of private open space (both clauses discussed above). Lots that do not comply with the building envelope requirements have minor encroachments that will not prevent the requirements of sub-clause 4 being achieved.

Despite the above, sub-clause 4 also requires that the site layout is able to comply with the purpose of this clause. The applicant was requested to provide further information required to determine location of infrastructure and easements in relation to street boundaries – streetlights, distribution pillars, easements and substations.

While it is expected that the proposed site layout of lots less than 600m$^2$ is unlikely to impact on the street infrastructure in this instance, additional information in the form of drawings to demonstrate this are required by condition on the permit.

Sub-clause 4 of Clause 6.2.3 requires the subdivision to *"Retain and protect significant natural and cultural features"*.

The proposal retains Packard's Knob. The application also includes an Ecology and Heritage Constraints Assessment that no sensitive vegetation, sacred sites (via AAPA register check) or restricted work areas are present.

There is a likelihood of Cycad and *Typhonium Praetermissum*. The applicant has indicated that if any Cycads are found, they will be re-planted in the POS area or sold. The assessment recommends a survey to identify if there are any *Typhonium Praetermissum* within the subject lot.

Comments from Land Resource Division DLPE also recommend that a survey to identify if there are any *Typhonium Praetermissum* within the subject lot is carried out.

This is discussed further under sub-section reason 9 below.

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT Planning Scheme 2020, the consent authority may consent to a proposed development which 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(3) or 1.10(4).

   Sub-clause 6 of Clause 6.2.1 requires that *"Lots are to conform with the building envelope requirements in Table B to this clause"*.

   The majority of proposed lots are rectangle (lots have the same lengths and have the same widths) with the shorter boundary length generally fronting the primary street. Therefore, the following minimum lot width and length is required to accommodate the minimum building envelope size:

| Lot size | Minimum lot dimensions |
|---|---|
| 300m$^2$ to less than 450m$^2$ | 10m x 22.5m<br>(11m x 22.5 for corner lots)<br>(10m x 23.5 for lots with secondary streets along rear boundary)<br>(14.5m x 18m for lots with wider primary street frontage) |
| 450m$^2$ to less than 600m2 | 11m x 22.5m<br>(12m x 22.5 for corner lots)<br>(11m x 23.5 for lots with secondary streets along rear boundary)<br>(15.5m x 18m for lots with wider primary street frontage) |
| 600m$^2$ and greater | 20m x 24.5m<br>(21m x 24.5m for corner lots)<br>(20m x 25.5 for lots with secondary streets along rear boundary |

***primary street*** means the street or where there is more than one street, the street with the wider carriageway or that which carries the greater volume of traffic but does not include any street where ***access*** is restricted by the controlling Agency – Schedule2 of the NTPS2020

A 'road hierarchy plan' is provided on pages 56 and 57 of the Engineering Infrastructure Report. Where roads have the same width, the 'primary street' has been identified as the street that favours the lot layout (lacking any information relating to volumes of traffic).

The following aspects of technical non-compliance were:

- Lots 570, 571 and 564 – these lots have areas of 450-451m$^2$, and the "primary street" has been identified as Spooner Street.
- Lots 675 and 676 – these lots are over 600m$^2$, and the "primary street" has been identified as the portion of Loveday Street that runs parallel with Packard Avenue – noting that Loveday Street wraps around Lot 675.
- Lot 653 – this lot is 600m$^2$ and requires at least 21m along the shortest boundaries (corner lot).
- Lot 695 – this lot is 401m$^2$. Plaisted Road has been identified as the "primary street" and requires at least 14.5m along its shortest boundaries.
- Lot 792 – this lot is 788m$^2$. Packard Avenue (or Bosworth Street) has been identified as potential "primary streets" and therefore at least 20m is required along its shortest boundary.
- Lots 881, 853 and 887 – these lots are over 600m$^2$ and require area within the boundary at least 20m (along the "primary street" boundary) x 24.5m.

In addition to the above, the applicant indicates that all service authority easements located within proposed lots will be located exclusively within the setbacks.

Administratively, sub-clause 4 allows the consent authority to *"**consent** to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes"*.

The purpose of Clause 6.2.1 is to *"Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone"*.

With the exception to proposed lots 570, 571, 564 and 563, the proposed subdivision layout shows lots that are orientated north-south are in a row that runs east-west which allows passive shading from adjacent developments (with exception to the end lots).

Lots that are oriented east-west allow houses to be built that minimise the length of wall facing the rising and setting sun.

In addition to the above, the application (as amended) generally meets Zone LR, Zone LMR and Specific Use Zone SP2 density requirements required for subdivisions. The proposed layout allows for the building envelope (required by sub-clause 6) to fit on each parcel with the exception to the lots listed above. It is noted that Lots 570, 571, 564, 563, and 695 are located on corner lots and would comply if the primary and secondary streets were swapped.

Lots 653, 675, 676, 792, 881, 853 and 887 have minor encroachments however would otherwise be able to accommodate dwellings, vehicle access, parking and ancillary buildings.

For the above reasons, a variation to Sub-clause 6 of Clause 6.2.1 has been granted.

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

   One public submission was received during the exhibition period under Section 49 of the *Planning Act 1999* with respect to the application and two additional comments were submitted after the statutory submission period and are discussed under sub-section (t) below. The submitters comments were received by the applicant who provided a response which can be found at. The submission received during the submission period is summarised below:

   <u>Cheryl Dennis</u>
   - Concerns relating to increased traffic along Nichols Street.
   - There should be an alternative route to Durack School that doesn't impact on 'Old Durack'.
   - The planning application was not on exhibition for long enough and signs were not located where people in 'Old Durack' could see them.
   - Last year, the Minister of Lands and Planning indicated that the development would not impact 'Old Durack'.

   Response to submission:
   - Impacts to traffic will be required to be approved by the relevant service authorities.
   - The application was required to be exhibited for two weeks (application exhibited on DAO and 12 development signs were placed in areas around the development site selected by DAS)
   - The Minister has the option to 'call in the application' otherwise the application is assessed according to the *Planning Act 1999* and the Northern Territory Planning Scheme 2020.

4. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration 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 land is considered capable of supporting the proposed development because the land has been previously zoned for residential use. The earthworks plans submitted with the application show the site being relatively flat and minor cut/fill works be required to accommodate residential development areas. The existing drainage areas in the south and eastern parts will not be developed with lots and will be included in the proposed stormwater drainage system.

Of note, the applicant provides the following regarding asbestos identified on site:
*"In August 2022 Ecoz Environmental Consultants prepared a Preliminary Site Investigation, which identified potential asbestos containing materials in the north-west portion of the site. A targeted asbestos investigation and assessment was undertaken within this area, confirming the presence of asbestos containing ground debris, comprising dumped building materials. Asbestos removal was undertaken in January 2026, overseen by a licensed asbestos assessor, and a Removal of Asbestos Containing Material and Asbestos Clearance Certificate was issued by Trakondy Asbestos and Hazardous Materials Pty Ltd confirming:*

- *the identified asbestos containing materials within the defined scope of works were removed;*
- *post-remediation visual inspections, asbestos in soil validation sampling, and airborne fibre monitoring were undertaken; and*
- *the remediated area was assessed as fit for re-occupation, subject to the limitations outlined within the clearance documentation"*

In addition to the above, no other concerns from service authorities have been raised regarding the capability of the land. Standard conditions are included on the permit.

5. Pursuant to section 51(1)(k) of the Planning Act 1999, the consent authority must take into consideration he 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 (sub-clause 14(e) of SP2) requires the application to provide *a "minimum of 10% of the subdivision area as **public open space**, with no more than 20% of the required area of **public open space** allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc).*

   The NTPS2020 definition of "public open space" means - *outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.*

   A total of 12% of public open space unencumbered by drainage is included in the subdivision.

   In addition to the above, the subdivision includes pedestrian connections from the subject site to existing/potential future pedestrian networks.

6. Pursuant to section 51(1)(k) of the Planning Act 1999, the consent authority must take into consideration 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, works adjacent to easements, connections to and upgrading

of electricity supply, water supply and sewerage services that apply to the development on the site, and access to the site and impacts to the external road and pedestrian networks; and
- The NTPS2020 objectives and development performance criteria relating to access, works within road reserves and the provision of services/infrastructure will be complied with.

7. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated

   The application proposes subdividing vacant land for residential purposes in accordance with the Specific Use zone and NTPS2020 Strategic Framework.

   The Planning Act 1999 and NTPS2020 definition of "amenity" in relation to a locality or building, means - *any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;*

   The application is likely to have a considerable impact on amenity however this impact is expected to be mostly positive because the application will:
   - Provide additional public open space that can be utilised by existing and future residences
   - The design is mostly compliant with NTPS2020 requirements
   - Conditions and advisory notes on any permit issued can address matters identified by service authorities (erosion and sediment control, stormwater, construction noise, vehicle access, reticulated services etc.)
   - Provide a high level of amenity to future residents of the subdivision in terms of allotment orientation and access to public open space

8. Pursuant to section 51(1)(q) of the Planning Act 1999, the consent authority must take into consideration for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

   The applicant indicates that there are no existing buildings on site. Part of the works for the subdivision will include constructing a boundary wall to mitigate against traffic noise intrusion from the Tiger Brennan road reserve. This wall will be constructed across the lot boundaries. No report from a building certifier was included with the application, however pursuant to the Building Act 1993, a building permit and occupancy certification is likely to be required for the fence.

   While buildings are likely to be constructed on the land after titles for the proposed lots are issued, it is not considered necessary to confirm whether the building will comply with any requirements prescribed by regulation in relation to 'the building' because the structures are unlikely to be confirmed at this stage and will be subject to relevant requirements that will need to be complied with at a later date. An advisory note regarding building approvals is included on the permit.

9. Pursuant to section 51(1)(r) of the Planning Act 1999, the consent authority must take into consideration 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.

"Packards Knob" has been identified as a natural feature and the application retains/incorporates the knob in the subdivision design. A targeted survey for *Typhonium praetermissum* be undertaken to assess the potential risk to the species is recommended by the Flora and Fauna Division and conditioning addressing this can be included on the permit.

In addition to the above, Heritage and AAPA have not identified any potential impacts to social, cultural or heritage values and have provided instructions/requirements of what to do if anything of significance is found. Advisory notes are included in the recommendation below.

10. Pursuant to section 51(1)(t) of the Planning Act 1999, the consent authority must take into consideration other matters it thinks fit.

**Submissions received outside of statutory submission period:**
Two comments objecting to the proposal were received after the submission period. These objections were provided to the applicant who responded via letter.

Gary O'Hearn
- Has concerns regarding the impact to Carpentaria Court including concerns relating to:
    - The proposed "pedestrian pathway" turning into vehicle access
    - Amenity impacts to privacy, noise levels and lighting
    - Inadequate consultation
    - Insufficient details provided about earthworks and proposed lakes/ponds

Tiska Howell
- Has concerns regarding the impact to Carpentaria Court including concerns relating to:
    - The location of a pink sign during exhibition and the exhibition period length
    - The path connecting to Carpentaria Court turning into an emergency vehicle access path with street lighting
    - Diminishment of views over park
    - Impact to property value

Response to submission:
- there is no vehicle/emergency vehicle access proposed along Carpentaria Court
- privacy of dwellings is unlikely to be detrimentally impacted on as the subdivision does not provide increased opportunity for overlooking from public areas
- the subdivision is likely to impact on noise levels and lighting however these are expected to be minor
    - increased noise levels from increased pedestrian movement through the pedestrian networks
    - increased lighting from pedestrian pathway lighting is considered necessary for safety reasons
- Earthworks and proposed ponds/lakes design will be subject to relevant service authority requirements
- The application was exhibited in accordance with section 47 of the *Planning Act 1999*.
- Views over parks and impact to property values in this instance are not requirements of the *Planning Act 1999* or the Planning Scheme 2020

**Zone Normalisation**
The applicant provides the following relating to zone normalisation:

*"The intended zoning will be subject to future applications for Planning Scheme Amendment to the Minister for Lands, Planning and Environment. This process, often referred to as 'zone*

*normalisation', is usually undertaken on a stage-by-stage basis prior to requesting a part 5 clearance".*

A condition is included that requires that a zone normalisation application for the relevant stage to be submitted and approved prior to the issuing of a Part 5 clearance for that stage.

**Base Permit**

The application seeks approval for an extended based period of the permit for a period of 10 years.

The *NT Planning Act 1999* defines 'base permit of the permit' as: *in relation to a development permit or an exceptional development permit, means the period commencing on the date of consent and ending on:*

*(a) the date specified in the permit as the date on which the permit will lapse; or*

*(b) if no date is specified in the permit as the date on which the permit will lapse – the date 2 years after the relevant date of consent.*

It is standard practice for applications to automatically have a base permit of 2 years. In this instance, an extended base period is considered reasonable and practical due to the scale and complexity of the proposed subdivision.

It is noted that under Section 55 of the *Planning Act 1999 - consent authority may impose on a development the conditions it thinks fit and specifies in the development permit, including a provision for the permit to lapse on a specified date.*

Considering the nature of the development that require longer construction time to complete the development, DAS supports the longer base period for the development and a following condition is included in recommendation:

*The permit will expire if one of the following circumstances applies:*

*(a) The development is not substantially commenced within two years of the date of the permit; or*

*(b) The development is not completed within 8 years of the date of the permit.*

It is noted that Section 57(1) allows-

*The owner of land to which a development permit relates, or a person authorised by the owner, may at any time before the permit lapses apply to the consent authority for a variation of a condition of the permit.*

Therefore, if works are not completed within 8 years from the date of issue of the approval a variation application can be lodged by the landowner to seek an extension to the permit expiry date condition in the approval.

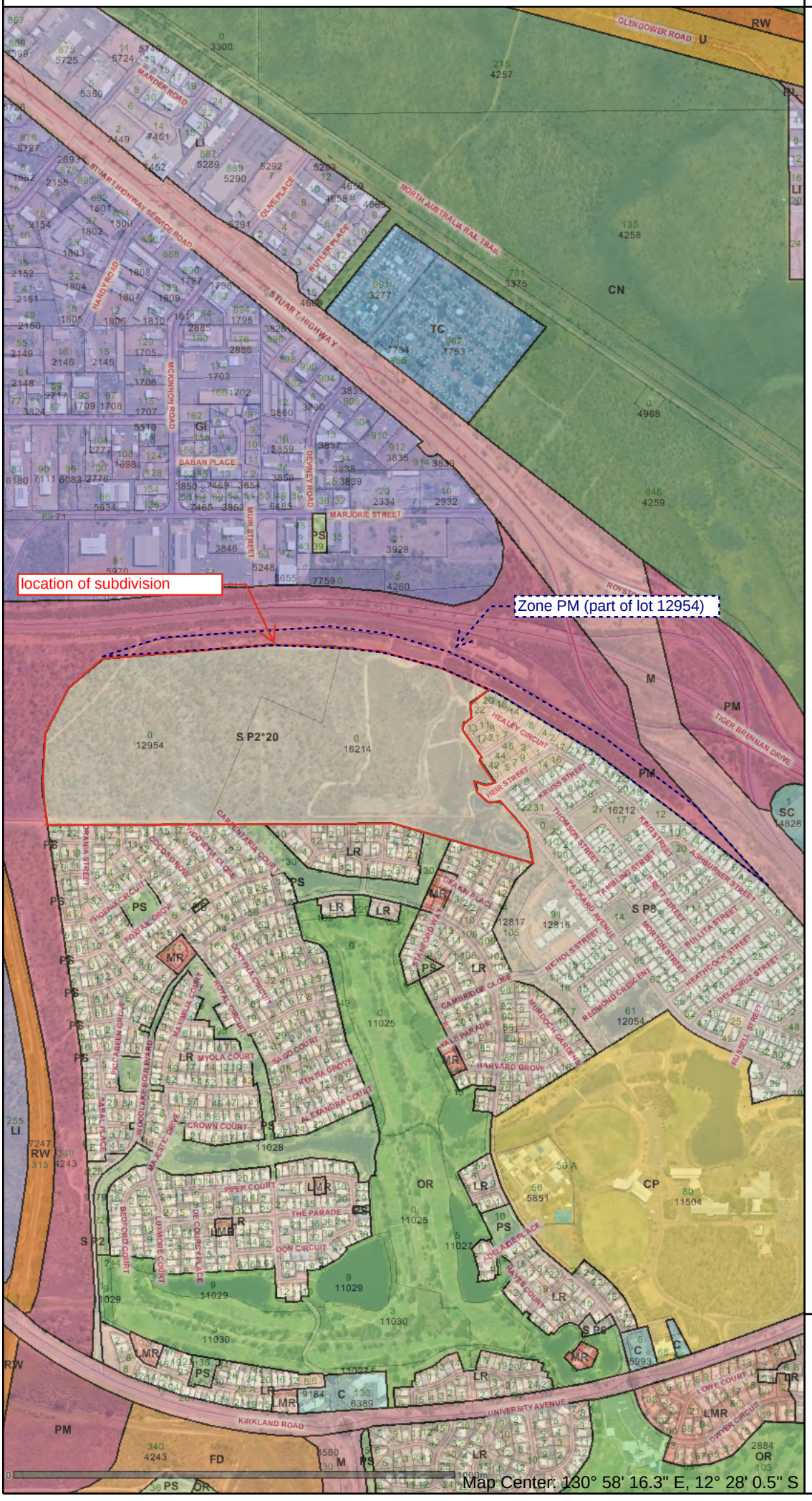
**AUTHORISED:** Daniel Herlihy

.....

SENIOR PLANNER

**DEVELOPMENT ASSESSMENT SERVICES**

# Map created Wed Mar 25 08:31:12 ACST 2026




## Legend

- General Lines
- 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° 57' 46", -12° 28' 17"
Top Right: 130° 58' 46", -12° 27' 43"
Approximate Scale: 1:12,000
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Map Center: 130° 58' 16.3" E, 12° 28' 0.5" S

# Land owner/s authorisation to lodge a development application

## *The Planning Act 1999*

### Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

| **Applicant**<br>In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.** | | | |
|---|---|---|---|
| **Name of Applicant/Consultant or Acting agent** | Brad Cunnington, Cunnington Rosse Town Planning and Consulting | | |
| **Address** | U6, T212 Darwin Corporate Park, 631 Stuart highway Berrimah NT 0828 | | |
| **Phone** | 0427 796 140 | **Email** | brad@crtpc.com.au |
| **Persons on whose behalf the application is made:** | | | |
| **Person/s on whose behalf the application is made:** | Kassi Picken, Project Director, Urbex | | |
| **Address** | Shop 15, 2 Crosby St Zuccoli NT 0832 | | |
| **Phone** | 0457 848 327 | **Email** | Kassi.picken@urbex.com.au |
| **The applicant is hereby authorised to lodge a development application over the subject land described as:** | | | |
| ***Lot/NT portion** | Lots 12954 and 16214 | | |
| ***Location/town/hundred** | Town of Palmerston | | |
| ***Street address** | Packard Avenue and Kooyonga Parade, Durack | | |



NORTHERN TERRITORY GOVERNMENT

| The application is for the purpose of: | |
|---|---|
| ***Proposed development**<br>*Brief description of proposed development* | Subdivision to create 382 residential lots, public open space, stormwater basins, public roads, shared paths and footpaths |

**Landowner/s signature**

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates.

Written authorisation from each:

- **Individual owner**: Each person listed on the title must provide written authorisation for the application.
- **Companies**: For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

| | | | |
|---|---|---|---|
| ***Full name** | Kassandra Carmel Picken | | |
| **^Company name** | Urbex 120 Pty Ltd | | |
| **^Title**<br>*(e.g. director/authorised representative)* | Project Director | | |
| **Phone** | 0457 848 327 | **Email** | kassi.picken@urbex.com.au |
| ***Signature** |  | | |
| ***Date** | 06.03.2026 | | |

# Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at https://nt.gov.au/copyright-disclaimer-and-privacy
Any personal information provided can be subsequently accessed by you on request.

CUNNINGTON ROSSE
Town Planning & Consulting

URBEX

# Statement of Effect

**SUBDIVISION TO CREATE 382 RESIDENTIAL LOTS (THE HEIGHTS STAGES 12-19) IN 8 STAGES**

LOTS 16214 AND 12954 TOWN OF PALMERSTON

**8 March 2026**

## Contact

| | |
|---|---|
| **Name** | Brad Cunnington |
| **Position** | Director |
| **Email** | brad@crtpc.com.au |

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## Document Control

| | |
|---|---|
| **Author** | Brad Cunnington |
| **Version** | 1.1 |
| **Date** | 8 March 2026 |

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**Attachment B:** Subdivision Master Plans

**Attachment C:** Building Envelope Plans

**Attachment D:** Proposed Zoning Plan

**Attachment E:** Landscape Master Plan

**Attachment F:** Engineering Infrastructure Report

**Attachment G:** Stormwater Management Plan

**Attachment H:** Traffic Impact Assessment

**Attachment I:** Ecology and Heritage Constraints Assessment

**Attachment J:** Title Documents

## 1.0 Introduction and Background

Cunnington Rosse Town Planning and Consulting have been engaged by Urbex 120 Pty Ltd (the landowner) to prepare and lodge an application for Development Permit for the subdivision of lots 12954 and 16241 Town of Palmerston, comprising the remaining undeveloped area of The Heights estate, Durack. The proposed subdivision comprises the undeveloped land to the west of stage 11, being the western-most developed area within The Heights, and includes 382 single and multiple dwelling residential lots, public open space, drainage reserves and an internal road and shared path network.

In November 2025 the Northern Territory Minister for Lands, Planning and Environment approved an amendment to the Northern Territory Planning Scheme – Amendment No. 151 – for the purpose of rezoning the remaining undeveloped area within Durack (the land subject of this application) from Specific Use Zone SP8 under the Northern Territory Planning Scheme 2007 to SP2 under the 2020 Planning scheme. SP2 is an interim zone to facilitate the master-planned subdivision of the land for low-rise residential uses in a manner that responds to key site and locality transport, drainage and landscape characteristics. The subdivision and infrastructure master plans referred to and included in this application detail the proposed lot layout, road alignment and hierarchy, open space and drainage regime, with the subdivision effectively extending the existing estate to the west via an extension to Packard Avenue. Landscaped stormwater basins separate the established areas of Durack (within the original Fairway Waters estate) to the south and stages 1-11 of The Heights to the east, and the urban development areas abut without encroaching into the PM (Proposed Main Road) areas to the north (within lot 12954).

The residential development area is zoned SP2 (Specific Use Palmerston) in its entirety, with the northern extent of lot 12954 (between Zone SP2 and the Tiger Brennan Drive road reserve) in Zone PM (Proposed Main Road). A portion of the PM area will be developed with drainage infrastructure, and the PM Zone area in its entirety will be transferred to the Northern Territory Government / Department of Logistics and Infrastructure as part of the proposed subdivision.

The subdivision of land requires a development permit pursuant to **Section 44(b)** of the *Northern Territory Planning Act 1999* (the Act), and the application is considered at the level of *Impact Assessable.* This report details the nature of the subject land and locality, the proposed development, considers the proposal against the relevant provisions of the Planning Scheme (including the Strategic Framework), and the relevant parts of **Section 46(3)** of the Act. This report (and application) is to be read together with the plans, reports and background information contained in **Attachments A** through **J**.

## 2.0 Site and Locality

The subject land is identified and described in **Table 1** and **Figure 1** below.

| Site Details | |
|---|---|
| **Location** | Lot 12954 Town of Palmerston (Kooyonga Parade, Durack)<br><br>Lot 16214 Town of Palmerston (Durack) |
| **Title Reference and Land Tenure** | CUFT 864 174 Estate in Fee Simple<br><br>CUFT 894 262 Estate in Fee Simple |
| **Area Under Title** | 25.02 hectares (12954)<br><br>20.24 hectares (16214) |
| **Easements Identified on Title** | Electricity Supply Easements to the Power and Water Corporation (both)<br><br>Water Supply Easement to the Power and Water Corporation (both) |
| **Landowner** | Urbex 120 Pty Ltd (both) |
| **Planning Scheme Context** | |
| **Planning Scheme** | Northern Territory Planning Scheme 2020 |
| **Existing Zone/s** | • Clause 4.30 – PM (Proposed Main Road – Northern Portion of 12954)<br><br>• Schedule 4 – SP2 (Subdivision Area) |
| **Applicable Land Use Definitions** | Subdivision (NTPA **Section 5**) |
| **Strategic Framework** | • Darwin Regional Land Use Plan<br><br>• Holtze to Elizabeth River Subregional Land Use Plan |

| | |
|---|---|
| **Overlays** | None Directly Applicable (no access proposed from main road) |
| **Subdivision and Consolidation Requirements** | • Clause 6.2.1 – Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR<br>• Clause 6.2.2 – Lots Less than 600m$^2$ for Dwellings-Single<br>• Clause 6.2.3 – Site Characteristics for Subdivision in Zones LR, LMR, MR and HR<br>• Clause 6.2.4 – Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR |

***Table 1:*** *Site details and Planning Assessment Context*

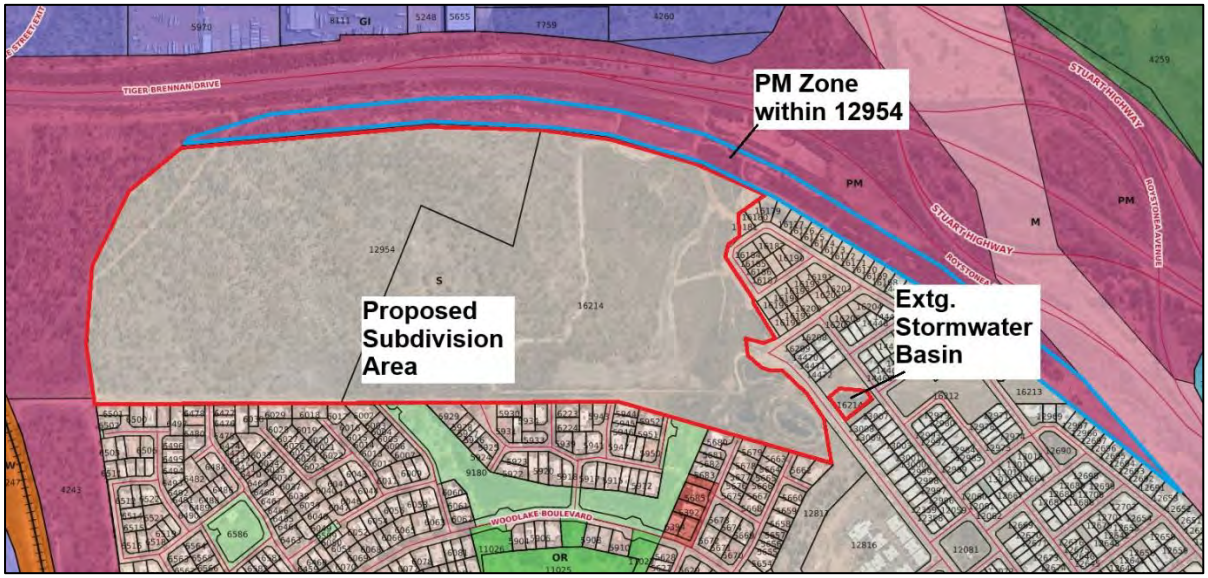



***Figure 1:*** *Proposed subdivision area (red border) within lots 12954 and 16214; PM area within 12954 (blue border) to be transferred to NTG; Existing detention basin to be transferred to City of Palmerston*

The subject land comprises lots 12954 and 16214 Town of Palmerston, situated immediately south of Tiger Brennan Drive, immediately north and west of the residential areas of Durack (Fairway Waters and The Heights respectively) and east of the Adelaide – Darwin railway line and future transport corridor (Weddell Freeway). Collectively the land covers 45.26 hectares. Lot 16214 is the remnant area following the subdivision of the eastern portion of lot 14473 to create stage 11 of The Heights, with subdivision works completed and dwelling construction underway.

The land is irregularly shaped, void of any permanent buildings and overlain by a number of informal vehicle tracks.

Road frontages include Packard Avenue, Healey Circuit and Heir Street to the east; Deakin Place, Kooyonga Parade, Sorrento Close, Huntingdale Court, Carpentaria Court and Borassus Court to the south; and Tiger Brennan Drive to the north. A series of vegetated stormwater basins are situated in the south-eastern corner of the site, with a wide drainage channel a short distance into the site from the eastern boundary connecting the Tiger Brennan Drive frontage to the low-lying areas along the southern boundary. The remainder of the site is vegetated with native and non-native species. There is an unrehabilitated gravel pit adjacent the northern boundary of the site approximately 400 metres long by 20 metres wide, and a temporary construction and material storage compound (associated with the stage 11 construction works) located within the PM Zone area of 12954 a short distance north-west of the stage 11 area.

A cleared services corridor extends adjacent the southern boundary (adjoining Fairway Waters) and broadly aligns with the electricity supply, sewerage, water supply and right of way easements extending through the site. The north-eastern portion of the site contains Packard's Knob, a thickly timbered conical rise originally named by George W Goyder during his 1869 survey expedition.

### 2.1 Applicable Approval History

The Heights has been progressively developed, originally in partnership between Charles Darwin University and Canberra Investment Corporation, since 2012. The final stage of the established area, being stage 11 located at the north-western end the estate, was developed by Urbex, with Development Permit DP23/0062 issued by the Palmerston Division of the Development Consent Authority on 15 March 2023 for the purpose of *subdivision to create 43 lots (Durack Heights Stage 11).* DP23/0062 was varied through DP23/0062A issued on 24 May 2024 granting consent to *vary condition 5 … for the purpose of separating the public open space into four separate parcels and defining the balance parcel.* Stage 11 subdivision works have since been completed, all lots have been titled and dwelling construction has commenced.

In November 2025 the Minister for Lands, Planning and Environment amended the Northern Territory Planning Scheme by amending the zoning map relating to part lot 12954 and part lot 16214 Town of Palmerston, and introduce a new specific use zone into Schedule 4. The amendment rezoned the proposed development area (lots 12954 and 16214 areas with the exception of land in Zone PM and the remnant stage 11 drainage area) from SP8 (NTPS 2007) to SP2 (NTPS 2020), and incorporated the Zone SP2 purpose, administration, outcomes and requirements into Schedule 4.

the Minister's Statement of Reasons for Amendment No. 151 (**Attachment A**) noted that the amendment:

a) "*promotes the purpose and objectives of the Act as it will provide for residential development in an area consistent with the strategic framework, that responds to the unique characteristics of the site and locality, in accordance with contemporary provisions of the NT Planning Scheme 2020; and*

b) *was exhibited in accordance with the Planning Act 1999 and altered to respond appropriately to community concerns."*

The Amendment has since been finalised and enacted.

### 2.2 Locality

The subject land is located in the predominantly residential suburb of Durack, approximately 1.5 kilometres north west of the Palmerston Central Business District (CBD), and 14 kilometres east of the Darwin CBD. The site abuts established urban areas containing residential uses, public open space and organised recreation land uses (the Fairway Waters subdivision and Palmerston Golf Course) to the south, with the more recent residential development areas of The Heights to the east. The site is located south of the Tiger Brennan Drive arterial road corridor, with the area immediately north of the subject land comprising land set aside for future road widening / shared path expansion in Zone PM (Proposed Main Road). Land to the west of the site, also in Zone PM, is set aside for the future Weddell Freeway arterial road corridor and associated connection to Tiger Brennan Drive.

## 3.0 Proposed Development

The proposed development comprises the subdivision of land to create 382 residential lots and a total of 397 lots comprising the undeveloped area of The Heights residential estate, Durack. The proposed subdivision will occupy the majority of Lots 12954 and 16214 with the exception of the lot 12954 area within Zone PM (Proposed main Road), extending across the northern portion of the subject land adjacent the Tiger Brennan Drive road corridor. The subdivision will connect and act as an extension to the established areas (stages 1-11) of The Heights, connecting to the existing residential areas via an extension of Packard Avenue. Specifically, the proposed subdivision contains 397 lots comprising:

- 373 dwelling-single residential lots with a minimum lot size of 300m$^2$. Residential lots consist of 22 lots 600m$^2$ and above intended for zone normalisation (under a separate process) to Zone LR (Low Density Residential), and 351 lots between 300m$^2$ and 599m$^2$ intended for Zone LMR (Low-Medium Density Residential). Varying lot densities are distributed throughout the subdivision, with smaller lot typologies generally concentrated in close proximity to and overlooking the primary public open space areas and adjacent the identified pedestrian routes. Lot typologies are based on lot width / frontages as follows:
    - **Villa** – 10 metre width / frontage with an average lot size of 301m$^2$;
    - **Courtyard** – 12.5 metre width / frontage with an average lot size of 386m$^2$;
    - **Economy-Traditional** – 15 metre width / frontage with an average lot size of 469m$^2$;
    - **Traditional** – 18 metre width / frontage with an average lot size of 557m$^2$; and
    - **Premium Traditional** – 20 metre width / frontage with an average lot size of 634m$^2$;
- 9 dwelling-multiple lots intended for dwelling-group development consistent with Zone LMR. The LMR lots are generally located along the proposed public transport route, with lots 814 and 880 providing

for up to three dwellings (each) in the north-western part of the estate. Lot areas between 604m2 and 2,126m$^2$ are expected to facilitate the development of up to 35 dwellings;

- 8 dedicated public open space parcels with a combined area of 17,800m$^2$ comprising:
    - Neighbourhood Park – *Moonta Park* with an area of 6,200m$^2$ including playgrounds and other play elements, fitness stations, picnic and barbecue facilities, open grassed areas, landscaping and car parking;
    - Local Park – *Mary Packard Park* preserving the established vegetation on and surrounding Packard's Knob, as well as a fitness node, picnic and barbecue facilities and natural vegetation areas; and
    - 6 linkage parks providing pedestrian and cycle track connections throughout the subdivision. Linkage parks have been designed with dimensions consistent with the residential lot typologies to ensure adequate width to retain passive surveillance and mitigate opportunities for anti-social behaviour;
- 4 lots providing dual-function linkage / lineal open space corridors and drainage areas along the southern (separating the proposed subdivision from the established Fairway Waters area of Durack) and eastern (separating the proposed subdivision from the established areas of The Heights) extents of the subdivision. These lots consist of 3.05 hectares lineal open space with the remaining areas set aside for drainage pathways and basins;
- 2 PM (Proposed Main Road) parcels encapsulating the existing Zone PM area, to be transferred to the Northern Territory Government for future works along the Tiger Brennan Drive road corridor; and
- Title issued for the stormwater basin within the remnant portion of 16214 in stage 11.

Upon the completion of the various stages of development within the site, the land will be rezoned in accordance with the relevant Planning Scheme Zones:

- LR (Low Density Residential) and LMR (Low-Medium Density Residential) for the single dwelling residential allotments. It is intended that single dwelling lots under 600m$^2$ will be zoned LMR (to avoid further subdivision and/or multiple dwellings given the 300m$^2$ minimum density requirements of the Planning Scheme), and lots over 600m$^2$ will be zoned LR. The proposed townhouse / unit lots (proposed lots 572, 667, 675, 676, 791, 792, 814, 833 and 880 will be zoned LMR);
- PS (Public Open Space) for all open space, including the local / neighbourhood parks, linkage parks, lineal open space and drainage reserves; and
- PM (Proposed Main Road) for the proposed main road parcels (lots 925 and 938 – retaining existing PM Zoning).

The subdivision layout, lot dimensions, road network, servicing and infrastructure master plans are contained in the subdivision master plan in **Attachment B**, together with the lot dimension and building envelope plans in **Attachment C,** proposed zoning plan in **Attachment D** and Landscape Master Plan in **Attachment E.**

In addition to the subdivision layout, the proponent intends introducing building setback plans into **Schedule 9** of the Planning Scheme to apply specific setback requirements to individual lots.

Building setback plans are intended to apply to all single dwelling lots and will stipulate setbacks in accordance with the following table:

| Typology | Minimum Building Setback | | | | |
|---|---|---|---|---|---|
| | **Front boundary – Dwelling (Garage)** | **Secondary Street – Dwelling (Garage)** | **Side / Rear boundary** | **Option for zero lot line** | **Boundary adjacent public open space** |
| **Villa** | 3m (4.5m) | 2.5m (3m) | 1.5m | Yes – to nominated boundary | 1.5m |
| **Courtyard** | 3m (4.5m) | 2.5m (3m) | 1.5m | Yes – to nominated boundary | 1.5m |
| **Economy Traditional – zero lot line option** | 3m (4.5m) | 2.5m (3m) | 1.5m | Yes – to nominated boundary | 1.5m |
| **Economy Traditional** | 4m (5.5m) | 2.5m (3m) | 1.5m | No | 1.5m |
| **Traditional** | 4.5m (6m) | 2.5m (3m) | 1.5m | No | 1.5m |
| **Premium Traditional** | 4.5m (6m) | 2.5m (3m) | 1.5m | No | 1.5m |

***Table 2:*** *Lot Typology and Setbacks*

The minimum setback requirements, where applied, are intended to override the setback requirements under **Clause 5.4.3** of the Planning Scheme and apply to all stages.

### 3.1 Landscape Master Plan

The Landscape Master Plan in **Attachment E** provides additional detail on the intended landscape design and open space functionality. The Master Plan acknowledges the landscape context, provides a vision and guiding principles to guide the intended landscape character outcomes, provides street network landscaping and concept park designs. The Master Plan details:

- Local and neighbourhood parks focussing on organised recreation opportunities, active open space, retention, protection and incorporation of significant landforms and vegetation, and accessibility;
- Linkage parks as part of the pedestrian network connecting parks, people and landscapes and emphasising continuity guiding users between destinations while providing opportunities for pause and interpretation;
- Lineal parks integrated with the stormwater areas, providing opportunity for active and passive recreation, fitness and connectivity, emphasising connectivity to the existing areas of The Heights and Fairway Waters; and
- Ephemeral stormwater basins incorporated into the landscape design to maximise overall amenity and provide valuable biodiversity and habitat benefits.

The Master Plan will continue to be developed throughout and following the development application process together with the City of Palmerston and other stakeholders.

### 3.2 Infrastructure and Servicing

The Engineering Infrastructure Report in **Attachment F** provides an assessment of the engineering infrastructure required to service the subdivision. The report refers to the proposed potable water and sewer design (together with the water and sewer designs in **Attachment B**), stormwater design strategy (together with the Stormwater Management Plan in **Attachment G**), proposed road network, electrical reticulation and communication services. The engineering concepts in **Attachment F** confirm the existing infrastructure which interfaces the subject land is sufficient to cater for the proposed development, noting that the concepts are to be further refined for approval by the relevant authorities.

The Traffic Impact Assessment in **Attachment H** outlines the traffic requirements associated with the proposed development, including an intersection analysis of the Packard Avenue, Roystonea Avenue, Yarrawonga Road intersection. The assessment concludes that the development will not warrant any additional traffic treatment at the signal over and above that required to accommodate growth in traffic volumes on Roystonea Avenue.

### 3.3 Staging and Base Period

The proposed subdivision is split into 14 stages, comprising 3 bulk earthworks stages (stages 1, 4 and 8), 8 subdivision stages (stages 2, 3, 5, 6, 7, 9, 10 and 11) three of which are split into 2 substages (stages 2a and 2b,

5a and 5b, and 6a and 6b). The earthworks staging will enable bulk earthworks to 'jump ahead' of the subdivision staging to ensure efficiency in construction and minimise disruption. The substages will enable residential lots to be delivered and titled prior to completion of the public open space / drainage areas, allowing title transfers and commencement of dwelling construction whilst open space areas are being completed. Whilst this effectively defers the delivery of public open space, the dwelling construction period will negate occupancy prior to public open space being completed and made available. Development will proceed in the order of staging, thus future residential stages cannot be titled prior to previous stages being completed.

| DA Stage | The Heights Staging | Lots | Description |
|---|---|---|---|
| **Stage 1** | - | 0 | No subdivision lots. Bulk Earthworks Package 1 – Bulk earthworks for subdivision stages 2 and 3 |
| **Stage 2a** | Stage 12 | **1** LR, **60** LMR, **1** POS | 61 residential lots and linkage park. |
| **Stage 2b** | Stage 12 | **2** POS, **1** PM | Stage 12 public open space and drainage areas, including Mary Packard Park and ephemeral basin 1, 1 PM lot and drainage basin lot in stage 11 area. |
| **Stage 3** | Stage 13 | **5** LR, **44** LMR, **1** POS | 49 residential lots and linkage parks |
| **Stage 4** | - | 0 | No subdivision lots. Bulk Earthworks Package 2 – Bulk earthworks for subdivision stages 5, 6 and 7 |
| **Stage 5a** | Stage 14 | **1** LR, **56** LMR | 57 residential lots |
| **Stage 5b** | Stage 14 | **2** POS | Stage 14 public open space and drainage areas, including Moonta Park and ephemeral basin 2 |
| **Stage 6a** | Stage 15 | **48** LMR, **2** POS | 48 residential lots and linkage parks |
| **Stage 6b** | Stage 15 | **1** POS | Stage 15 public open space and drainage areas, including ephemeral basin 3 |
| **Stage 7** | Stage 16 | **50** LMR, **2** POS | 50 residential lots and linkage parks |

| | | | |
|---|---|---|---|
| **Stage 8** | - | 0 | No subdivision lots. Bulk Earthworks Package 3 – Bulk earthworks for subdivision stages 9, 10 and 11. |
| **Stage 9** | Stage 17 | **2** LR, **42** LMR, **1** PM | 44 residential lots and remaining PM area |
| **Stage 10** | Stage 18 | **5** LR, **34** LMR | 39 residential lots |
| **Stage 11** | Stage 19 | **7** LR, **27** LMR, **1** POS | 34 residential lots and remaining public open space area |

***Table 3:*** *Staging*

Pursuant to **Section 58** of the Planning Act, the proponent is seeking a base period of 2 years from the date of the development permit, and a total of 8 years to complete the development through a combination of the base period and the extension under **Section 58(2).** The proposed validity period will enable the delivery of lots in accordance with anticipated demand, and provide a level of flexibility for the proponent to adjust the delivery of lots accordingly. **Table 4** outlines the intended completion for each stage, although these dates are subject to market variability and factors influencing construction / delivery.

| Stage | Total Lots | Anticipated Completion |
|---|---|---|
| **1** | - | 2026 |
| **2a** | 62 | 2027 |
| **2b** | 3 | 2027 |
| **3** | 50 | 2028 |
| **4** | - | 2028 |
| **5a** | 57 | 2028 |
| **5b** | 2 | 2029 |
| **6a** | 51 | 2029 |
| **6b** | 1 | 2030 |
| **7** | 51 | 2030 |
| **8** | - | 2030 |
| **9** | 44 | 2031 |
| **10** | 41 | 2031 |
| **11** | 35 | 2032 |
| **Total** | **397** | |

***Table 4:*** *Estimated Construction Timeframes*

## 4.0 Northern Territory Planning Scheme

### 4.1 Nature of Development

**Section 5(1a)** of the Northern Territory Planning Act defines *subdivision* as follows:

> *(1) Subject to subsections (2), (3) and (4), in this Act, subdivision means the division of land into parts available for separate occupation or use, by means of:*
>
> *a) Sale, transfer or partition.*

The proposal comprises the division of land into parts (being individual allotments) for separate occupation by means of sale (in the case of the residential allotments) and transfer (in the case of the public open space and PM parcels). The proposed subdivision is not an exempt subdivision under subsections (2), (3) or (4), thus is consistent with the definition of *subdivision* in **Section 5(1)(a).** Pursuant to **Section 44(b),** a development permit is required *if the proposed development is the subdivision or consolidation of land.*

### 4.2 Assessment Category

Subdivision (where it is not for consolidation or for the creation of a unit title scheme) is an *Impact Assessable* form of development pursuant to **Clause 1.8(1)(c)** of the Planning Scheme. In accordance with **Clause 1.10(4)**, when considering an application for a use or development identified as Impact Assessable the consent authority must consider all of 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; and*

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

In accordance with **Clause 1.10(5)**, 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(3) or 1.10(4).*

Variations proposed in this application are addressed in response to the applicable scheme sections.

## 4.3 Strategic Framework

**Part 2** of the Scheme contains the Strategic Framework, consisting of strategic planning policies and strategic land use plans. Consideration of the Strategic Framework is required in an application for development identified as *Impact Assessable.* There are two layers of Strategic Framework policy applicable to the subject land and proposed development:

⇒ Darwin Regional Land Use Plan

⇒ Holtze to Elizabeth River Subregional Land Use Plan

### 4.3.1 Darwin Regional Land Use Plan

The Darwin Regional Land Use Plan (DRLUP) was prepared by the Northern Territory Planning Commission and incorporated into the Planning Scheme as a policy document in 2015. The plan provides a vision, goals and intended outcomes for development of the Darwin Region, identifies regional opportunities and the intention for development into the medium and long terms. The Land Use Structure on Page 13 of the Plan identifies the subject land as *Urban / Peri-Urban*.

Page 16 of the Plan identifies Urban / Peri-Urban land to include:

- A variety of housing types;
- Retail and commercial;
- Community facilities and services;
- Sport, recreation and urban open space; and
- Natural and conservation areas.

Commencing on page 12, the Plan deals with residential land uses and development, and provides the following key residential objectives:

- Integrate new and existing residential development to maintain character and create a cohesive society that meets the diverse needs and aspirations of all sectors of the community.
- Ensure sustainable development by encouraging:
    - the efficient use of land, water, energy and other resources;
    - accessible and efficient public transport to reduce transport demands;
    - cost effective provision and efficient utilisation of infrastructure and services;

- development that is consistent with the community's economic, social, cultural and environmental values;
- the creation of character and identity; and
- opportunities for community initiatives that support happier, healthier and inclusive communities.

The DRLUP also recognises the infrastructure efficiencies realised through a more compact urban form, and the need for infill development to support growth in the region. It identifies The Heights, Durack as an example of infill development as a residential community on land previously part of the Charles Darwin University campus, close to the Palmerston CBD. Specific Use Zone SP2 was drafted (and ultimately approved) to maintain residential development outcomes broadly consistent with the established areas of The Heights (under NTPS 2007 specific use zone SP8), modified to reflect the far more advanced residential subdivision requirements in the 2020 Planning Scheme. The proposed subdivision, being consistent with the requirements of SP2, is consistent with the intended land use and development outcomes for *urban* areas per the DRLUP.

#### 4.3.2 Holtze to Elizabeth River Subregional Land Use Plan

The Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) was prepared by the Northern Territory Planning Commission and introduced as part of the Strategic Framework in **Part 2** of the Planning Scheme in July 2022. The HESLUP provides a medium-long term framework recognising current and providing for future land uses, and identifying and confirming strategic corridors for main roads, rail and utilities.

The Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) also identifies the subject land within the *Urban / Per-Urban* areas, and the site is not within one of the four identified Focus Areas.

The Plan refines the extent of the greenfield areas shown in the Darwin Regional Land Use Plan for fully serviced residential development, acknowledging their proximity to existing transport and utility corridors, the Palmerston CBD, Yarrawonga and the Palmerston Regional Hospital. The HESLUP provides broad planning principles and objectives relating to the natural environment, land capability, residential land demand and development, movement and transport, social infrastructure, trunk services and utilities.

Whilst there are a number of Planning Principles within the HESLUP that apply broadly to the development of urban and peri-urban areas, they generally apply to future growth and the development areas rather than existing zoned areas (noting that the HESLUP does not prevent the development of land in accordance with its existing zoning). The fundamental land use, dwelling type, density and lot yield development outcomes are consistent with Zone SP2 (as an evolution of SP8 together with the applicable provisions in the 2020 Planning Scheme, and the proposed subdivision is not contrary to any aspect or planning principle within the HESLUP.

### 4.4 Zone SP2

*Purpose*

*Facilitate the master-planned subdivision of land to provide for a range of lot sizes and future zoning that facilitates a variety of low-rise housing options whilst appropriately responding to and/or integrating key **site** and locality transport, drainage and landscape characteristics, where full reticulated services are available.*

Zone SP2 is an interim zone that provides a site-specific framework for the subdivision of lots 12954 and 16214, in a similar manner to Zone FD (Future Development), albeit tailored specifically to the subject land and the nature of the proposed subdivision as a continuation of The Heights.

*Administration*

1. *This specific use zone applies to Part Lots 12954 and 16214 Town of Palmerston.*

2. *Clause 6.2 (Subdivision in Zones LR, LMR, MR and HR) applies to the subdivision of land subject to this specific use zone, to the extent of any inconsistencies within this zone. The subdivision requirements are to be applied as if the land is zoned in accordance with the plan required by subclause 3, and as if the land were a greenfield area identified for compact urban growth in the strategic framework for the purpose of Clause 6.2.1.*

The identified subdivision requirements are addressed in **Section 4.6** below.

3. *An application for subdivision must include a plan showing the intended future zoning of all proposed lots.*

The intended future zoning of all lots is shown in **Attachment D.** Intended zoning is as follows:

- **LR (Low Density Residential)** and **LMR (Low-Medium Density Residential)** for the single dwelling residential allotments. It is intended that single dwelling lots under 600m$^2$ will be zoned LMR (to avoid further subdivision and/or multiple dwellings given the 300m$^2$ minimum density requirements of the Planning Scheme), and lots 600m$^2$ and above will be zoned LR. The proposed townhouse / unit lots (proposed lots 572, 667, 675, 676, 791, 792, 814, 833 and 880 are intended to be zoned LMR);

- **PS (Public Open Space)** for all open space, including the local / neighbourhood parks, linkage parks, lineal open space and drainage reserves; and

- **PM (Proposed Main Road)** for the proposed main road parcels (lots 925 and 938 – retaining existing PM Zoning).

The intended zoning will be subject to future applications for Planning Scheme Amendment to the Minister for Lands, Planning and Environment. This process, often referred to as 'zone normalisation', is usually undertaken on a stage-by-stage basis prior to requesting a part 5 clearance.

4. *The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(a) - 14(c) if it is satisfied that all lots created are consistent with the zone purpose and outcomes.*

No variations are proposed to subclauses 14(a) – 14(c).

5. *The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(d) if it is satisfied that subdivision provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.*

No variations are proposed to subclause 14(d).

6. *The consent authority may **consent** to the subdivision of land that is not in accordance with sub-clause 14(e) - 14(g) if it is satisfied that the design of **public open space**, stormwater and active travel infrastructure provides a level of **amenity** equivalent to that of a design complying with the applicable requirements.*

No variations are proposed to subclauses 14(e) – 14(g).

7. *The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 14(h) and 14(i).*

No variations are proposed to subclauses 14(h) or 14(i).

8. *Land may be used and developed for **residential buildings** for the purpose of a temporary sales office with **consent**. The assessment level will be Merit Assessable and the development is to be in accordance with sub-clause 15. The consent authority may **consent** to a temporary sales office that is not in accordance with sub-clause 15 if it is satisfied that it is consistent with the zone purpose and outcomes, and is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.*

Subclause 8 will apply to the future development and use of land for a temporary sales office, and is not directly applicable to the current application for subdivision.

*Zone Outcomes*

9. *A master-planned subdivision facilitating a blend of **dwellings-single**, associated **dwellings-independent**, **dwellings-group** and **dwellings-multiple** predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

The proposed subdivision is consistent with the stages 12-19 master plan (refer **figures 2** and **3**). The proposed residential lots extend (predominantly) north of the Packard Avenue extension, separated from stage 11 by the north-south drainage corridor and incorporating Packards Knob into Mary Packard Park. Key pedestrian connections are provided to the lineal open space and drainage areas separating the proposed residential lots from the established areas of Durack, and key pedestrian pathways have been incorporated into the landscape master plan. A broad range of lot typologies and urban-density lot sizes are provided, and the intended LR and LMR Zones ensure future development outcomes are limited to 2-storeys.




***Figure 2:*** *Stage 12-19 Master Plan*




***Figure 3:*** *Subdivision Master Plan*

10. *Lots intended for non-residential activities such as **community centres**:*

    *(a) Should be located to support the needs of the immediate residential community;*

    *(a) Facilitate development of a scale and intensity compatible with the residential character and amenity of the area;*

    *(b) wherever possible, are co-located with other non-residential activities in the locality; and*

    *(c) be located to avoid adverse impacts on the local road network.*

With the exception of the park and drainage areas, no lots for non-residential activities are proposed. Formal parks (Moonta and Mary Packard Parks) are located to ensure almost all lots are within 400 metres (lots 881 – 897 are on the edge of the 400 metre radius) and will service the surrounding residential uses (rather than a wider district-level catchment). The associated shared path network provides a high level of accessibility to all open space areas, and off-street parking is intended for Moonta Park to minimise disruption to Packard Avenue.

11. ***Residential buildings** for use as a temporary sales office are of a scale and conducted in a manner consistent with residential **amenity**.*

Not applicable to the current application for subdivision.

12. *An efficient pattern of land use is provided with all residential lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Land uses are limited to residential and associated purposes only, with all lots connected to reticulated services detailed in the subdivision master plans (**Attachment B**) and the Engineering Infrastructure Report (**Attachment F**). All lots are within 400 metres of the intended bus stops, with the proposed bus route continuing along Packard Avenue to the western-most roundabout. As detailed above, the majority of lots (over 95%) are within 400 metres of the local / neighbourhood parks, with lots 881-897 adjacent the outer edge of the 400 metre radius.

13. *A safe, attractive and permeable pedestrian and cycle network is provided that promotes and encourages walking and cycling, and which connects to the established pedestrian and cycle networks of Palmerston.*

The road hierarchy and accompanying pedestrian infrastructure is detailed in **Attachment B,** whilst the Landscape Master Plan in **Attachment E** outlines the linear park and pedestrian linkages theme, emphasising continuity and guiding users between destinations while offering opportunity for other forms of recreation.

The key pedestrian routes and connections identified in the original master plan, including shared pathway connections to Kooyonga Parade, Huntingdale Court, Tiger Brennan Drive, Carpentaria Court and Packard Avenue (existing) together with pedestrian pathway connections to Borassus Court and Packard Avenue.

*Requirements*

14. *Subdivision design:*

    (a) *Is consistent with the master plan diagram within this specific use zone;*

The proposed subdivision is consistent with the stages 12-19 master plan (refer **figures 2** and **3**) with residential lots primarily north of the Packard Avenue extension, separated from stage 11 by the north-south drainage corridor and incorporating Packards Knob into Mary Packard Park. Key pedestrian connections are provided to the lineal open space and drainage areas separating the proposed residential lots from the established areas of Durack, and key pedestrian pathways have been incorporated into the landscape master plan.

    (b) *Provides a maximum gross dwelling density of 14* ***dwellings*** *per hectare;*

Excluding the PM Zoned land the total development area is 39.3112 hectares. Maximum dwelling yield (assuming maximum yield outcomes for 2+bed dwellings on the dwelling-group lots in accordance with **Clause 5.4.1** of the Planning Scheme) is 409 dwellings, resulting in a maximum gross density of 10.4 dwellings per hectare. Removing the 8.2 hectares of drainage area from the overall development area increases the density rate to 13.15 dwellings per hectare, still well below the maximum of 14 and consistent with the upper limit for stages 1-11 per SP8.

If the higher density rates for 1-bedroom dwellings in Zone LMR are applied, the maximum dwelling yield is increased to 444, resulting in overall density rates of 11.3 or 14.27 dwellings per hectare. It is highly unlikely that all dwellings on the dwelling-group lots will be 1-bedroom, and the higher rate excludes the drainage areas, thus is not reflective of the gross density rate. Accordingly, the maximum gross dwelling density is below 14 dwellings per hectare.

    (c) *Has a maximum 10% of lots capable of accommodating* ***dwelling-group*** *or* ***dwelling-multiple*** *developments;*

9 lots are capable of accommodating dwelling-group development , equivalent to 2.35% of the total 383 residential lots.

    (d) *Ensures, by site grading and civil design, that residential lots less than 600m$^2$ incorporate a minimum area equivalent to the combined minimum building envelope and area of private open space that does not slope in excess of 2%;*

The Slope Analysis Plan (B00612-DA-SA01 in **Attachment B**) demonstrates the proposed slope within residential lots below 600m$^2$.

In order to respond to the overall site topography, residential lots have been designed to transition levels predominantly within the front setback area, with any level transition required to lots adjacent the front or rear boundaries to be undertaken with shorter (less than 1 metre), steeper batters. This results in the front setback areas having a slope between 2 and 7.5%, with a short batter up to 1:1 applied to one side and/or rear boundaries as required. This approach ensures the remaining lot area, including the building envelope and associated private open space area in its entirety, has a slope not exceeding 2%.

> *(e) Has a minimum of 10% of the subdivision area as **public open space**, with no more than 20% of the required area of **public open space** allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc);*

With a total subdivision area of 39.3112 hectares (the total area under title excluding the PM areas) a minimum of 3.93 hectares of public open space is required. Formal, active and passive public open space areas are as follows:

- Moonta Park – 0.62 hectares;
- May Packard Park - 0.89 hectares;
- Green Pedestrian Linkages – 0.27 hectares; and
- Linear Park Linkage Corridors – 3.05 hectares.

A total of 4.83 hectares of formal, active and passive public open space areas are proposed, in addition to 8.2 hectares of drainage reserve, basins, wetlands and channels. The total public open space area is equivalent to 12.29% of the subdivision area unconstrained by drainage function, with the wetland drainage areas providing additional amenity and passive recreation benefits.

> *(f) Incorporates a **public open space** corridor providing a sympathetic interface between new lots and the existing established areas of Durack, and providing for walking and cycle paths that integrate into the existing and adjoining open space networks;*

The subdivision layout incorporates vegetated corridors separating the proposed development from the established areas of The Heights to the east and Durack to the south. The pedestrian and cycle network connects Mary Packard Park in the northern part of the subdivision, through the linear park in the southern section of the subdivision, into existing streets to the south, and to the east via the separate shared and pedestrian pathways along Packard Avenue.

> *(g) Incorporates existing prominent, significant or important landscape features, including Packard's Knob, into the open space network;*

Packard's Knob is incorporated into Mary Packard Park, with the master plan identifying a local-level park with playgrounds, exercise station, picnic and barbecue facilities, seating, shade and recreation space.

Low-lying areas within the southern and eastern parts of the site will be developed into ephemeral basins with the linear walking and cycling trails surrounding the drainage areas.

*(h) Includes appropriate acoustic treatment along the Tiger Brennan Drive and Roystonea Avenue interface; and*

An acoustic barrier will be constructed included along the northern subdivision interface with Tiger Brennan Drive (along the northern residential lot boundaries at the interface with proposed lots 925 and 938). The height and extent of the acoustic wall (including the required length of return) will be determined on the advice of an acoustic engineer.

*(i) Packard Avenue, between the intersection of Heir Street and the eastern intersection of Plaisted Road, is designed and constructed to a standard that will best manage continuous access and egress to land west of this location in the event of an accident or emergency.*

The extension of Packard Avenue will comprise a 21.6 metre wide secondary collector road with 11.6 metre wide carriageway (increased from the 11 metre standard) to allow adequate travel and parking lane widths, together with a 2.5 metre wide shared path and 1.5 metre wide pedestrian path on opposite sides. The road and adjacent area design minimises bends, avoids intersections and ensures clear sightlines to minimise the risk of an accident or other emergency along the portion of Packard Avenue between Plaisted Road and Heir Street.

The Traffic Impact Assessment in **Attachment H** outlines that the criteria for maintaining continuous access is not defined using dimensional specifications, rather the key to best managing continuous access is to ensure the design has considered the potential for an event and ensuring that the design mitigates any impact associated with that event. The risk mitigation situation for a crash is therefore to design the Packard Avenue connection to minimise the potential for a crash such that the probability of a crash is very low, including designing the roadside environment to provide the message to drivers that a low speed environment is appropriate and therefore mitigate the risk of crashes which could cause a blockage of the road network. The assessment further notes that by adopting design features which foster a low speed environment message to drivers the inherent risk of an incident obstructing the access is very low.

The Traffic Impact Assessment also recommends an additional emergency access / egress connection to the west via Borassus Court. Subject to approval from the City of Palmerston, this connection will integrate with the proposed pedestrian connection, with secured bollards preventing access for all vehicles other than emergency services.

*15. A temporary sales office is to:*

*(a) be set back as if it were a **residential building** in accordance with this specific use zone; and*

*(b) provide car parking for the development in accordance with Clause 5.2.4 (Vehicle Parking*

Not applicable. A temporary sales office is not proposed as part of this application.

### 4.5 Zone PM

*Zone Purpose*

*Restrict development on land that is reserved for future development of a significant road transport corridor and associated transport infrastructure.*

*Zone Outcomes*

1. *Development is limited to that which has approval from the agency responsible for the proposed main road.*

2. *Subdivision and development does not prejudice future establishment, operation and maintenance of the transport corridor as anticipated by the Strategic Framework.*

3. *Development, other than for a main road or associated transport infrastructure:*

    *(a) is of a scale and intensity compatible with the character and amenity of the area;*

    *(b) minimises impacts on sensitive environments;*

    *(c) is provided with an appropriate level of services and infrastructure;*

4. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The proposed subdivision will excise the PM Zoned land into 2 parcels with ownership to be transferred to the Northern Territory Government. Proposed lots 925 and 938 will facilitate the future expansion, operation and/or management of the Tiger Brennan Drive transport corridor, thus is consistent with subclause 2. No development under subclauses 3 or 4 is proposed.

### 4.6 General Development Requirements

4.6.2 Clause 5.3.5 (Development in Zones M and PM)

*Purpose*

*Ensure the use and development of land in Zones M and PM does not prejudice:*

*(a) the future development, operation, expansion or maintenance of a main road or proposed main road;*

*(b) traffic safety; or*

*(c) the amenity of a main road corridor;*

*Administration*

1. *The consent authority must not consent to a use or development that is not in accordance with sub-clause 2.*

*Requirements*

2. *The use and development of land is only to be in accordance with the requirements of the agency responsible for the care, control and maintenance of the main road or proposed main road.*

Other than excising the PM corridor from the development area and transferring ownership to the Northern Territory Government, no development within the Zone PM area will occur.

**4.7 Subdivision Development Requirements**

4.7.2 Clause 6.2.1 (Lot Size and Configuration)

*Purpose*

*Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone.*

*Administration*

1. *The consent authority must not **consent** to a subdivision that reduces a lot size by an area greater than 5% of the minimum specified in Table A to this clause:*

    *(a) in Zone LR; or*

    *(b) in Zones LR and MR in Alice Springs and adjacent zoned areas.*

2. *The consent authority must not **consent** to a subdivision in Zone LMR that is not in accordance with Table A to this clause.*

3. *The consent authority may **consent** to a subdivision in Zone LR, MR or HR that is not in accordance with Table A to this clause only if it is satisfied that all lots created are consistent with the purpose of this clause and the zone purpose and outcomes.*

4. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes.*

*Requirements*

5. *Land is to be subdivided in accordance with Table A to this clause.*

| **Table A to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions** | |
|---|---|
| **Zone** | **Minimum Lot Size** |
| LR in greenfield areas identified for compact urban growth in the strategic framework | Average of 600m$^2$ and no smaller than 450m$^2$ |
| LR other than greenfield areas identified for compact urban growth in the strategic framework | 800m$^2$ |
| LR, MR, HR and lots for **residential buildings** in Zone T | 800m$^2$ |
| LMR | 300m$^2$ |

Table A to **Clause 6.2.1** provides the minimum lot size requirements for residential subdivision. In accordance with subclause 2 of Zone SP2 the Zone LR requirements for *greenfield areas identified for compact urban growth* are applied. Accordingly, the applicable minimum lot size requirements are identified below:

- Zone LR – 450m$^2$ with an average of 600m$^2$; and
- Zone LMR – 300m$^2$.

All proposed lots adhere to the required minimum lot sizes, with LR lots between 600m$^2$ and 815m$^2$, and LMR lots between 300m$^2$ and 2,126m$^2$.

6. *Lots are to conform with the building envelope requirements in Table B to this clause.*

| **Table B to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions** | |
|---|---|
| **Lot Size** | **Minimum Building Envelope Requirement** |
| 300m$^2$ to less than 450m$^2$ | 7m x 15m (exclusive of any boundary setbacks or service authority easements) |
| 450m$^2$ to less than 600m$^2$ | 8m x 15m (exclusive of any boundary setbacks or service authority easements). |
| 600m$^2$ and greater | 17m x 17m (exclusive of any boundary setbacks or service authority easements) |

With the exception of lots 913 – 924, all dwelling-single lots are based on a minimum depth of 30 metres with varying frontages depending on lot typology. The Following frontages are applied to individual typologies:

- Villa – 10 metres;

- Courtyard – 12.5 metres;
- Economy-Traditional – 15 metres;
- Traditional – 18 metres; and
- Premium Traditional – 20 metres.

Lots 913 – 924 maintain the typology frontages however have a reduced depth of 28.8 metres. Conservatively adopting the setback requirements from **Clause 5.4.3** (and not allowing for the reduced setbacks under **Clause 5.4.3.3**) requires the following lot dimensions:

- **300m$^2$ – 449m$^2$:** Minimum 10m wide (7m + 1.5m + 1.5m) by 22.5m deep (15m + 6m + 1.5m)
- **450m$^2$ – 599m$^2$:** Minimum 11m wide (8m + 1.5m + 1.5m) by 22.5m deep (15m + 6m + 1.5m)
- **600m$^2$ and above:** Minimum 20m wide (17m + 1.5m + 1.5m) by 24.5m deep (15m + 6m + 1.5m)

Corner lots require an additional 1 metre width to account for the wider 2.5m secondary street setback, and rear-loaded lots require an additional 1 metre to the lot depth to account for the same.

With the exception of a small number of obscure-shaped lots responding to road curvatures, all LR and LMR lots comply with the minimum square dimension requirements, or can accommodate the required building envelopes without compromising on the required setbacks.

A small number of LR lots responding to the road curvature result in minor encroachments of the building envelopes into the minimum setback areas. Specifically:

- Lot 887 (671m2) – Minor encroachment of building envelope corners into required setbacks;
- Lot 853 (628m2) – Minor encroachment of building envelope corners into required setbacks;
- Lot 881 (666m2) – Minor encroachment of building envelope corners into required setbacks; and
- Lot 653 (600m2) – Minor encroachment of building envelope edge into required secondary street setback;

The variations are minor in that the extent of encroachment of the building envelope into the setback is minimal, and there is ample space for future residential development including a suitably sized dwelling, car parking, private open space and compliance with the required setbacks (evident in the building envelope plans). Accordingly, a minor variation under *subclause 4* is appropriate.

Notwithstanding the above, the proposed building setbacks to be incorporated into **Schedule 9** of the Planning Scheme will increase the available building envelope, particularly for smaller lots.

The proposed setbacks also nominate boundaries to which the secondary street setback requirements will apply to ensure the most desirable dwelling frontage, rather than simply a response to the *primary / secondary street* definitions in **Schedule 2.**

7. *Lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwellings**, vehicle **access**, parking and **ancillary** buildings.*

Evident in the building setback plans in **Attachment C,** all proposed dwelling lots incorporate sufficient space and dimensions for the provision of resultant dwellings, with vehicle access, two car parking spaces, compliance with the proposed estate setbacks and private open space shown for all lots less than 600m$^2$. Larger residential lots 600m$^2$ and above provide sufficient space for all residential buildings, services and activities, evident by compliance with the building envelope requirements, or with variations considered minor and not to the extent that will compromise the functionality of the lots for the intended use.

8. *There are no battle-axe lots.*

No battle-axe lot are proposed.

9. *Lots are oriented to allow **dwellings** to take advantage of environmental conditions such as prevailing breezes and sunlight.*

The lot layout achieves an appropriate balance between the need to reflect the layout of external site boundaries, the land topography generally falling to the south, the required public open space corridor along the southern boundary, the primary access as an extension to Packard Avenue, and providing opportunities for lots to take advantage of prevailing breezes and sunlight.

Lots oriented east-west ensure direct east / west sunlight to the long-sides of dwellings is avoided, and lots orientated north-south can mitigate direct sun due to the proximity of adjacent dwellings and the provision of setbacks to achieve eave overhangs and shading, whilst providing opportunity for capture of prevailing breezes for flow-through ventilation. Lots oriented east-west maintain access for ventilation whilst retaining opportunity on-site for the provision of shading and protection against direct western sunlight.

The proposed lot layout, lot dimensions and sizes, and the intended mandatory setback minimums ensure sufficient space for shading, breeze capture and diversion in and around dwellings through building design, positioning and landscaping, noting the proposed building envelopes to ensure built form can adapt to lot orientation, provide landscaping and shading, and take advantage of prevailing breezes.

10. *Lots are connected to reticulated services.*

All lots will be connected to reticulated services per the Engineering Infrastructure Report in **Attachment F.**

11. *Potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents.*

The subdivision layout minimises the number of lots directly adjacent public open space, with the primary parks largely adjacent the internal roads and drainage areas. The open-ended dimensions, width and intended internal design of the linkage parks will ensure optimal safety and security, with all linkage parks provided as an extension of the road network, providing long-vision opportunities and maximising passive surveillance. No non-residential land uses are proposed.

12. *Where there are lots for medium and higher density residential development, those lots are:*

    (a) *distributed in small groups serviced by public transport;*

    (b) *in close proximity to public open space and with adequate access to community facilities and services; and*

    (c) *not located in a cul-de-sac.*

No medium or high density lots are proposed, and all lots are below the 'higher density' threshold in the Northern Territory Compact Urban Growth Policy. Smaller lots are concentrated nearer Packard Avenue, maximising density in close proximity to public open space, the primary transport route and public transport, with smaller lots and 2 dwelling-group lots interspersed throughout other areas of the subdivision to ensure a variety of lot sizes and densities between low and low-medium.

4.7.3 Clause 6.2.2 (Lots Less than 600m$^2$ for Dwellings-Single)

*Purpose*

*Ensure the subdivision of land to lots of less than 600m2 will allow residential development that minimises impact on **amenity** and the functionality of the street infrastructure.*

*Administration*

1. *The consent authority must not **consent** to a subdivision that is not in accordance with sub-clauses 3 and 4.*

2. *An application must provide plans to demonstrate the requirements of sub-clause 4.*

*Requirements*

3. *Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.*

| Table to Clause 6.2.2: Lots Less than 600m² for Dwellings-Single | |
|---|---|
| **Range of Lot Size** | **Minimum length of any Boundary to a Public Road** |
| 300m² to less than 450m² | 10m |
| 450m² to less than 600m² | 13m |

All lots between 300m$^2$ and 449m$^2$ have a boundary adjacent the proposed public road network of no less than 10 metres, and lots between 450m$^2$ and 599m$^2$ have a road boundary no less than 13 metres. For the purpose of this assessment a 'public road' includes road reserve extensions with individual driveway access (e.g. adjacent lots 751 and 752).

4. *The **site** layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for vehicle parking (5.2.4), **building setbacks** (5.4.3 and 5.4.3.3) and private open space (5.4.6).*

The typical building envelope plans and notional lot layout in **Attachments C** demonstrate the ability for each residential lot (less than 600m$^2$) to accommodate:

- Setbacks required by **Clause 5.4.3** and/or **Clause 5.4.3.3** of the Planning Scheme. The typical building envelope plans adopt the proposed building setbacks to be incorporated into the estate covenants and proposed for inclusion in **Schedule 9** of the Planning Scheme. The proposed setbacks differ slightly from the reduced setbacks in **Clause 5.4.3.3,** specifically (as applicable to **Clause 6.2.2**):
    - 450m$^2$ Economy-Traditional lots with a zero (no change) setback to one side boundary and 1.5 metre (rather than 3 metre) side setback to the other boundary. These typologies, based on a 15m lot width, are able to accommodate the required 8m x 15m building envelope irrespective of whether the proposed (reduced) or **Clause 5.4.3.3** setbacks are applied;
- Building envelopes required by **Clause 6.2.1** (per the assessment in response to that section);
- Two car parking spaces, access driveway and continuous (unbroken) kerb in accordance with **Clause 5.2.4**; and
- Area B private open space in accordance with **Clause 5.4.6.** Area A private open space can be provided within the setback areas.

No lots are proposed with a frontage to a public road of less than 10 metres.

4.7.4 Clause 6.2.3 (Site Characteristics for Subdivision in Zones LR, LMR, MR and HR)

*Purpose*

*Ensure that the subdivision of land provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.*

*Administration*

1. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-6, only if it is satisfied the subdivision design is consistent with the purpose of this clause.*

*Requirements*

2. *Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.*

The Ecology and Heritage Constraints assessment in **Attachment I** confirms the following land systems:

- 3 Eucalypt woodland land units on side slopes or rises and short steep slopes;
- 1 tall shrubland to low open woodland land type on broad lowland plains; and
- Disturbed habitat consisting of extensive Gamba Grass weed infestation and native vegetation clearing for development.

Lowland areas generally align with the existing drainage areas in the southern and eastern parts of the subdivision. The lot layout enables the majority of these areas to form the ephemeral drainage basins, and the bulk earthworks design will ensure roads and urban areas are suitably above the 1% Annual Exceedance Probability.

3. *Ensure, by **site** selection or **site** grading, that areas intended for lots less than 600m² do not slope in excess of 2%, such that the need for on-site stormwater structures, retaining walls and the like is minimised.*

Site slopes are determined in accordance with **Clause 14(d)** of Zone SP2. Refer **section 4.4** of this report.

4. *Retain and protect significant natural and cultural features.*

**Attachment I** confirms that no sensitive vegetation types are present. An assessment as to the likelihood of occurrence of threatened species identified the following occur or have the potential to occur:

- The Darwin Cycad (listed as Vulnerable under the *Territory Parks and Wildlife Conservation Act*) in low to moderate density patches throughout the site. Cycads will be identified, salvaged, reused (in the

proposed open space areas) or stored (if surplus) for sale in accordance with the Cycad and Sand Palm Management Strategy in **Attachment E**, together with the required authority approvals;

- A high likelihood of occurrence of *Typhonium praetermissum* (listed as Vulnerable under the *TPWC Act*) in the south-western corner of the site, with the surrounding habitat assessed as moderate suitability. The high likelihood area is within subdivision stages 18 and 19, and it is expected that targeted surveys may be required prior to the commencement of clearing and construction works in this area (i.e. prior to the commencement of bulk earthworks stage 3 / overall stage 8; and

- Medium likelihood of occurrence of Northern Brushtail Possum (listed as Vulnerable under the *Environment Protection and Biodiversity Conservation Act*). The assessment notes that whilst no Northern Brushtail Possum records occur within the site, the species is locally common with 26 records within a 5 kilometre radius, and the species is considered to have a medium likelihood of occurrence within the site. The assessment further notes that suitable tree species are present within the site however that site woodland habitat does not contain tall, large hollow-bearing trees preferred by the species, and that habitat quality is further reduced by an unfavourable fire regime and the presence of invasive grassy weed species. Finally, high-density residential and industrial development bordering the site on three-sides has removed connectivity between the site and intact woodland habitat.

Packard's Knob, located in the north-eastern portion of the site, is a thickly timbered conical rise originally named by George W Goyder during his 1869 survey expedition. The landscape feature is specifically identified in SP2, and will be retained and incorporated into Mary Packard Park as part of the proposed development.

5. *Avoid development of land affected by a 1% AEP flood or storm surge event.*

The subject land is not affected by the flooding or storm surge overlay.

6. *Retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them into* ***public open space****.*

Packard's Knob will be retained and incorporated into the public open space network. The existing drainage lines will be incorporated into the ephemeral basins, with the lineal open space network providing additional amenity and recreational opportunities for residents.

4.7.5 Clause 6.2.4 (Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR)

*Purpose*

*Ensure that subdivision of land for residential purposes is appropriately integrated with infrastructure, community services and facilities.*

*Administration*

1. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.*

*Requirements*

2. *Provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements.*

The proposed subdivision layout includes an interconnected street network providing clear pedestrian and cyclist connections, and adopting a road hierarchy that prioritises through movements along higher order roads whilst distributing traffic evenly throughout the subdivision. External pedestrian connections are evenly distributed to ensure a spread of pedestrian access options and maximise connectivity, and the pedestrian and road network prioritises access to public open space and the proposed bus stop locations.

3. *Provide links to schools, commercial facilities and public transport services.*

Public transport will be provided within the subdivision, with all lots within 400 metres of at least one of the two proposed bus stops. The extension of Packard Avenue provides a link to educational, commercial and community facilities within the wider locality and beyond.

4. *Provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users.*

Internal road layout and alignment avoids through-roads and distributes traffic evenly throughout the subdivision.

5. *Incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of **dwellings**.*

Public bus services will extend along Packard Avenue to the western-most roundabout, looping back around and exiting to the stages 1-11 areas. Two new bus stops will be provided along the southern side of Packard Avenue – in stages 12 and 15 with all lots located within 400 metres of at least one of the proposed bus stops.

6. *Provide for connection to reticulated services.*

All lots will be connected to reticulated services in accordance with the Engineering Infrastructure Report in **Attachment F.**

7. *Provide a minimum of 10% of the subdivision area as **public open space** which:*

    *(a) ensures the majority of **dwellings** are within 400m walking distance of a neighbourhood park;*

*(b) incorporates recreational open space in larger units available for active leisure pursuits;*

*(c) is unencumbered by drains and has sufficient flat area for informal recreation; and*

*(d) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding **dwellings** or passing vehicles.*

Public open space is considered under **Clause 14(e)** of SP2, and comprises:

- Neighbourhood Park - *Moonta Park* – 0.62 hectares;
- Local Park - *Mary Packard Park* - 0.89 hectares;
- Green Pedestrian Linkages – 0.27 hectares; and
- Linear Park Linkage Corridors – 3.05 hectares.

With a total subdivision area of 39.3112 hectares a minimum of 3.93 hectares of public open space is required, with a total of 4.83 hectares of formal, active and passive public open space areas are proposed, in addition to 8.2 hectares of drainage reserve, basins, wetlands and channels. The total public open space area is equivalent to 12.29% of the subdivision area unconstrained by drainage function, with the wetland drainage areas providing additional amenity and passive recreation benefits.

Open space is evenly distributed throughout the subdivision, with the majority (over 95%) of lots within 400 metres of the local or neighbourhood parks, and the concept park designs in **Attachment E** demonstrate the provision of open, grassed areas for active and passive recreation, seating, shade, barbecue and picnic facilities, walking and cycling trails, and retained vegetation areas. Parks and pedestrian areas are located to minimise residential lots directly abutting park boundaries, and pedestrian linkages are located as an extension of the adjacent road network, providing long-views to / from drivers to maximise opportunities for passive surveillance.

## 5.0 Section 46(3)(b) – Interim Development Control Order

Title details in **Attachment J** confirm there are no Interim Development Control Orders currently applicable to the subject land.

## 6.0 Section 46(3)(c) – Referral to the NT EPA

**Section 48** of the Environmental Protection Act 2019 (EPA Act) requires a project be referred to the NT Environmental Protection Authority (NT EPA) for assessment if it has the potential to have a significant impact on the environment or meets a referral trigger. The subject land is overlain by established urban residential development zoning, is partly disturbed and does not contain sensitive vegetation types.

The proposed development does not relate to land with high environmental, cultural or social significance, does not propose high risk activities nor is likely to cause significant environmental impacts. Accordingly, it is considered that the referral triggers are not met, and that the subdivision does not require referral to the NT EPA.

## 7.0 Section 46(3)(d) – Merits of Proposed Development

The proposed subdivision will enable the completion of residential development in the planned areas of the Palmerston northern suburbs, providing additional serviced land for housing with a high level of access to public open space, public transport services and suitable level of access to the Palmerston CBD. The subdivision will provide an integrated road, pedestrian and cycle network with a particular emphasis on pedestrian connections to established areas to achieve a high level of interconnectivity and encourage walking and cycling.

The subdivision responds to key outcomes identified in the Specific Use Zone (including those carried across from SP8), particularly relating to dwelling densities, the protection of Packard's Knob, public open space requirements, active travel connections and integration, and acoustic treatment along the main road boundaries.

## 8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

The nature of the subject land and surrounding locality, and the suitability of the subject land to accommodate the proposed development have been addressed in this report. In summary, the subject land is suitably zoned, not affected by excessive slope, drainage or other constraints, and can be serviced to accommodate the proposed development.

In August 2022 Ecoz Environmental Consultants prepared a Preliminary Site Investigation, which identified potential asbestos containing materials in the north-west portion of the site. A targeted asbestos investigation and assessment was undertaken within this area, confirming the presence of asbestos containing ground debris, comprising dumped building materials. Asbestos removal was undertaken in January 2026, overseen by a licensed asbestos assessor, and a *Removal of Asbestos Containing Material and Asbestos Clearance Certificate* was issued by Trakondy Asbestos and Hazardous Materials Pty Ltd confirming:

- the identified asbestos containing materials within the defined scope of works were removed;
- post-remediation visual inspections, asbestos in soil validation sampling, and airborne fibre monitoring were undertaken; and
- the remediated area was assessed as fit for re-occupation, subject to the limitations outlined within the clearance documentation.

With regard to the potential impact on other land, the subdivision layout, consistent with the SP2 master plan, maintains open space and ephemeral drainage buffers between residential land and the established areas of The Heights and Durack (Fairway Waters) to minimise disruption to existing residents and maximise amenity to new residents.

## 9.0 Section 46(3)(f) – Public Facilities and Open Space

The proposed subdivision includes the provision of public open space, internal road, cycling and footpath networks and access to public transport services. Resultant housing will be reliant on existing and future commercial uses, community services and educational facilities within existing activity centres, including the Palmerston CBD, and the proposed subdivision layout ensures a high level of connectivity to surrounding areas to maximise accessibility and transport options.

## 10.0 Section 46(3)(g) – Public Utilities and Infrastructure

The Subdivision Master Plan in **Attachment B** includes the concept earthworks, street layout, stormwater, potable water and sewer master plans, which will be further developed in accordance with the service authority requirements through the detailed design process. It is anticipated that any resultant development permit will include (but not be limited to) conditions precedent requiring:

- Infrastructure master plans (for all stages), including earthworks, roads, landscaping, stormwater, sewer, potable water and power, to be submitted to and approved by the applicable service authority prior to endorsement of plans / commencement of works on site (all stages); and

- Detailed earthworks, roads, landscaping, stormwater, sewer, potable water and power designs, to be submitted to and approved by the applicable service authority prior to commencement of site works on the corresponding stage/s.

In addition to the concept master plans, the Engineering Infrastructure Report in **Attachment F** outlines the applicable engineering infrastructure considerations and intended approach, and confirms the existing infrastructure which interfaces the subject land is sufficient to cater for the proposed development, including mains power, water and sewer services, urban road, footpath and shared path designs, public open space and transport.

## 11.0 Section 46(3)(h) – Impact on Amenity

The relatively undeveloped nature of the subject land, and the size of the proposed development, are such that a fundamental change to the nature and character of the locality will occur.

To ensure that development is appropriately incorporated into the locality, the proposed subdivision, by way of siting and response to natural land systems, adopts an appropriate response to the interface with established residential areas, the distribution of traffic and the design of public open space. Noting the fundamental change to the existing locality as a result of the development, the proposed layout is such that the impact on amenity is appropriate due to the reasonably anticipated nature of the development.

## 12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest

**Section 51** of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these matters:

- The street network design, public open space and public area interface achieves sufficient consistency with desired CPTED outcomes relating to visibility and security;
- Drainage basins will be designed to ensure adequate separation from pedestrian areas and clear sightlines to maintain water safety;
- The proposed residential lots will be connected to reticulated water supply and will not impact on water security by directly connecting to groundwater resources; and
- Accessibility considerations within the footpath and open space network will be addressed during the detailed design process, and assessed against the requirements of the Northern Territory Subdivision Design Guidelines. Future development on the proposed lots will need to consider accessibility to and around buildings, however the proposed earthworks and limited slope will facilitate accessible development outcomes.

In addition to the above, the subdivision will increase the available supply of affordable housing consistent with the intended land use outcomes and layout within the Northern Territory Planning Scheme, connected to existing and planned infrastructure and accessible to commercial and community services whilst facilitating development in accordance with the requirements of the 2020 Scheme.

## 13.0 Section 46(3)(k) – Compliance with the Building Act

There are no existing buildings on the subject land. Accordingly, **Section 46(3)(k)** is not applicable.

## 14.0 Section 46(3)(l) – Development of Scheme Land

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, Section **46(3)(l)** is not applicable.

## 15.0 Conclusion

This report accompanies an application for Development Permit for the subdivision of lots 12954 and 16241 Town of Palmerston to create 382 residential lots, together with land for public open space, ephemeral drainage areas, and for incorporation into the Tiger Brennan Drive road corridor. The proposed subdivision comprises the remaining undeveloped area of The Heights estate, Durack, and functions as an extension to established stages 1-11 to the east of the subject land. Residential lots are consistent with the Low and Low-Medium Density Residential Zones, allowing for development up to 2 storeys with a range of lot sizes dispersed throughout the subdivision area, maximising choice and providing more affordable land options.

The subdivision has been designed in accordance with the recently approved Specific Use Zone, achieving consistency with the form and density within stages 1-11 albeit in a manner that responds to the applicable requirements of the Northern Territory Planning Scheme 2020 (rather than the 2007 Planning Scheme which contained Zone SP8). Where variations are proposed, they are appropriate and do not compromise the intended outcomes identified in Zone SP2, the future use, efficiency or amenity of the land, the realisation of future development outcomes in accordance with the Planning Scheme or create adverse amenity impacts on adjacent and surrounding land.

The development will provide additional serviced land for housing consistent with the fundamental land use (low and low-medium density residential) outcomes identified in both the existing and prior specific use Zones in a manner that appropriately integrates with established housing, and ensures a positive addition to the Palmerston urban areas.



**Brad Cunnington**

Cunnington Rosse Town Planning and Consulting

8 March 2026

DA STAGE 4 - BULK EARTHWORKS PACKAGE 2

DA STAGE 1 - BULK EARTHWORKS PACKAGE 1

DA STAGE 8 - BULK EARTHWORKS STAGE 3

STAGE 17

STAGE 16

STAGE 15

STAGE 14

STAGE 13

STAGE 12

STAGE 18

STAGE 19

STAGE 11

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

FOR CONTINUATION REFER INSERT BELOW

FOR CONTINUATION REFER ABOVE

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: POND W1
Total cut: -18189.784
Total fill: 4357.840
Total balance: -13831.944
Polygon plan area: 25537.251

Polygon name: STAGE 19
Total cut: -1220.640
Total fill: 24290.401
Total balance: 23069.761
Polygon plan area: 35158.643

Polygon name: STAGE 18
Total cut: -8145.953
Total fill: 9560.182
Total balance: 1414.229
Polygon plan area: 29452.077

Polygon name: STAGE 17
Total cut: -22125.432
Total fill: 3003.662
Total balance: -19121.770
Polygon plan area: 33258.972

Polygon name: STAGE 16
Total cut: -6455.446
Total fill: 12584.087
Total balance: 6128.641
Polygon plan area: 36829.888

Polygon name: STAGE 15
Total cut: -7606.455
Total fill: 15922.355
Total balance: 8315.900
Polygon plan area: 30779.672

Polygon name: STAGE 14
Total cut: -30139.376
Total fill: 22239.398
Total balance: -7899.979
Polygon plan area: 37547.473

Polygon name: STAGE 13
Total cut: -58813.208
Total fill: 8005.822
Total balance: -50807.387
Polygon plan area: 30553.517

Polygon name: STAGE 12
Total cut: -3310.303
Total fill: 73505.516
Total balance: 70195.213
Polygon plan area: 100532.248

Polygon name: POND W2
Total cut: -566.638
Total fill: 17358.950
Total balance: 16792.312
Polygon plan area: 19608.572

Polygon name: POND C1
Total cut: -3490.751
Total fill: 6912.897
Total balance: 3422.146
Polygon plan area: 18171.616

Polygon name: RAPID TRANSIT CORRIDOR
Total cut: -11286.296
Total fill: 2141.173
Total balance: -9145.123
Polygon plan area: 28127.545

SUMMARY
Total cut: -171350.282
Total fill: 199882.281
Total balance: 28531.999

STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 1 BOUNDARY
BULK EWKS PACKAGE 2 BOUNDARY
BULK EWKS PACKAGE 3 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 01
Total cut: -103110.548
Total fill: 96810.620
Total balance: -6299.928
Polygon plan area: 233168.883

Polygon name: BULK EWKS PACKAGE 02
Total cut: -53734.682
Total fill: 66373.577
Total balance: 12638.895
Polygon plan area: 190996.685

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register
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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL BULK EARTHWORKS PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-EW01
Drawing No.
Rev A

User:RICHARD.FERGUSON File Name:S:\Urbx\data\MAN\2025YM01\B00610_2092\4.CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW

Plot Date:6/03/2026 11:20:25 AM

# DA STAGE 1 - BULK EARTHWORKS PACKAGE 1

STAGE 17 | STAGE 16 | STAGE 15 | STAGE 14 | STAGE 13 | STAGE 12 | STAGE 18 | STAGE 19 | STAGE 11

EPHEMERIAL BASIN 3 | EPHEMERIAL BASIN 2 | EPHEMERIAL BASIN 1

STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 1 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 01

Total cut: -103110.548
Total fill: 96810.620
Total balance: -6299.928
Polygon plan area: 233168.883

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 1
BULK EARTHWORKS PACKAGE 1

Datum: AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EW02 | A |

User: RICHARD FERGUSON File Name: S:\Jobs\data\MAN\2025\YN\B00610_2992\4. CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:29 AM

# DA STAGE 4 - BULK EARTHWORKS PACKAGE 2




STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 2 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 02

Total cut: -53734.682
Total fill: 66373.577
Total balance: 12638.895
Polygon plan area: 190996.685

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

**NOTE:** LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 4
BULK EARTHWORKS PACKAGE 2

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EW03 | Rev A

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User: RICHARD FERGUSON File Name: S:\726s\data\MANDSYN01\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:33 AM

# DA STAGE 8 - BULK EARTHWORKS STAGE 3

STAGE 17 | STAGE 16 | STAGE 15 | STAGE 14 | STAGE 13 | STAGE 12 | STAGE 18 | STAGE 19 | STAGE 11

EPHEMERIAL BASIN 3 | EPHEMERIAL BASIN 2 | EPHEMERIAL BASIN 1

STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 3 BOUNDARY

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS STAGE 03

Total cut: -14505.412
Total fill: 36705.662
Total balance: 22200.249
Polygon plan area: 103593.725

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 8
BULK EARTHWORKS PACKAGE 3

Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612-DA-EW04 | | A |

User: RICHARD FERGUSON File Name: S:\Data\data\MAN\2025YM01\B00610_2092\4. CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:37 AM

DA-STAGE 9: STAGE 17 NTG ROAD RESERVE
28,200m²

DA-STAGE 9: STAGE 17 DEVELOPMENT AREA
32,353m²

DA-STAGE 7: STAGE 16 DEVELOPMENT AREA
37,760m²

DA-STAGE 6a: STAGE 15 DEVELOPMENT AREA
29,863m²

DA-STAGE 5a: STAGE 14 DEVELOPMENT AREA
36,822m²

DA-STAGE 3: STAGE 13 DEVELOPMENT AREA
32,584m²

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA
41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
35,210m²

DA-STAGE 10: STAGE 18 DEVELOPMENT AREA
26,617m²

DA-STAGE 11: STAGE 19 DEVELOPMENT AREA
32,989m²

DA-STAGE 6b: STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE
25,489m²

DA-STAGE 5b: STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE
20,660m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
41,202m²

STAGE 17
STAGE 14
STAGE 18
STAGE 19
STAGE 11

EPHEMERIAL BASIN 3
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 1

CARPENTARIA CRT
CARPENTARIA PARK
FAIRWAY WATERS
PACKARD AVE

FOR CONTINUATION REFER INSERT BELOW

DA-STAGE 2B: STAGE 12 NTG ROAD RESERVE
31,273m²

FOR CONTINUATION REFER ABOVE
KING STREET

LEGEND

- BULK EARTHWORKS PACKAGE 1 BOUNDARY: DA-STAGE1
- BULK EARTHWORKS PACKAGE 2 BOUNDARY: DA-STAGE 4
- BULK EARTHWORKS PACKAGE 3 BOUNDARY: DA-STAGE 8
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3
- STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 2b
- STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 5b
- STAGE 14 DEVELOPMENT AREA: DA-STAGE 5a
- STAGE 15 DEVELOPMENT AREA: DA-STAGE 6a
- STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 6b
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9
- STAGE 18 DEVELOPMENT AREA: DA-STAGE 10
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\72dx\data\HANI2DSYN01\B0606_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:20:56 AM

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL STAGE AREA PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG01
Rev A

938
28,200m²

FUTURE STAGE
STAGE 17
STAGE 16
STAGE 15
STAGE 14
STAGE 13
STAGE 18
STAGE 19
STAGE 11

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA
41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
35,210m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
41,202m²

EPHEMERIAL BASIN 1
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 3

926
925
927
929
930
931
933
932

FOR CONTINUATION REFER INSERT BELOW

CARPENTARIA CRT
CARPENTARIA PARK
FAIRWAY WATERS
PACKARD AVE

DA-STAGE 2B: STAGE 12 NTG ROAD RESERVE
31,273m²

FOR CONTINUATION REFER ABOVE
KING STREET

## LEGEND

- STAGE 12 DEVELOPMENT BOUNDARY
- STAGE 12 PUBLIC OPEN SPACE BOUNDARY
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a
- STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 2b

0 30 60 90 120 150m
28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 2A & 2B
STAGE 12 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG02 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MAN\12DSYN01\B00612_2992v1.CIVL_DRGS\v1.2 CURRENT\DA\B00612 STAGE 12 B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:20:58 AM

938
28,200m²

DA-STAGE 3: STAGE 13 DEVELOPMENT AREA
32,584m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE 35,210m²

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA 41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE 41,202m²

DA-STAGE 2b: STAGE 12 NTG ROAD RESERVE 31,273m²

STAGE 11

STAGE 12

STAGE 13

STAGE 14

STAGE 15

STAGE 16

STAGE 17

STAGE 18

STAGE 19

FUTURE STAGE

EPHEMERIAL BASIN 1

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 3

PACKARD AVE

CARPENTARIA CRT

CARPENTARIA PARK

FAIRWAY WATERS

## LEGEND

- STAGE 13 DEVELOPMENT BOUNDARY
- DA STAGES 2a & 2B : PREVIOUS STAGES
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

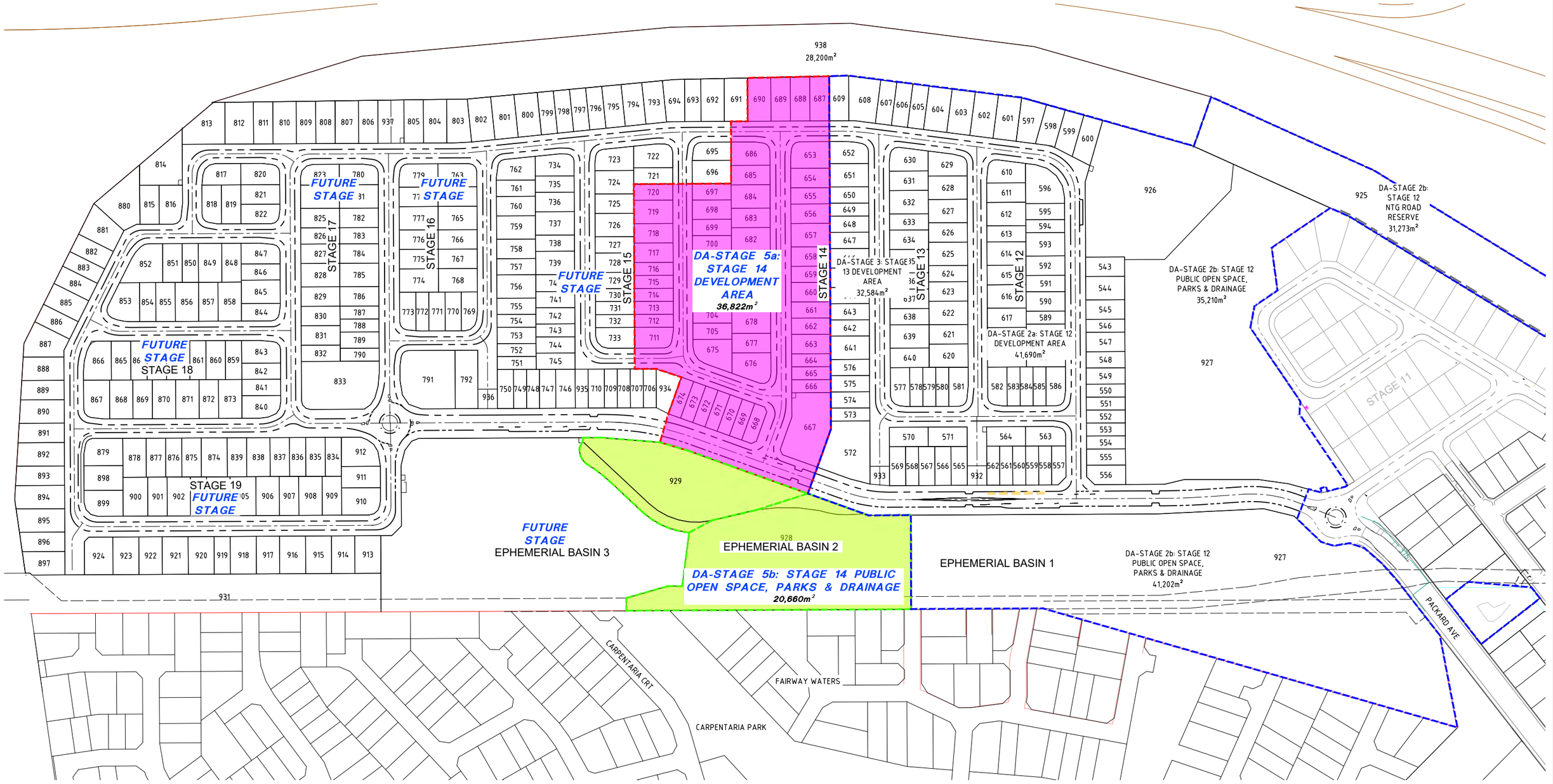
Title: DA STAGE 3
STAGE 13 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG03 | Rev A

User: RICHARD.FERGUSON File Name: S:\Data\MANUDSYN01\B00612\B_29924\4_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:26:59 AM




LEGEND

- STAGE 14 DEVELOPMENT BOUNDARY
- STAGE 14 PUBLIC OPEN SPACE BOUNDARY
- DA STAGES 2 & 3 : PREVIOUS STAGES
- STAGE 14 DEVELOPMENT AREA: STAGE 5a
- STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 5b

0 30 60 90 120 150m

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

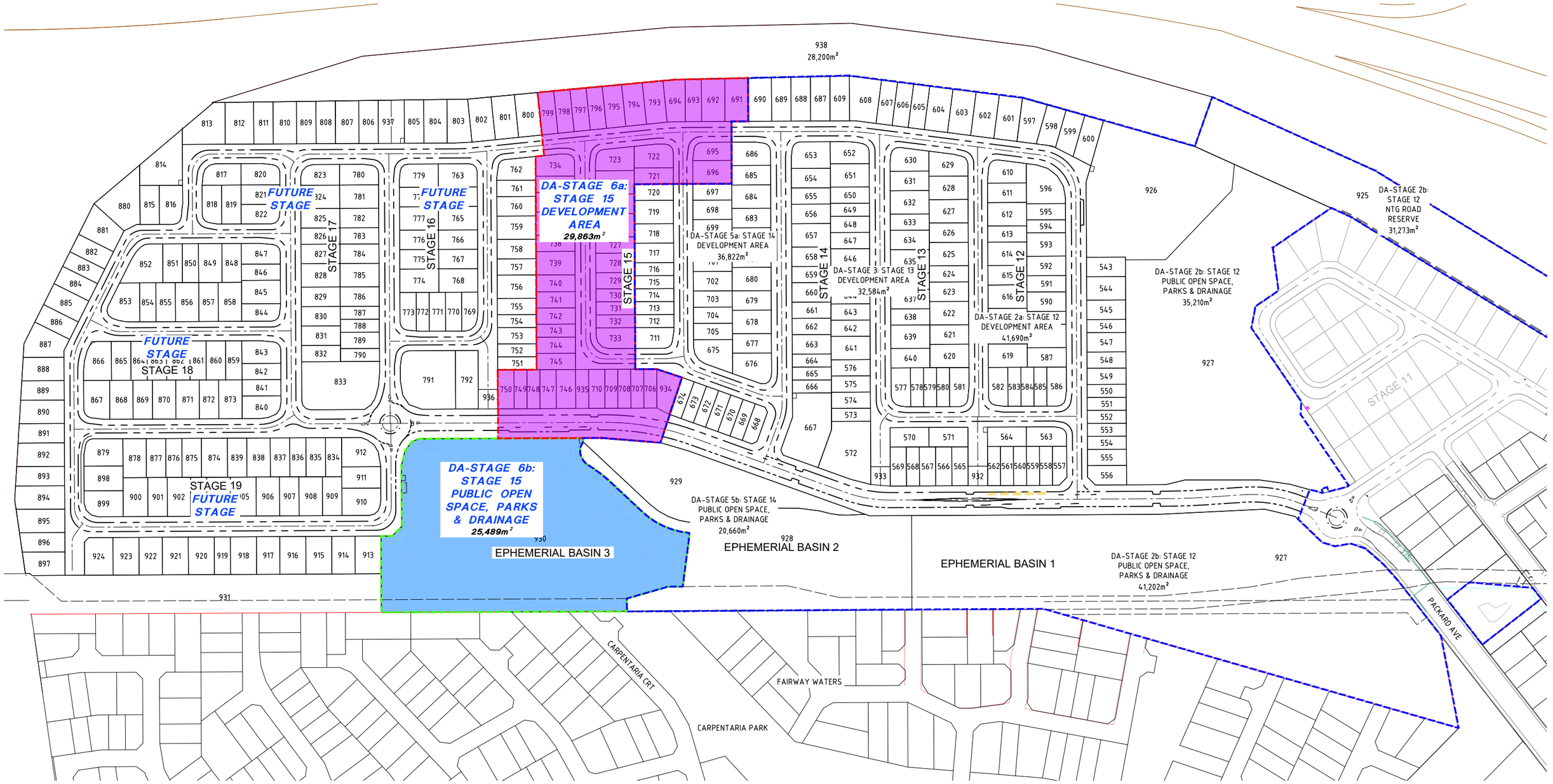
Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 5A & 5B
STAGE 14 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG04
Rev A

User: RICHARD.FERGUSON File Name: S:\12da\data\MANUDSYN\M1\B00612_25R23_CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:00 AM




## LEGEND

- STAGE 15 DEVELOPMENT BOUNDARY
- STAGE 15 PUBLIC OPEN SPACE BOUNDARY
- DA STAGES 2, 3, & 5 : PREVIOUS STAGES
- STAGE 15 DEVELOPMENT AREA: STAGE 6a
- STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 6b

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

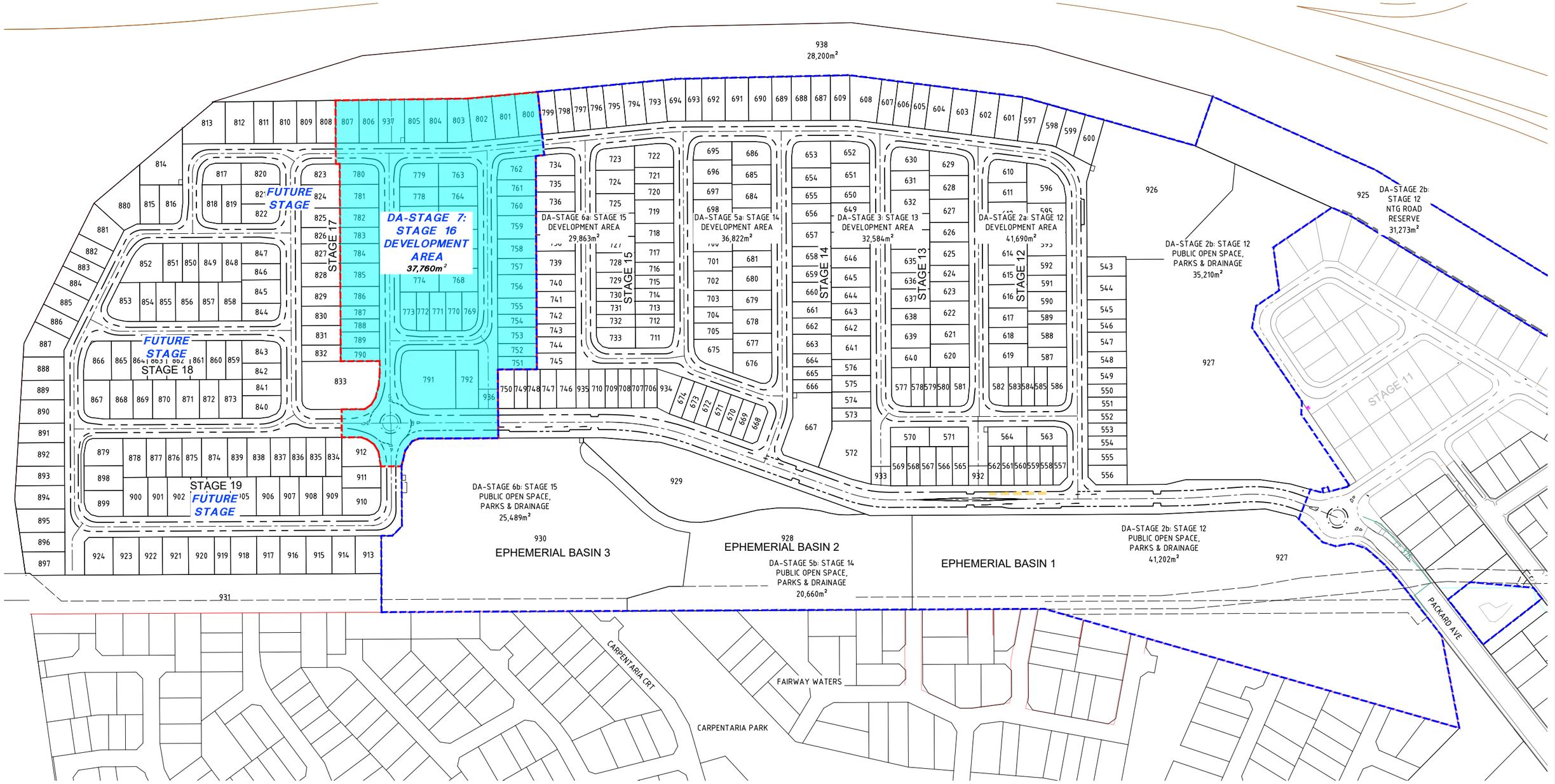
Title DA STAGE 6 & 6B
STAGE 15 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG05 Rev A

User: RICHARD FERGUSON File Name: S:\Jobs\data\MANJOBSYNC\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:01 AM




LEGEND

- STAGE 16 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, & 6 : PREVIOUS STAGES
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 7
STAGE 16 DEVELOPMENT AREA

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

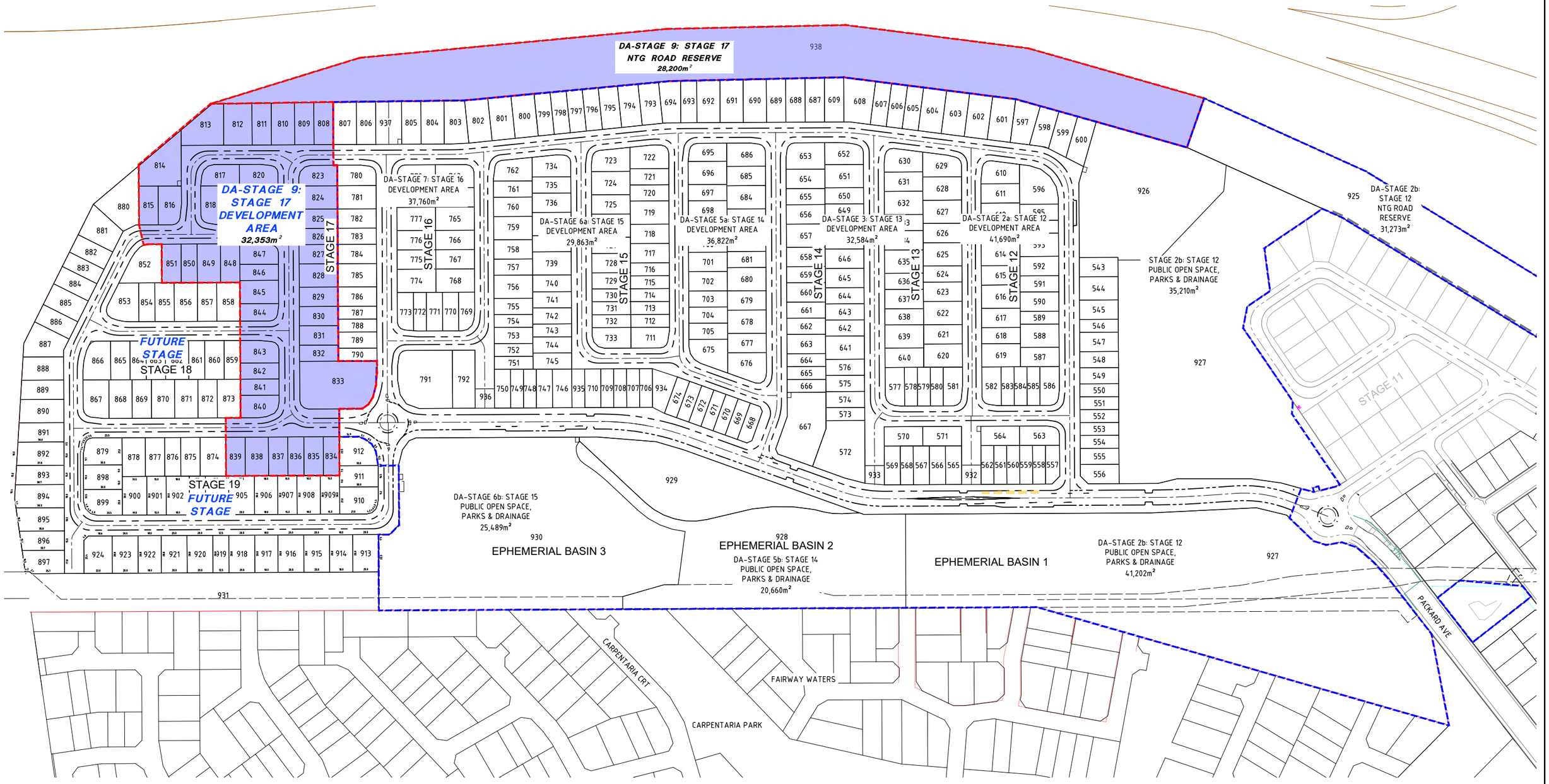
Project No. B00612-DA-EG06

Drawing No.

Rev A

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Plot Date: 6/03/2026 11:21:02 AM




## LEGEND

- STAGE 17 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, 6, & 7 : PREVIOUS STAGES
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 9
STAGE 17 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG07 | Rev A

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User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTIDS\MON\B00610_12992\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:03 AM

DA-STAGE 8: STAGE 17
NTG ROAD RESERVE
28,200m²

DA-STAGE 9: STAGE 17
DEVELOPMENT AREA
32,353m²

DA-STAGE 7: STAGE 16
DEVELOPMENT AREA
37,760m²

DA-STAGE 6a: STAGE 15
DEVELOPMENT AREA
29,863m²

DA-STAGE 5a: STAGE 14
DEVELOPMENT AREA
36,822m²

DA-STAGE 3: STAGE 13
DEVELOPMENT AREA
32,584m²

DA-STAGE 2a: STAGE 12
DEVELOPMENT AREA
41,690m²

DA-STAGE 2b:
STAGE 12
NTG ROAD
RESERVE
31,273m²

DA-STAGE 2b: STAGE 12
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
35,210m²

STAGE 18

**DA-STAGE 10:
STAGE 18
DEVELOPMENT
AREA
26,617m²**

STAGE 19
FUTURE
STAGE

STAGE 17
STAGE 16
STAGE 15
STAGE 14
STAGE 13
STAGE 12
STAGE 11

DA-STAGE 6b: STAGE 15
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
25,489m²

DA-STAGE 5b: STAGE 14
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
20,660m²

DA-STAGE 2b: STAGE 12
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
41,202m²

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

CARPENTARIA CRT

CARPENTARIA PARK

FAIRWAY WATERS

PACKARD AVE

## LEGEND

STAGE 18 DEVELOPMENT BOUNDARY

DA STAGES 2, 3, 5, 6, 7, & 9 :
PREVIOUS STAGES

STAGE 18 DEVELOPMENT
AREA: DA-STAGE 10

0 30 60 90 120 150m
28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

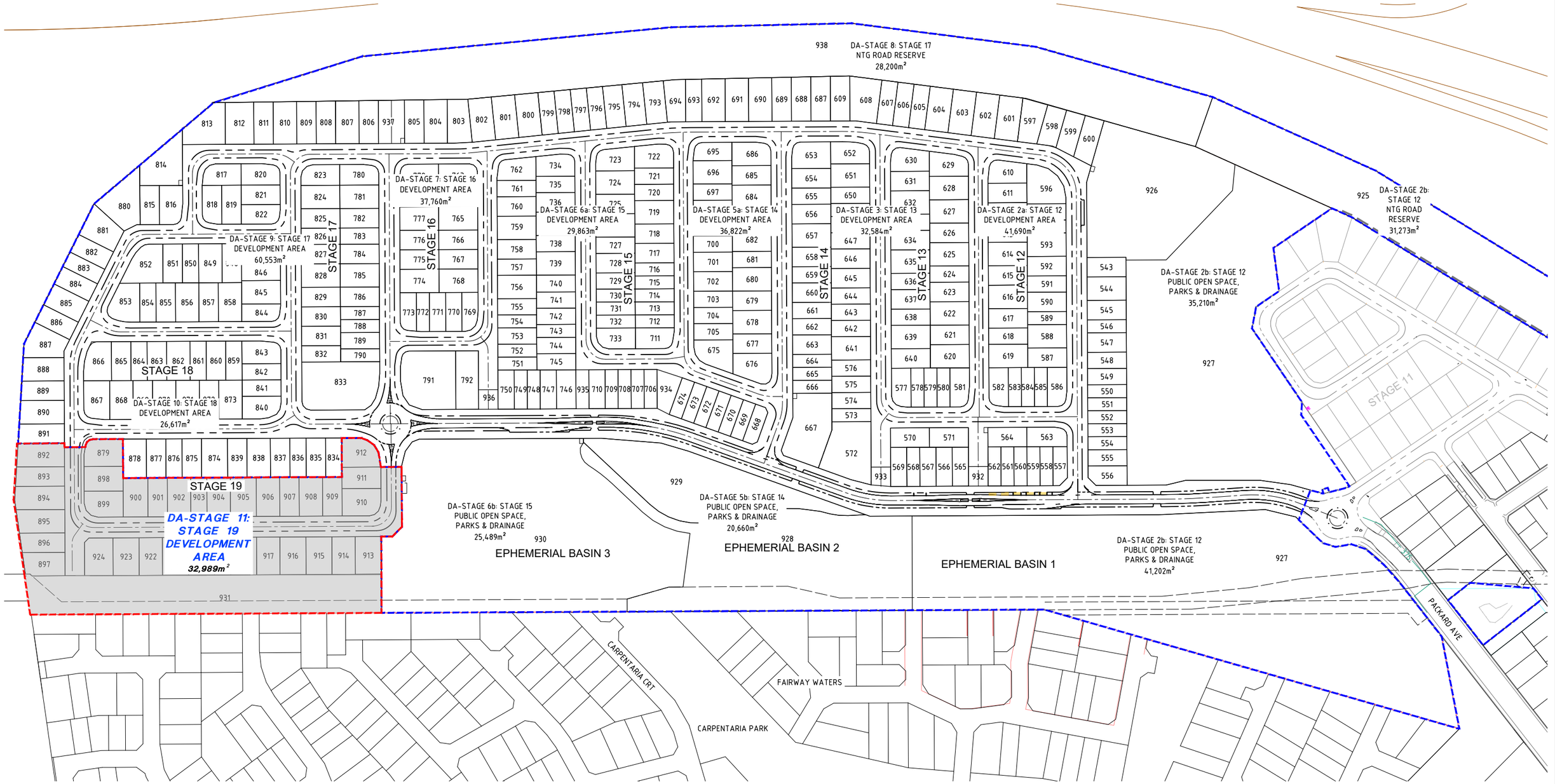
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 10
STAGE 18 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG08
Rev A

User: RICHARD.FERGUSON File Name: S:\Data\MANLY\DSYN01\B00612_29924\4_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:03 AM




## LEGEND

- STAGE 19 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, 6, 7, 9, & 10 : PREVIOUS STAGES
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

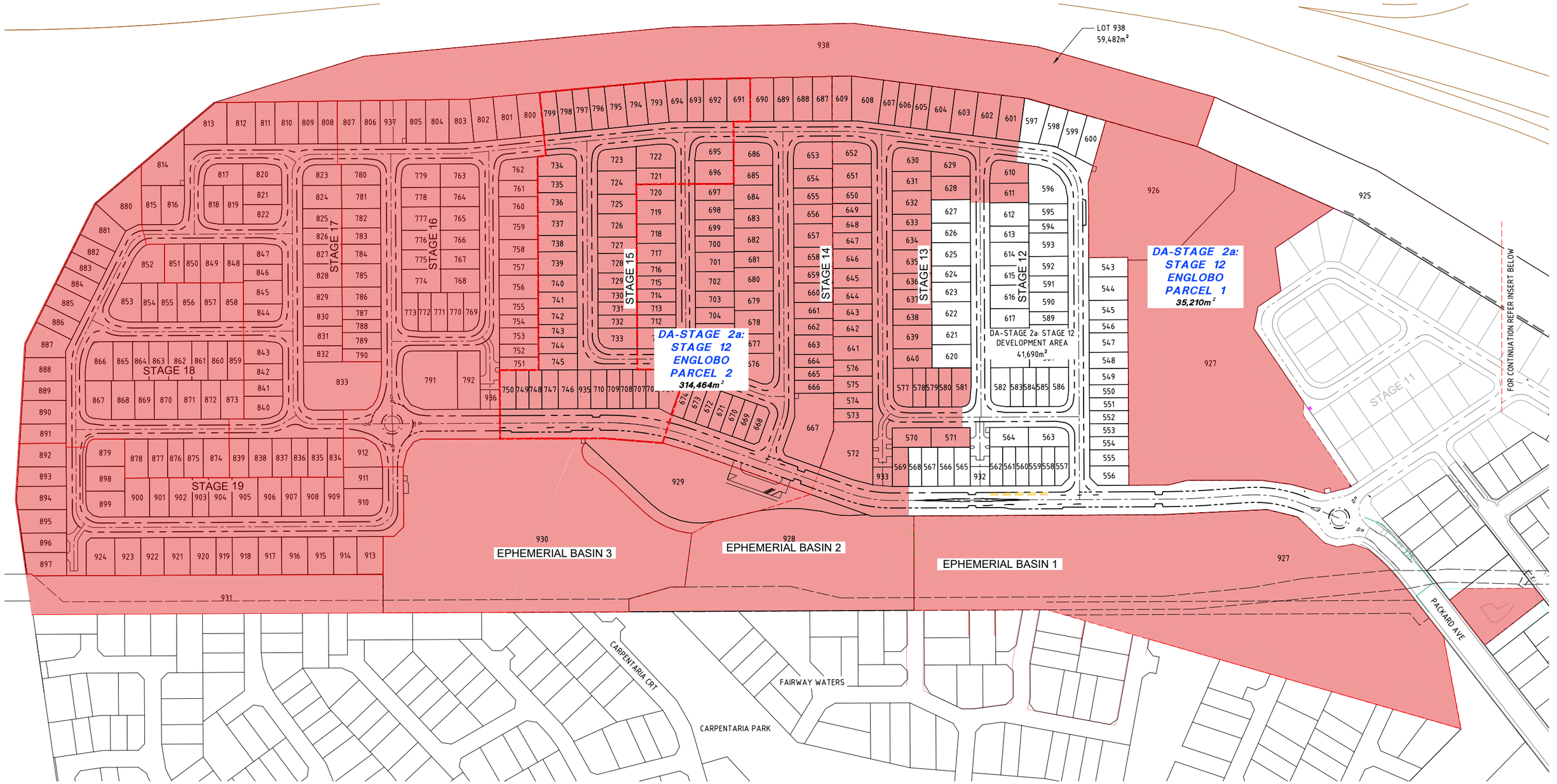
Title: DA STAGE 11
STAGE 19 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG09 | Rev A

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MANJOBS\MAN\B00612\B00612_29924\4_CIVIL_ENGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:04 AM

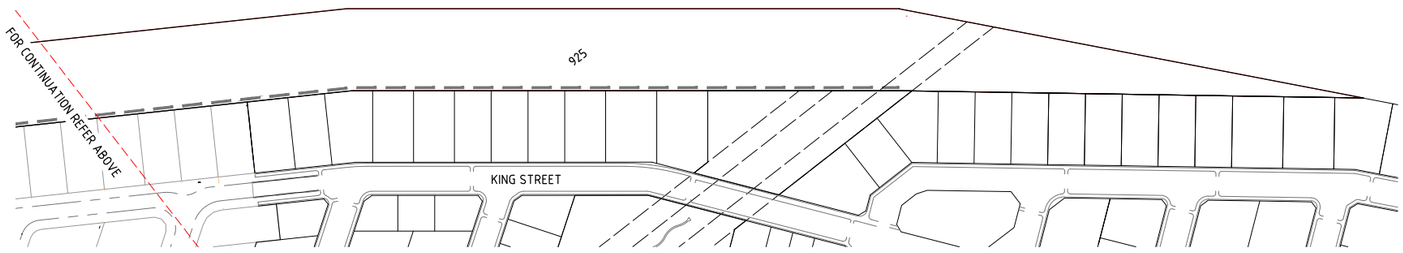



## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. DA-STAGE 1 OF THE STAGED DA CONSISTS OF BULK EARTHWORKS ONLY. NO TITLING TO OCCUR AS PART OF THIS STAGE
2. 61 SD ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 2A WORKS.
3. ENGLOBO AREA AS SHOWN ON PLAN.




0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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|---|---|---|---|---|---|---|
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Date Register
ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 2A
STAGE 12 ENGLOBO PARCELS PLAN

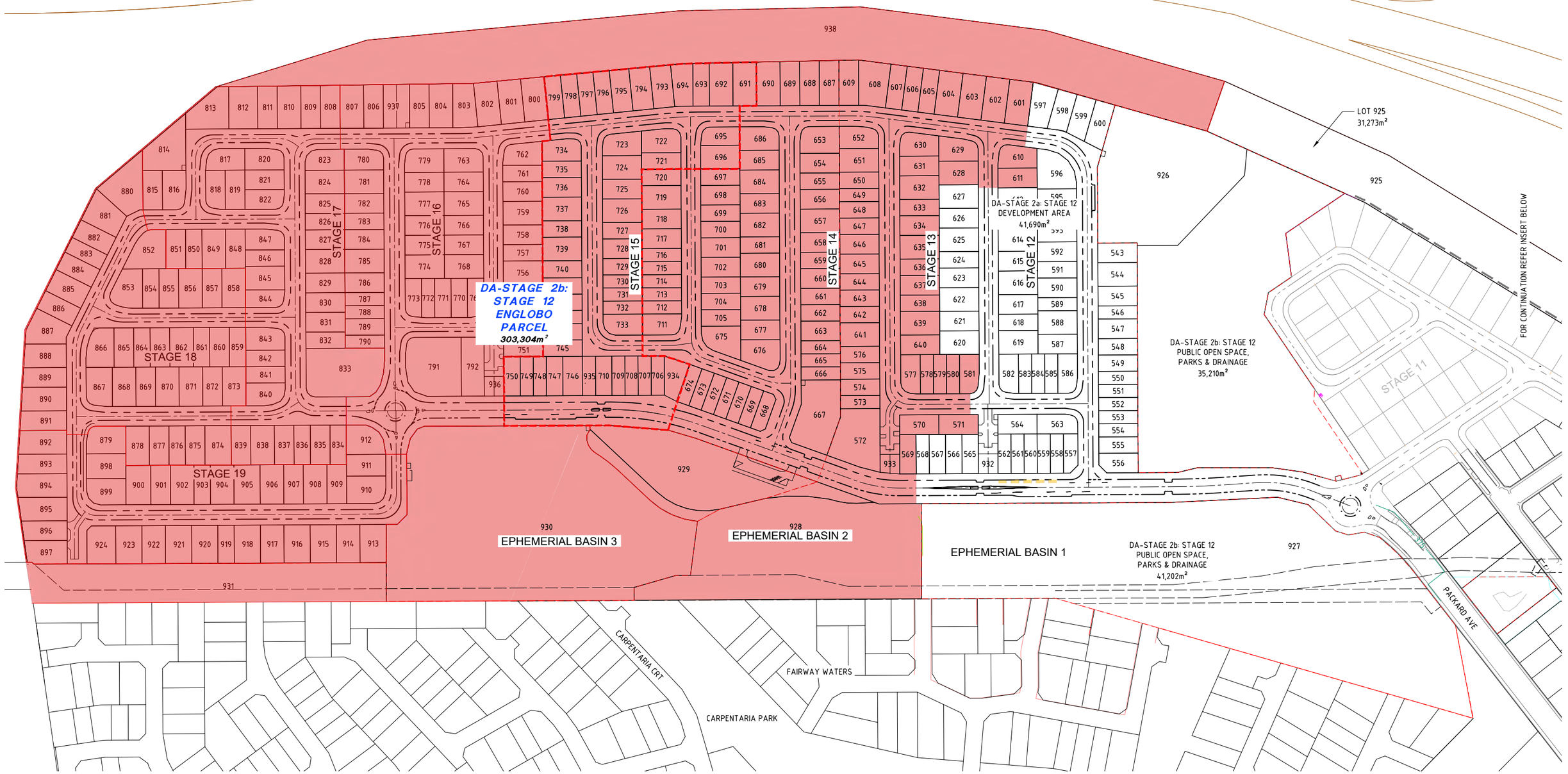
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Project No. B00612-DA-EG11
Drawing No.
Rev A

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User: RICHARD FERGUSONFile Name: S:\126s\data\MANUDSYN\tb00610_289214_CIVIL_DRGS\v4.2.CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:23 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 2 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 2B WORKS.
2. LOT 925 INTENDED TO BE TRANSFERRED TO NTG AS ROAD RESERVE.
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 2B
STAGE 12 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

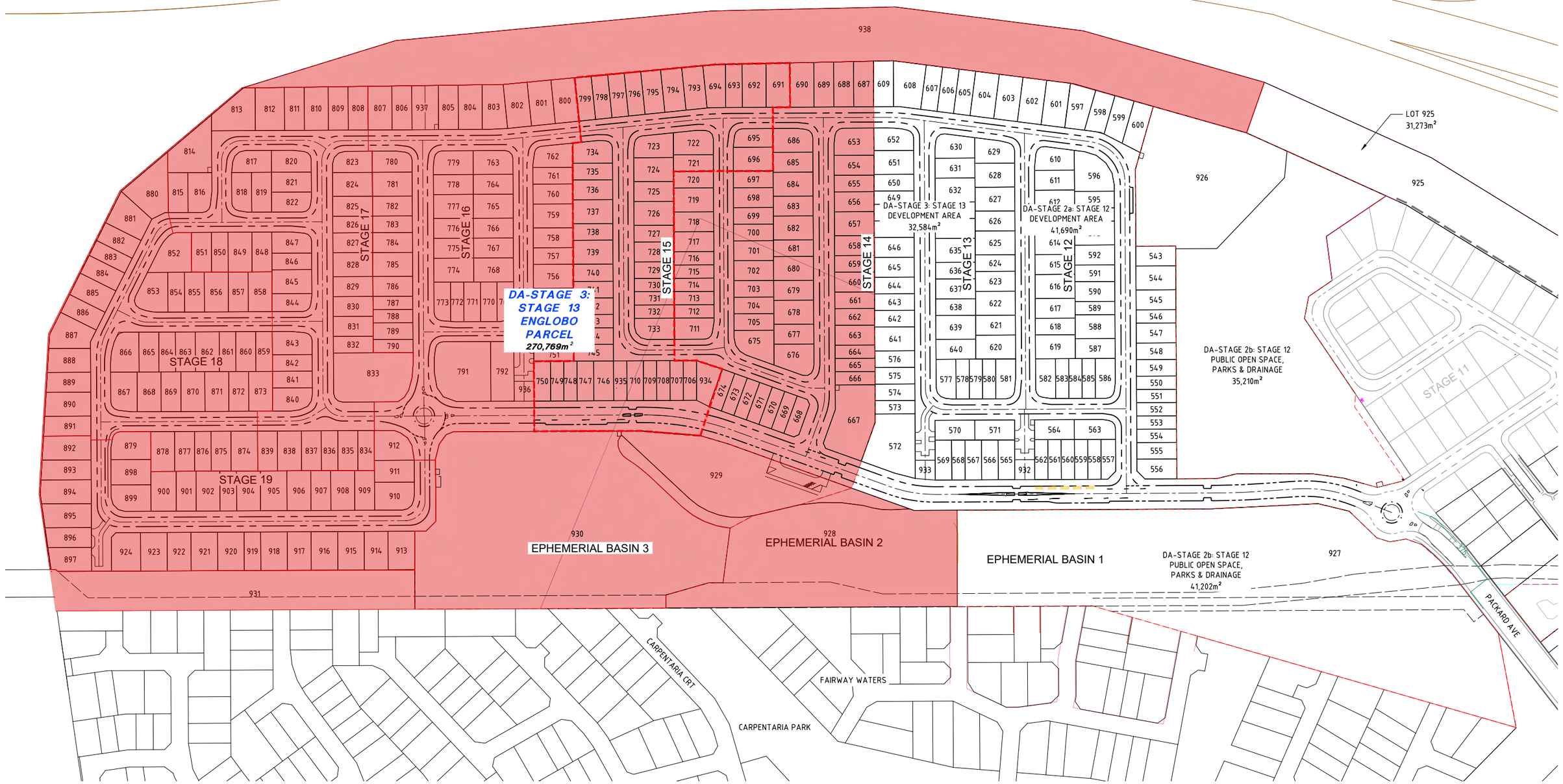
NOT FOR CONSTRUCTION

Project No. B00612-DA-EG12

Drawing No.

Rev A

User: RICHARD.FERGUSON File Name: S:\12data\MANTIDS\YNO\1B00610_299214 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:24 AM




LEGEND

ENGLOBO PARCEL LAND

NOTES:

1. 50 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 3 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

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Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

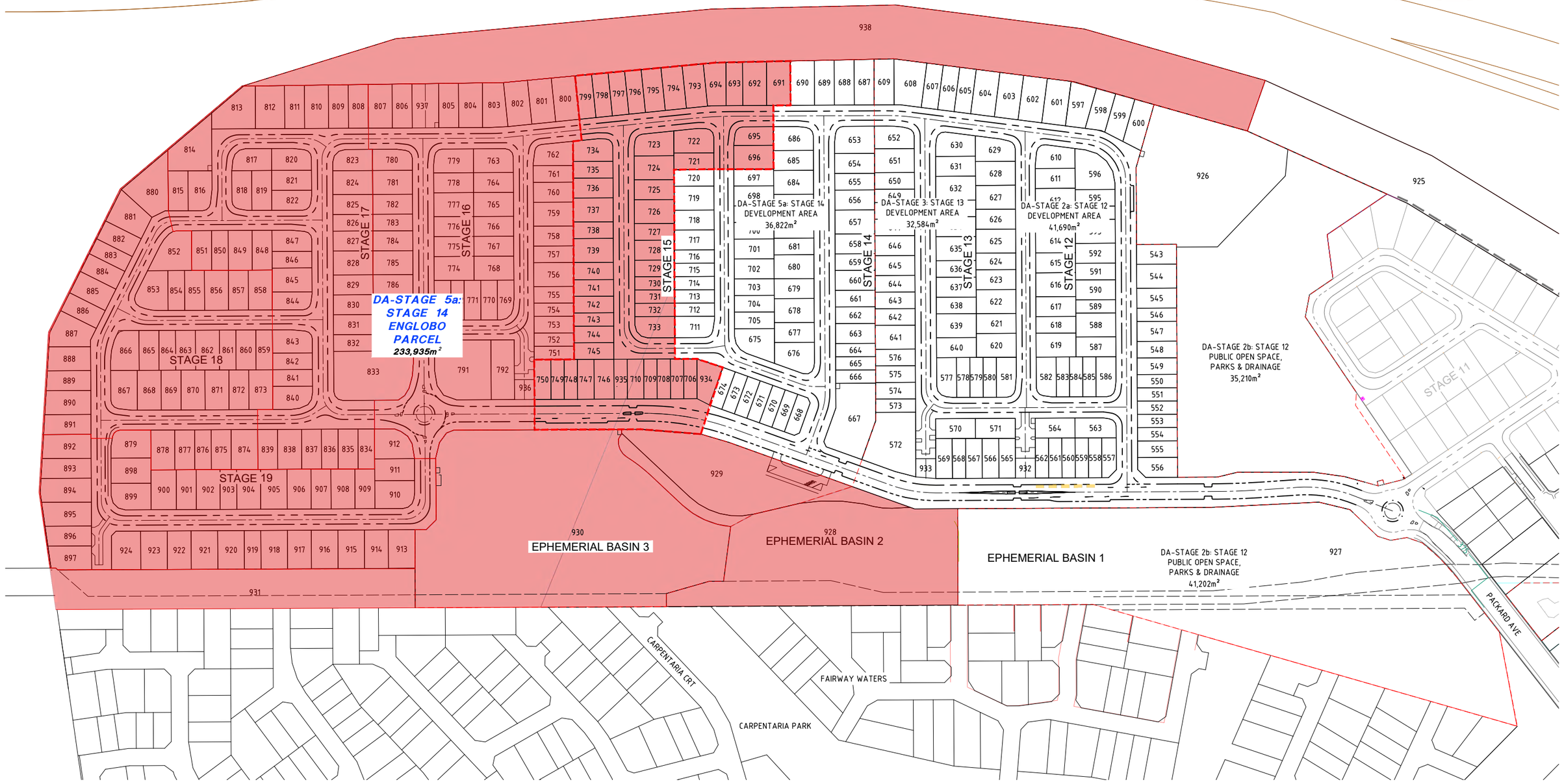
Title DA STAGE 3
STAGE 13 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG13 Rev A

User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTIDS\YNO\1\B00610_239214 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:26 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. STAGES 4 OF THE STAGED DA CONSISTS OF BULK EARTHWORKS ONLY. NO LAND TITLING TO OCCUR AS PART OF THIS STAGE
2. 57 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 5A WORKS.
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 5A
STAGE 14 ENGLOBO PARCEL PLAN

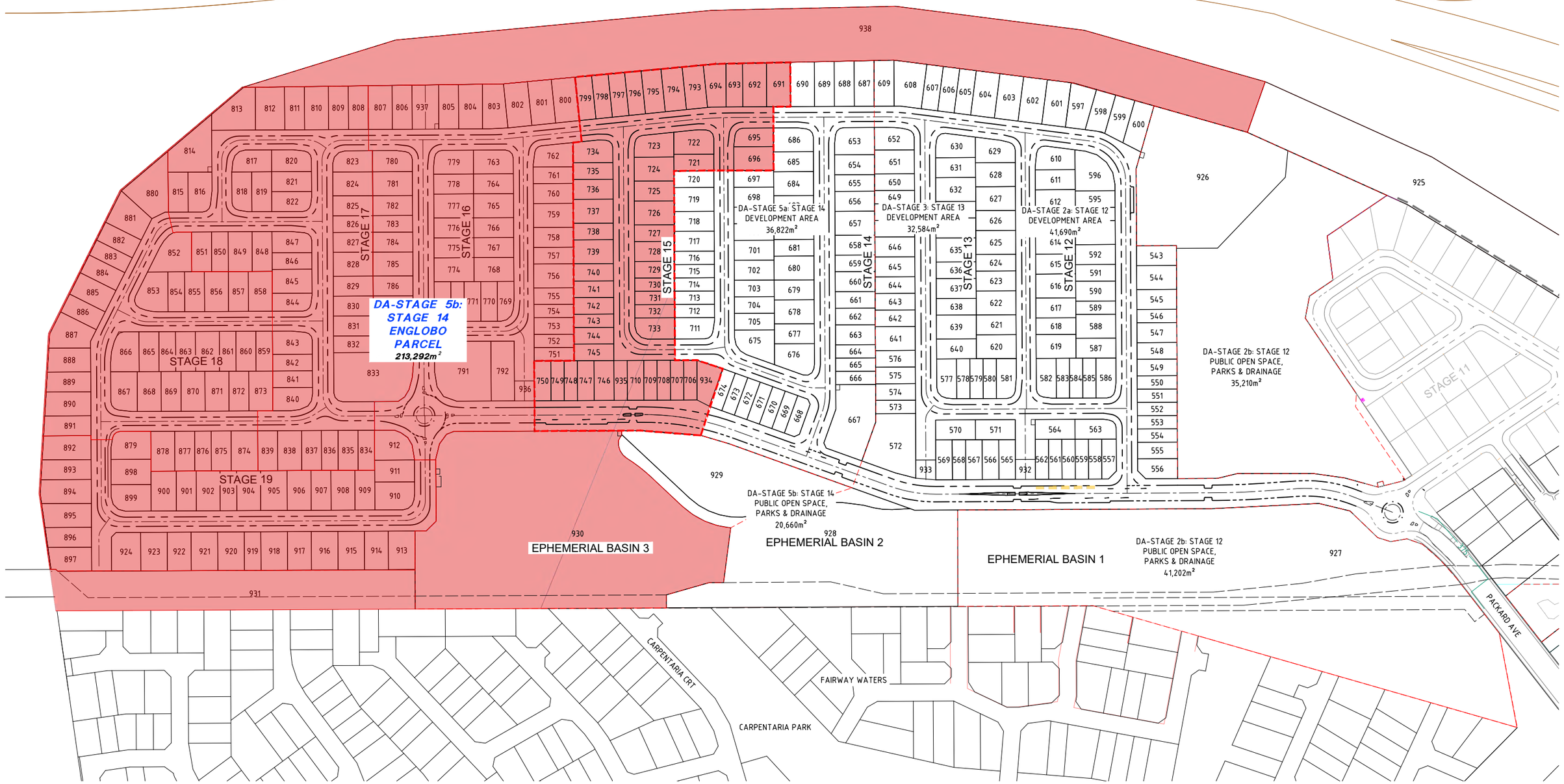
Datum: AHD
PSM .
RL .
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Project No. B00612 Drawing No. DA-EG14 Rev A

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Plot Date: 6/03/2026 11:21:27 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 2 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 5B WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
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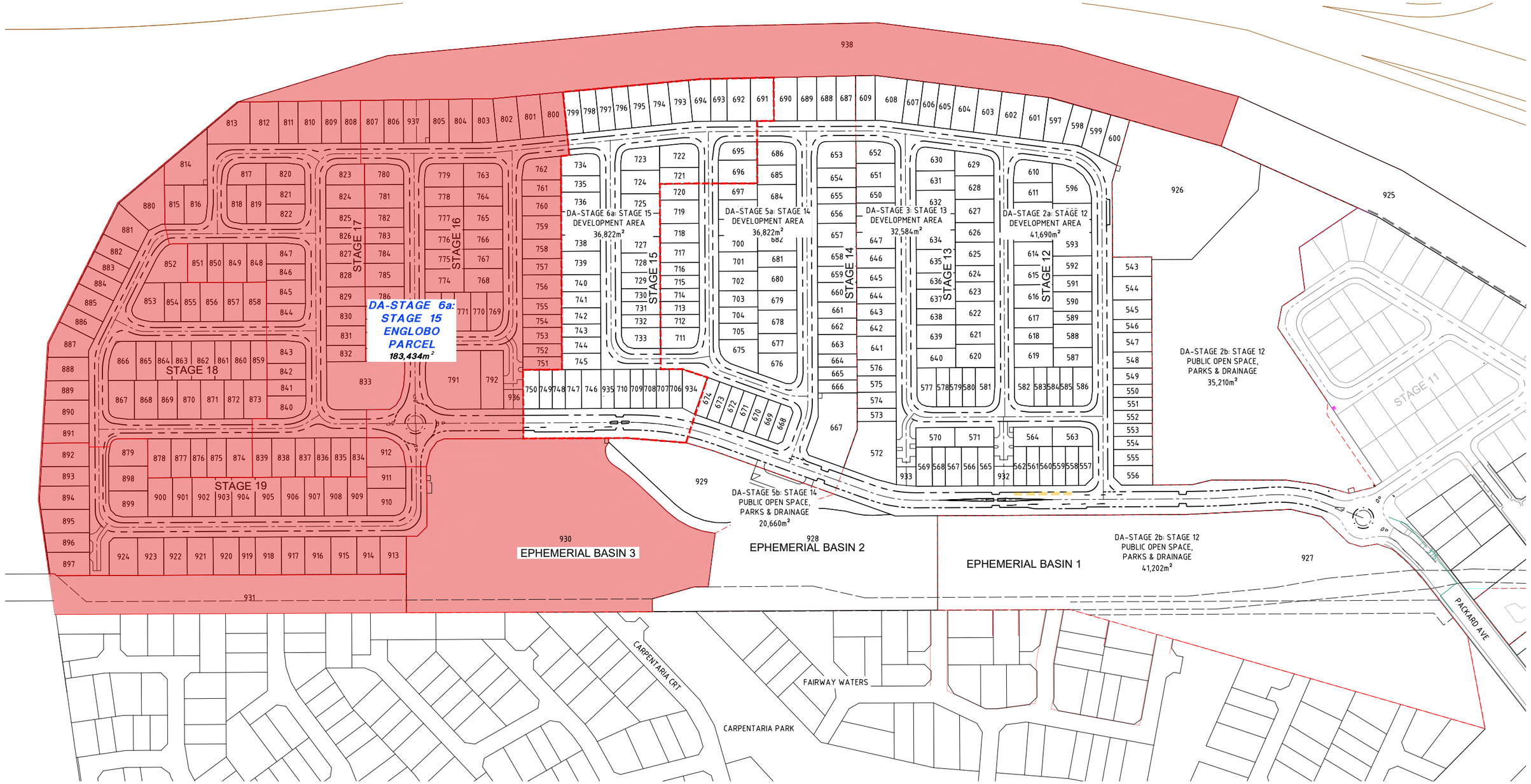
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 5B
STAGE 14 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG15 Rev A

User: RICHARD FERGUSON File Name: S:\12da\data\MANUDSYN\tb00612_249214 CIVIL-DRGS\v.2 (CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:28 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 51 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 6A WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

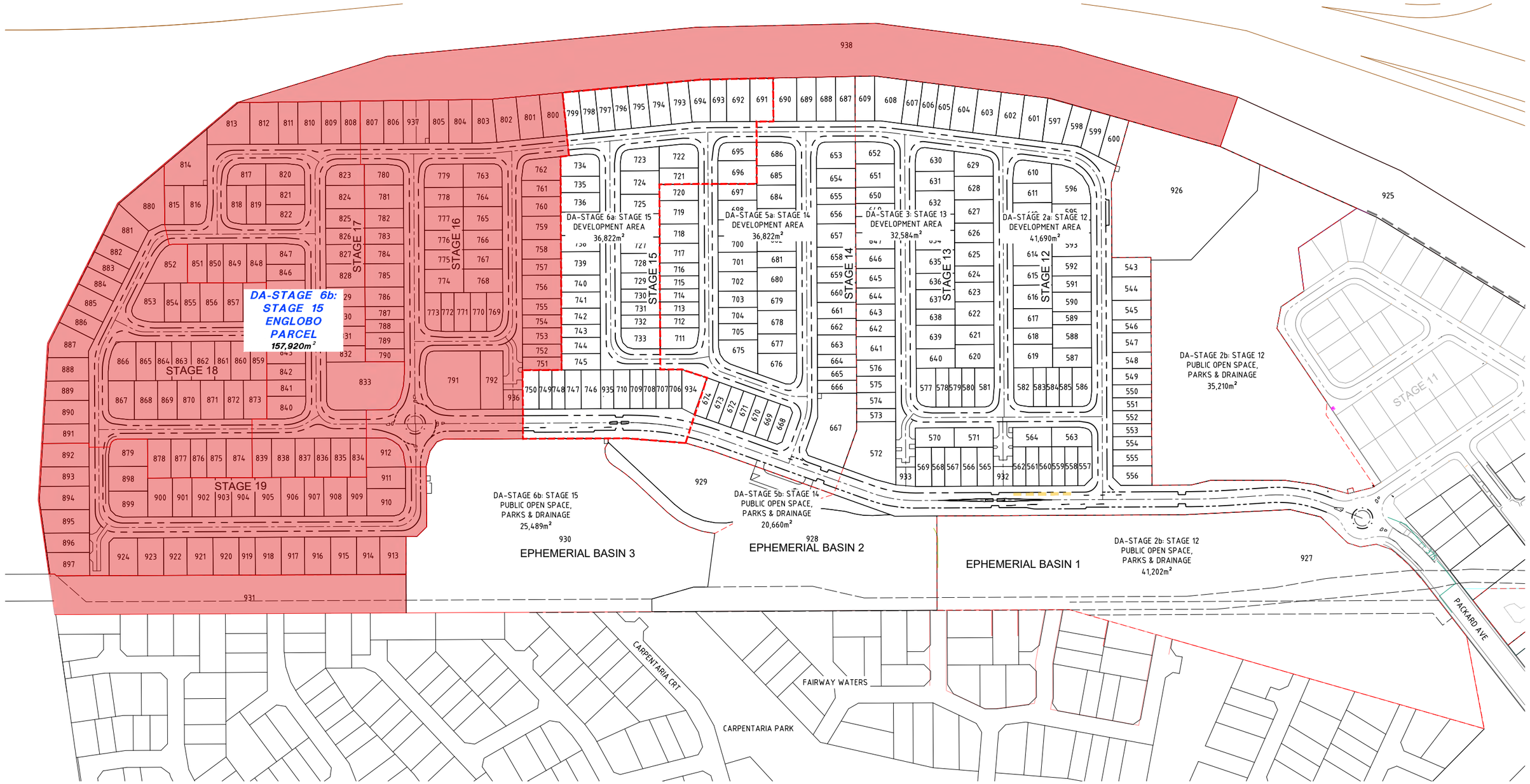
Title: DA STAGE 6A
STAGE 15 ENGLOBO PARCEL PLAN

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG16 | A |

User: RICHARD.FERGUSON File Name: S:\12bb\data\MAN12DS\N01\B00612_2092\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:29 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 43 ALLOTMENTS TO BE TITLED AS PART OF STAGE 6b WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User:RICHARD FERGUSONFile Name:S:\Jobs\data\MANUDSYN01\B00610_2992\4 CIVIL_ENGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:39 AM

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

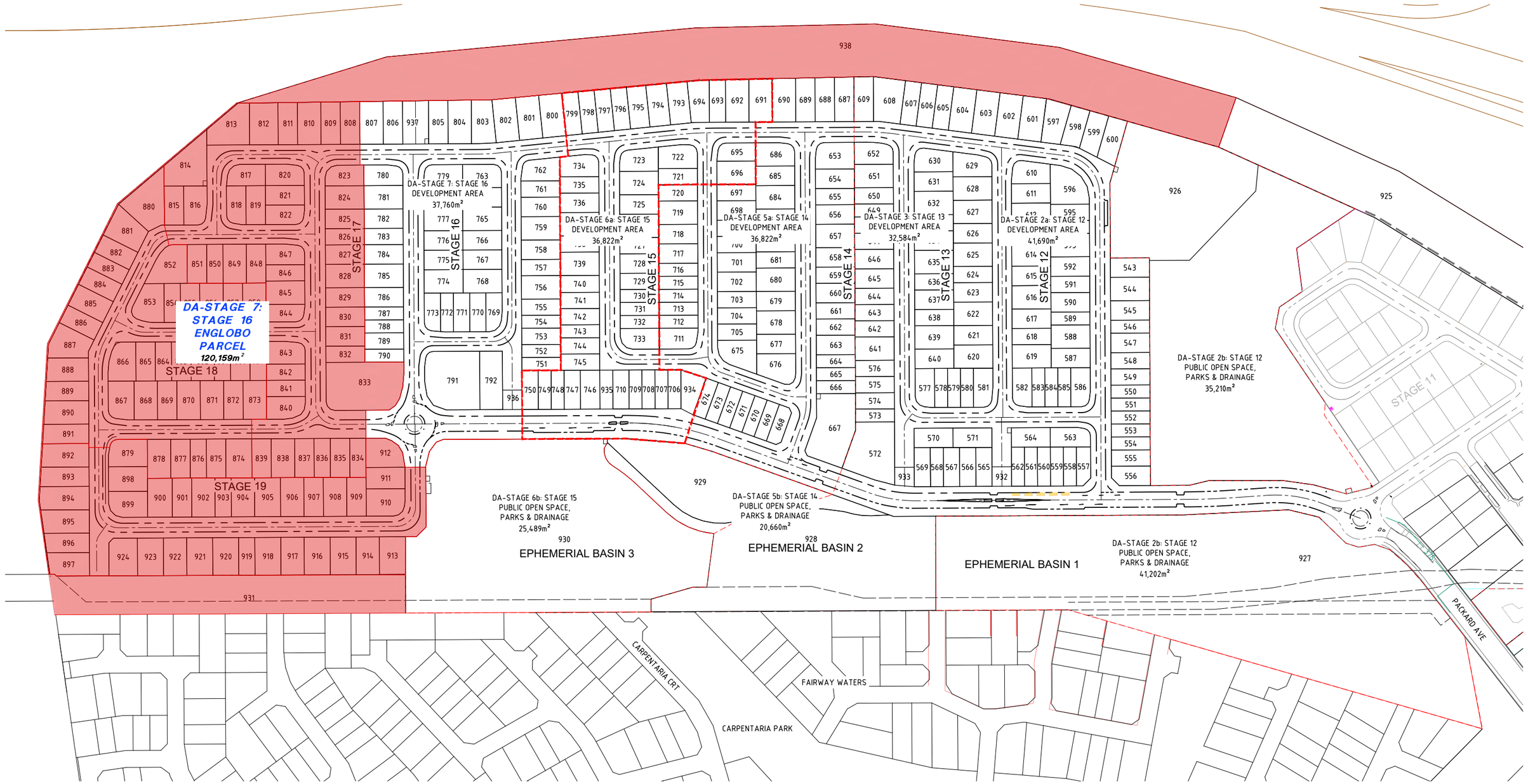
Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 6B
STAGE 15 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG17 | A |




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 51 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 7 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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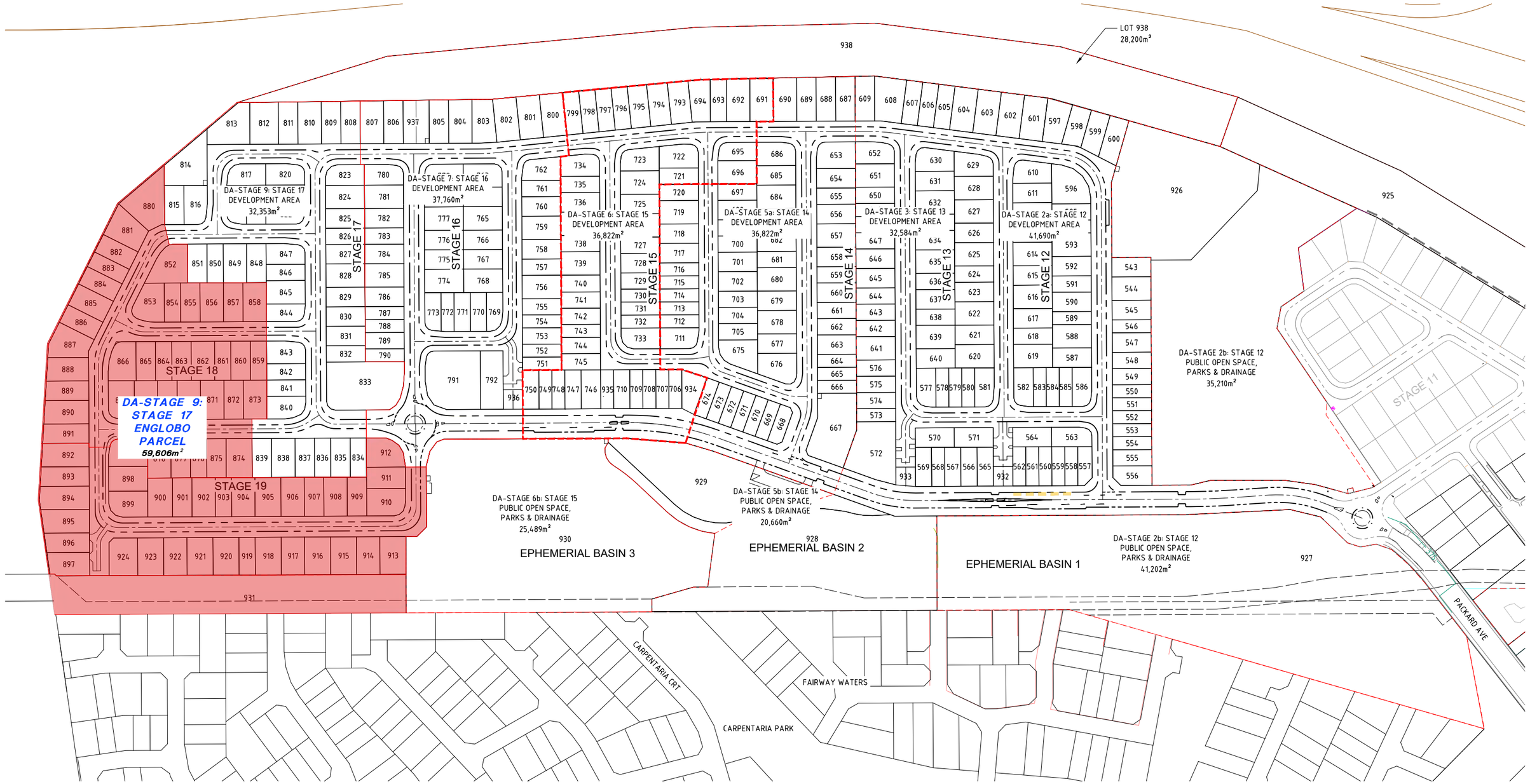
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 7
STAGE 16 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG18
Rev A

User:RICHARD FERGUSONFile Name:S:\12da\data\MANUDSY\M01\B00612_209214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:31 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 44 ALLOTMENTS TO BE TITLED AS PART OF STAGE 9 WORKS.
2. LOT 938 INTENDED TO BE TRANSFERRED TO NTG AS ROAD RESERVE
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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THE HEIGHTS
DURACK

EMPOWER

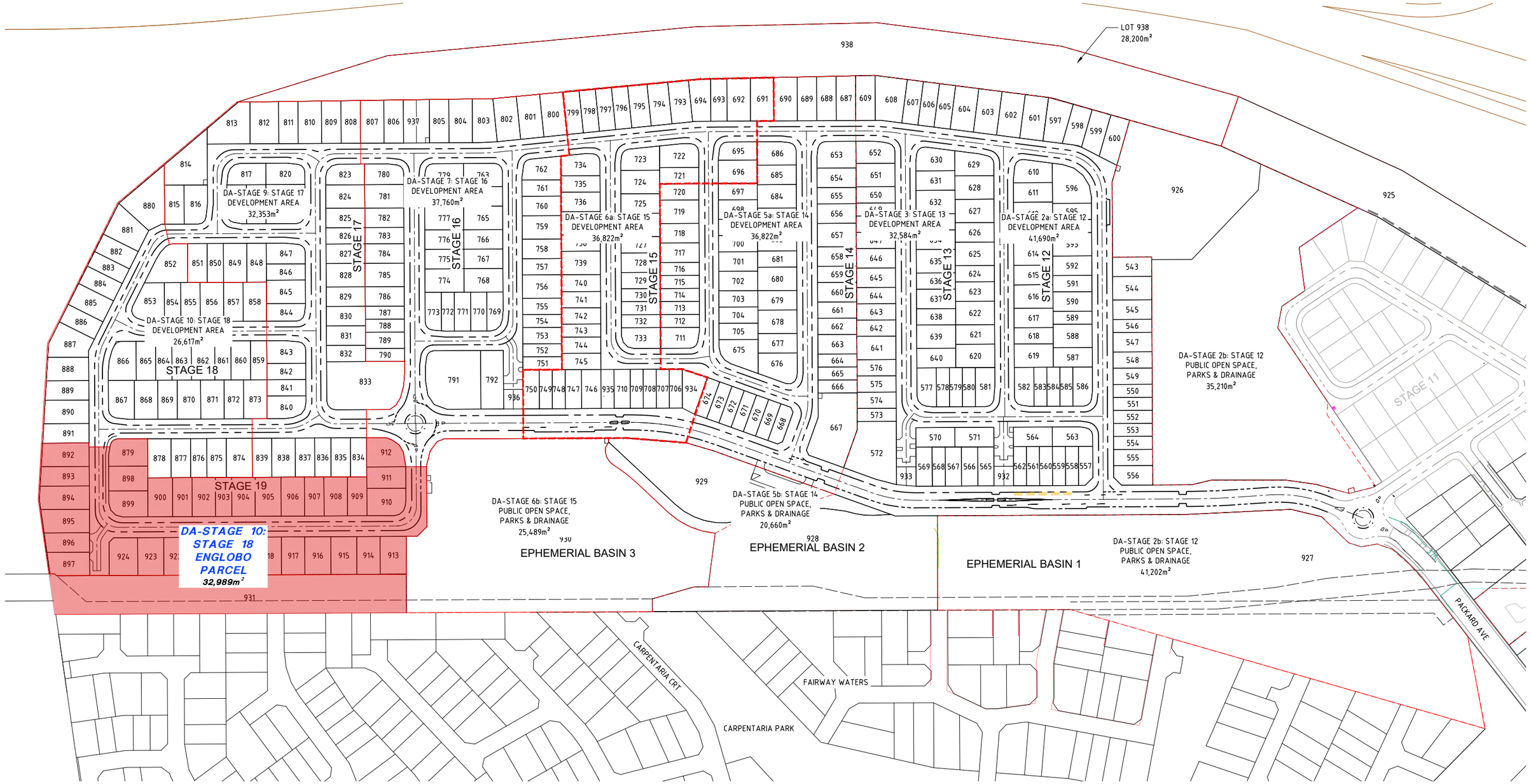
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 9
STAGE 17 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG19 | A |

User:RICHARD FERGUSONFile Name:S:\Data\MANUDSYN01\B00612_209214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:32 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 41 ALLOTMENTS TO BE TITLED AS PART OF STAGE 10 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

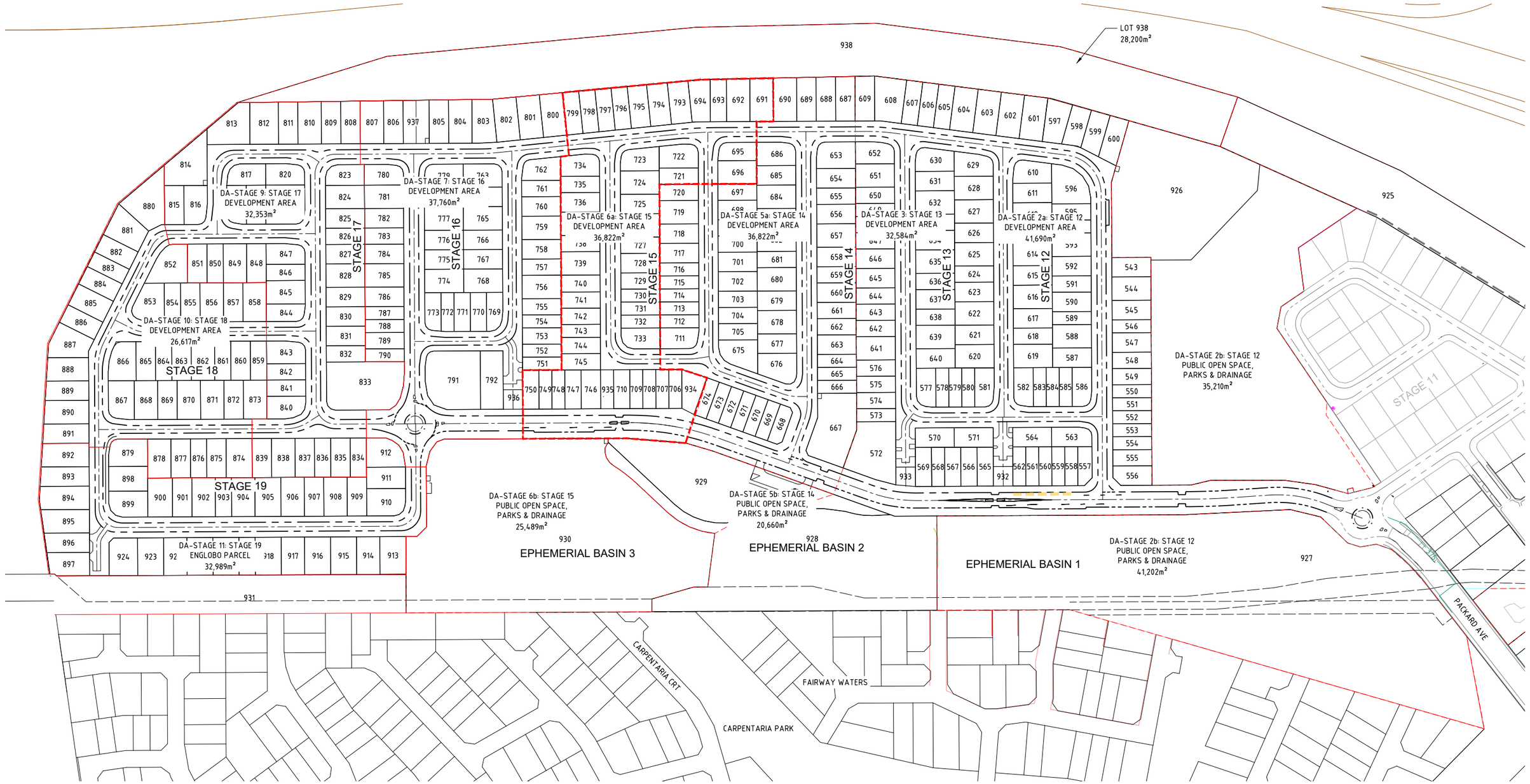
Title: DA STAGE 10
STAGE 18 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG20 Rev A

User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTIDS\WORK\B00612_20921\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 10\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:33 AM




NOTES:

1. 34 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 11 WORKS.
2. NO ENGLOBO PARCEL REMAINS FOLLOWING COMPLETION OF DA STAGE 11 WORKS.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MANJOBS\900\B00610_209214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:33 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register
ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

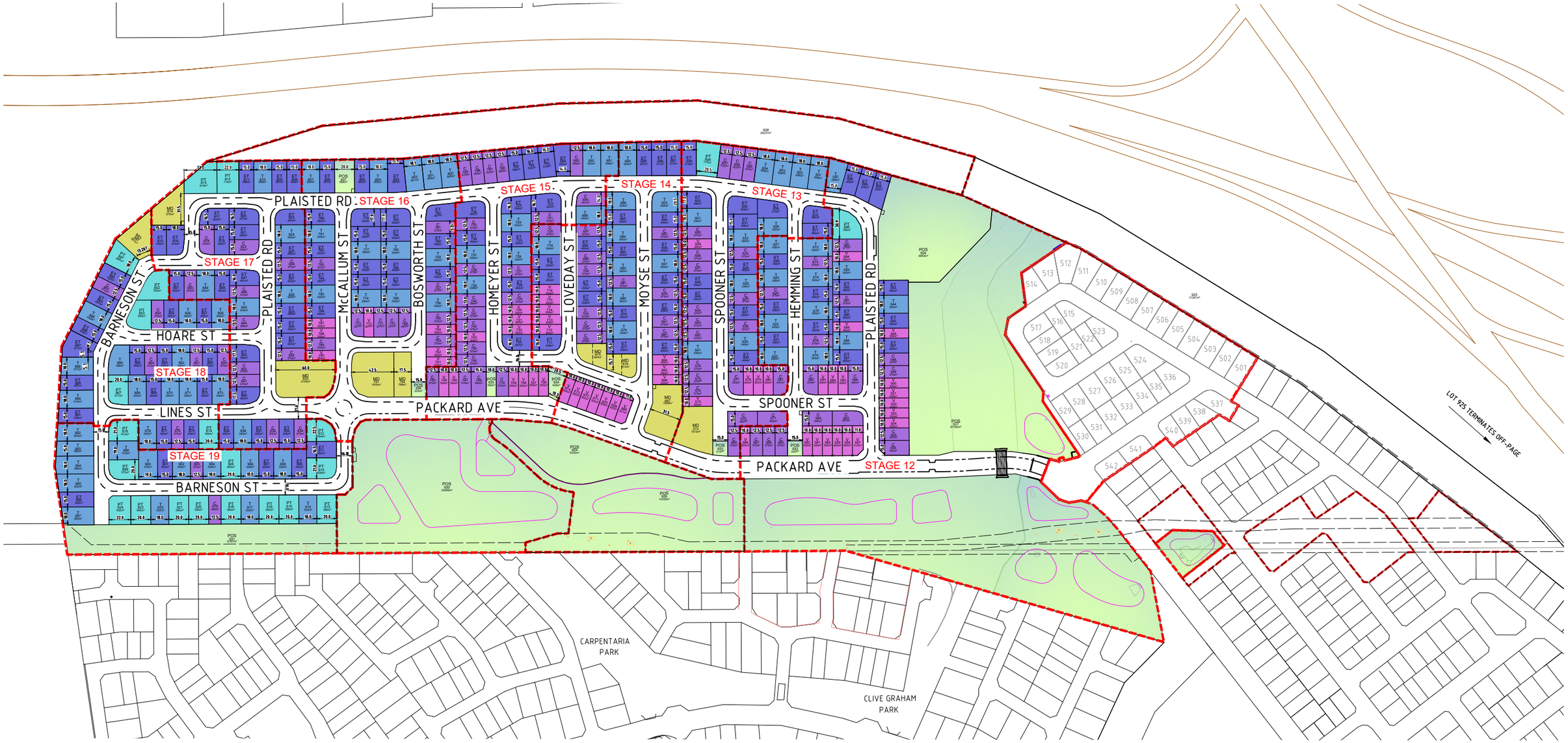
EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 11
STAGE 19 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG21 | A |




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 40 80 120 160 200m
40 30 20 10

SCALE 1:2000 (A1) 1:4000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

**Stage 12**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 18 | 30% | 5412$m^2$ | 301$m^2$ |
| C | 12.5m | 16 | 26% | 6327$m^2$ | 395$m^2$ |
| ET | 15m | 14 | 23% | 6405$m^2$ | 457$m^2$ |
| T | 18m | 12 | 20% | 6508$m^2$ | 542$m^2$ |
| PT | 20m | 1 | 2% | 756$m^2$ | 756$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 61 | 100% | 25408$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 74861$m^2$ | 24954$m^2$ |

**Stage 13**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 5 | 10% | 1500$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 40% | 7901$m^2$ | 395$m^2$ |
| ET | 15m | 12 | 24% | 5651$m^2$ | 471$m^2$ |
| T | 18m | 10 | 20% | 5672$m^2$ | 567$m^2$ |
| PT | 20m | 1 | 2% | 770$m^2$ | 770$m^2$ |
| MD | - | 1 | 2% | 1512$m^2$ | 1512$m^2$ |
| Total | - | 49 | 100% | 23006$m^2$ | 471$m^2$ |
| POS | - | 1 | - | 215$m^2$ | 215$m^2$ |

**Stage 14**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 15 | 25% | 4521$m^2$ | 301$m^2$ |
| C | 12.5m | 12 | 20% | 4500$m^2$ | 375$m^2$ |
| ET | 15m | 18 | 31% | 8295$m^2$ | 461$m^2$ |
| T | 18m | 9 | 15% | 4969$m^2$ | 552$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 3 | 5% | 2876$m^2$ | 959$m^2$ |
| Total | - | 57 | 100% | 25157$m^2$ | 441$m^2$ |
| POS | - | 2 | - | 20660$m^2$ | 10330$m^2$ |

**Stage 15**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 10 | 21% | 3000$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 42% | 7781$m^2$ | 389$m^2$ |
| ET | 15m | 11 | 23% | 5344$m^2$ | 486$m^2$ |
| T | 18m | 7 | 15% | 3891$m^2$ | 556$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 48 | 100% | 20016$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 26234$m^2$ | 8745$m^2$ |

**Stage 16**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 7 | 14% | 2100$m^2$ | 300$m^2$ |
| C | 12.5m | 10 | 20% | 3702$m^2$ | 370$m^2$ |
| ET | 15m | 18 | 36% | 8536$m^2$ | 474$m^2$ |
| T | 18m | 13 | 26% | 7308$m^2$ | 562$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 2 | 4% | 2603$m^2$ | 1301$m^2$ |
| Total | - | 50 | 100% | 24249$m^2$ | 485$m^2$ |
| POS | - | 2 | - | 891$m^2$ | 445$m^2$ |

**Stage 17**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 11 | 25% | 4257$m^2$ | 387$m^2$ |
| ET | 15m | 23 | 52% | 10685$m^2$ | 465$m^2$ |
| T | 18m | 6 | 14% | 3286$m^2$ | 548$m^2$ |
| PT | 20m | 2 | 5% | 1525$m^2$ | 763$m^2$ |
| MD | - | 2 | 5% | 3102$m^2$ | 1551$m^2$ |
| Total | - | 44 | 100% | 22855$m^2$ | 519$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 18**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 6 | 15% | 2250$m^2$ | 375$m^2$ |
| ET | 15m | 15 | 38% | 7096$m^2$ | 473$m^2$ |
| T | 18m | 12 | 31% | 6648$m^2$ | 554$m^2$ |
| PT | 20m | 5 | 13% | 3226$m^2$ | 645$m^2$ |
| MD | - | 1 | 3% | 987$m^2$ | 987$m^2$ |
| Total | - | 39 | 100% | 20207$m^2$ | 518$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 19**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 2 | 6% | 737$m^2$ | 369$m^2$ |
| ET | 15m | 5 | 15% | 2354$m^2$ | 471$m^2$ |
| T | 18m | 14 | 41% | 7980$m^2$ | 570$m^2$ |
| PT | 20m | 13 | 38% | 7679$m^2$ | 591$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 34 | 100% | 18751$m^2$ | 551$m^2$ |
| POS | - | 1 | - | 8187$m^2$ | 8187$m^2$ |

**All Stages**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 55 | 14% | 16533$m^2$ | 301$m^2$ |
| C | 12.5m | 97 | 25% | 37455$m^2$ | 386$m^2$ |
| ET | 15m | 116 | 30% | 54366$m^2$ | 469$m^2$ |
| T | 18m | 83 | 22% | 46262$m^2$ | 557$m^2$ |
| PT | 20m | 22 | 6% | 13956$m^2$ | 634$m^2$ |
| MD | - | 9 | 2% | 11080$m^2$ | 1231$m^2$ |
| Total | - | 382 | 100% | 179652$m^2$ | 470$m^2$ |
| POS | - | 12 | - | 130985$m^2$ | 10915$m^2$ |

NOTE:
1. LOTS 925 & 938 PROPOSED AS NTG ROAD RESERVE

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

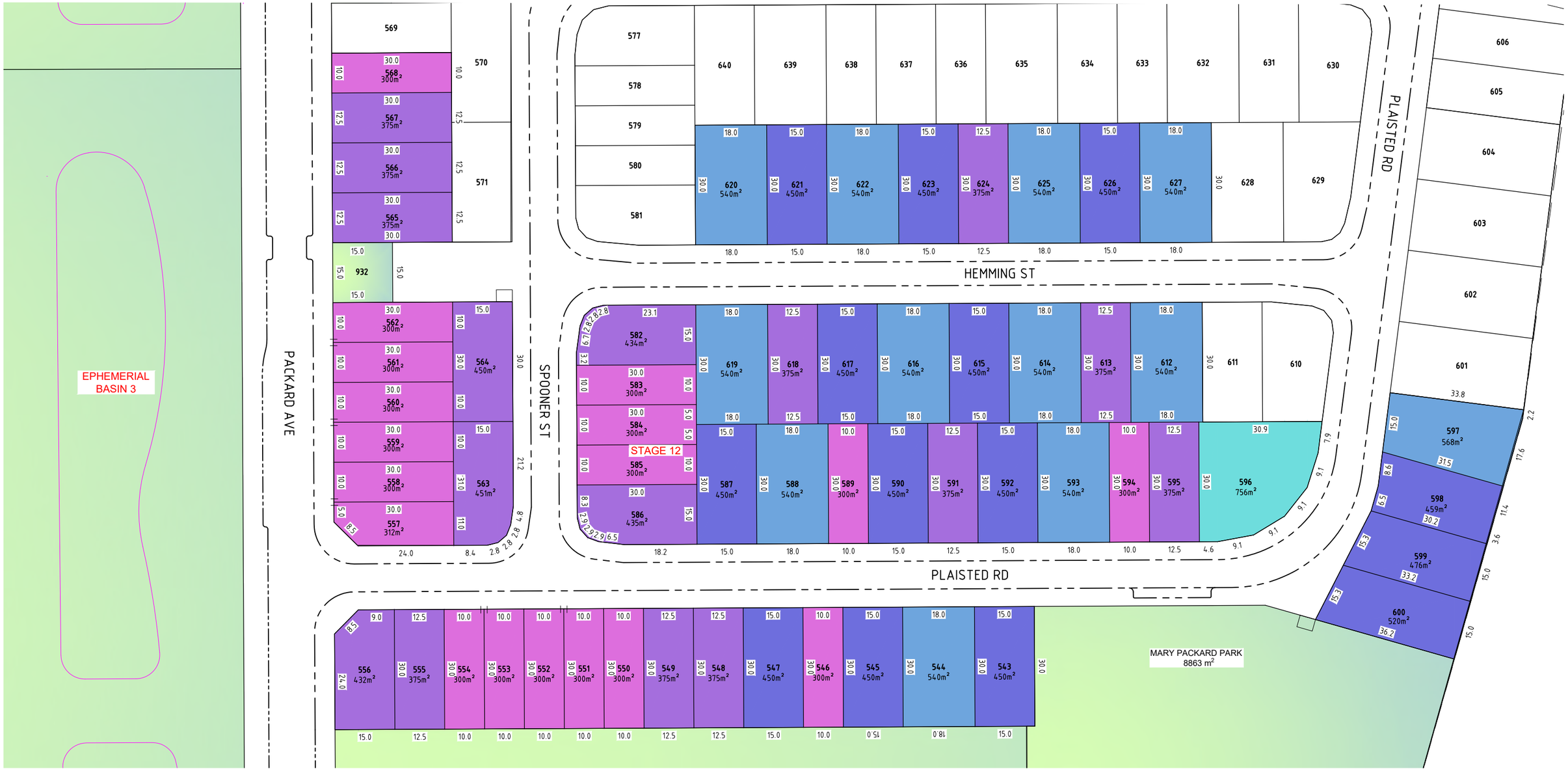
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL YIELD PLAN

Datum AHD
PSM .
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CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY01
Drawing No.
Rev A

User: RICHARD FERGUSON File Name: S:\12dx\data\WAN20SYN01\B00610_ 299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
Plot Date: 6/03/2026 11:21:59 AM




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 12

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 18 | 30% | 5412$m^2$ | 301$m^2$ |
| C | 12.5m | 16 | 26% | 6327$m^2$ | 395$m^2$ |
| ET | 15m | 14 | 23% | 6405$m^2$ | 457$m^2$ |
| T | 18m | 12 | 20% | 6508$m^2$ | 542$m^2$ |
| PT | 20m | 1 | 2% | 756$m^2$ | 756$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 61 | 100% | 25408$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 74861$m^2$ | 24954$m^2$ |

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STAGE 12 YIELD PLAN

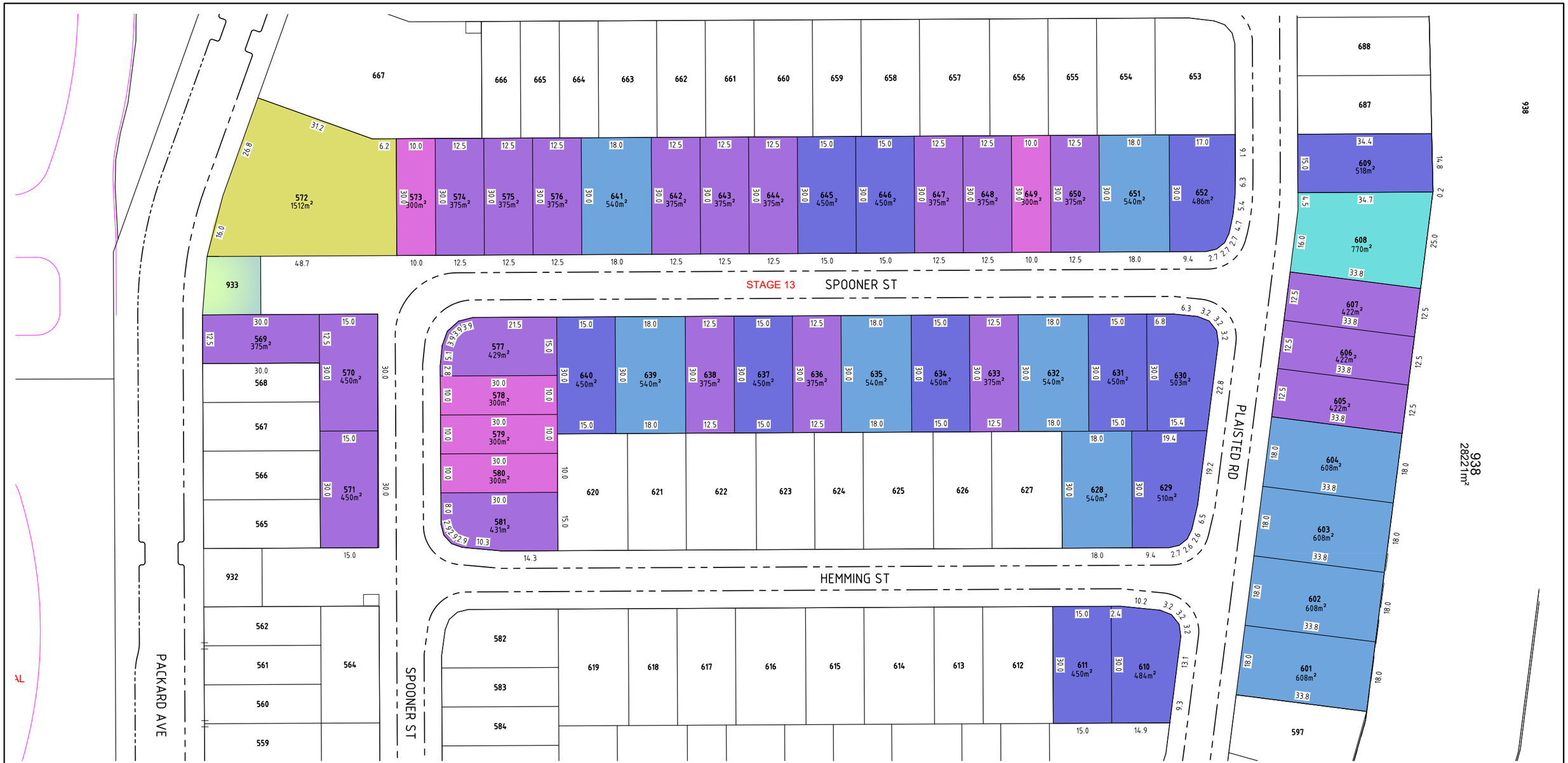
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Project No. B00612 | Drawing No. DA-LY02 | Rev A

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Plot Date 6/03/2026 11:22:00 AM
File Name S:\12Jobs\Data\MANTIDS\TWOTHOUSAND_2092\4 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 13

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 5 | 10% | $1500m^2$ | $300m^2$ |
| C | 12.5m | 20 | 40% | $7901m^2$ | $395m^2$ |
| ET | 15m | 12 | 24% | $5651m^2$ | $471m^2$ |
| T | 18m | 10 | 20% | $5672m^2$ | $567m^2$ |
| PT | 20m | 1 | 2% | $770m^2$ | $770m^2$ |
| MD | - | 1 | 2% | $1512m^2$ | $1512m^2$ |
| Total | - | 49 | 100% | $23006m^2$ | $471m^2$ |
| POS | - | 1 | - | $215m^2$ | $215m^2$ |

0 20 40 60 80 100m
20 15 10 5
SCALE 1:1000 (A1) 1:2000 (A3)
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REVISION IN PROGRESS

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ENGINEERING CERTIFICATION
Registered Engineer
Date
Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: STAGE 13 YIELD PLAN

Datum: AHD
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RL .
CDU COORD

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Project No. B00612-DA-LY03
Drawing No.
Rev A

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Plot Date: 6/03/2026 11:22:02 AM
File Name: S:\126x\data\MAN\205YNW\B00610_209214-CIVIL-DRGS\4-2 CURRENT\DA\B00612 STAGE 13\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 14

| Lot Size (m²) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 15 | 25% | 4521m² | 301m² |
| C | 12.5m | 12 | 20% | 4500m² | 375m² |
| ET | 15m | 18 | 31% | 8295m² | 461m² |
| T | 18m | 9 | 15% | 4969m² | 552m² |
| PT | 20m | 0 | 0% | 0m² | - |
| MD | - | 3 | 5% | 2876m² | 959m² |
| Total | - | 57 | 100% | 25157m² | 441m² |
| POS | - | 2 | - | 20660m² | 10330m² |

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STAGE 14 YIELD PLAN

Datum
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CDU COORD

N

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Project No. B00612 | Drawing No. DA-LY04 | Rev A

Plot Date: 6/03/2026 11:22:04 AM
File Name: S:\Jobs\data\MANJOBS\MAN\B00600_2092\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 15

| Lot Size (m²) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 10 | 21% | 3000m² | 300m² |
| C | 12.5m | 20 | 42% | 7781m² | 389m² |
| ET | 15m | 11 | 23% | 5344m² | 486m² |
| T | 18m | 7 | 15% | 3891m² | 556m² |
| PT | 20m | 0 | 0% | 0m² | - |
| MD | - | 0 | 0% | 0m² | - |
| Total | - | 48 | 100% | 20016m² | 417m² |
| POS | - | 3 | - | 26234m² | 8745m² |

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: STAGE 15 YIELD PLAN

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Project No. B00612 | Drawing No. DA-LY05 | Rev A

Plot Date: 6/03/2026 11:22:05 AM
User: RICHARD FERGUSON
File Name: S:\Jobs\data\MANJOBS\NORTH\B00600_209214_CIVIL-DRGS\4.2 CURRENT\DA B00612 STAGE 12\B00612-DA-Yield plan




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 16

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 7 | 14% | 2100$m^2$ | 300$m^2$ |
| C | 12.5m | 10 | 20% | 3702$m^2$ | 370$m^2$ |
| ET | 15m | 18 | 36% | 8536$m^2$ | 474$m^2$ |
| T | 18m | 13 | 26% | 7308$m^2$ | 562$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 2 | 4% | 2603$m^2$ | 1301$m^2$ |
| Total | - | 50 | 100% | 24249$m^2$ | 485$m^2$ |
| POS | - | 2 | - | 891$m^2$ | 445$m^2$ |

REVISION IN PROGRESS

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|---|---|---|---|---|---|---|
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Date
Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title STAGE 16 YIELD PLAN

Datum AHD
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Project No. B00612
Drawing No. DA-LY06
Rev A

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File Name: S:\Data\MAN\2025YN01\B00612_20924\4 CIVIL-DRGS\4 2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 17

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | $0m^2$ | - |
| C | 12.5m | 11 | 25% | $4257m^2$ | $387m^2$ |
| ET | 15m | 23 | 52% | $10685m^2$ | $465m^2$ |
| T | 18m | 6 | 14% | $3286m^2$ | $548m^2$ |
| PT | 20m | 2 | 5% | $1525m^2$ | $763m^2$ |
| MD | - | 2 | 5% | $3102m^2$ | $1551m^2$ |
| Total | - | 44 | 100% | $22855m^2$ | $519m^2$ |
| POS | - | - | - | $m^2$ | - |

0 20 40 60 80 100m
20 15 10 5
SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: STAGE 17 YIELD PLAN

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AHD
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Project No. B00612-DA-LY07
Drawing No.
Rev A

Plot Date: 6/03/2026 11:22:09 AM User: RICHARD FERGUSON
File Name: S:\126\data\MAN\2025\NOV\B00612_209214_CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 17\B00612-DA-Yield plan




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 18

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | $0m^2$ | - |
| C | 12.5m | 6 | 15% | $2250m^2$ | $375m^2$ |
| ET | 15m | 15 | 38% | $7096m^2$ | $473m^2$ |
| T | 18m | 12 | 31% | $6648m^2$ | $554m^2$ |
| PT | 20m | 5 | 13% | $3226m^2$ | $645m^2$ |
| MD | - | 1 | 3% | $987m^2$ | $987m^2$ |
| Total | - | 39 | 100% | $20207m^2$ | $518m^2$ |
| POS | - | - | - | $m^2$ | - |

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STAGE 18 YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY08

Drawing No.

Rev A

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Plot Date: 6/03/2026 11:22:10 AM
File Name: S:\1Jobs\data\MANJOBS\N\N1\B0860_2092\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-B0612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 19

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | $0m^2$ | - |
| C | 12.5m | 2 | 6% | $737m^2$ | $369m^2$ |
| ET | 15m | 5 | 15% | $2354m^2$ | $471m^2$ |
| T | 18m | 14 | 41% | $7980m^2$ | $570m^2$ |
| PT | 20m | 13 | 38% | $7679m^2$ | $591m^2$ |
| MD | - | 0 | 0% | $0m^2$ | - |
| Total | - | 34 | 100% | $18751m^2$ | $551m^2$ |
| POS | - | 1 | - | $8187m^2$ | $8187m^2$ |

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STAGE 19 YIELD PLAN

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY09

Drawing No.

Rev A

Plot Date: 6/03/2026 11:22:12 AM
File Name: S:\12dsl\data\MANUDS\YMth\B00610_269214 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON

## LEGEND

- FINISHED SURFACE CONTOURS (0.5m INTERVAL) — 25.0
- LOT BOUNDARY
- LAYBACK KERB
- BARRIER KERB

## EARTHWORKS SLOPE RANGE

tin DESIGN

- 0% - 0.5%
- 0.5% - 1%
- 1% - 1.5%
- 1.5% - 2%
- 2% - 2.5%
- 2.5% - 3%
- 3% - 3.5%
- 3.5% - 4%
- 4% - 4.5%
- 4.5% - 5%
- 5% - 7.5%
- 7.5% - 10%
- 10% - 16.667%
- 16.667% - 25%
- 25% - 100%
- 100% +

STAGE 17
STAGE 16
STAGE 15
STAGE 14
STAGE 13
STAGE 12
STAGE 18
STAGE 19
STAGE 11
EPHEMERIAL BASIN 3
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 1

SCALE 1:1500 (A1) 1:3000 (A3)
0 30 60 90 120 150m
30 22.5 15 7.5
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

NOTE:

1. SETBACKS APPLIED AS FOLLOW: 6m TO FRONT, 1.5m TO SIDE AND REAR, 2.5m TO SECONDARY STREET FRONTAGES

REVISION IN PROGRESS

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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: SLOPE ANALYSIS 0-600M2 LOTS

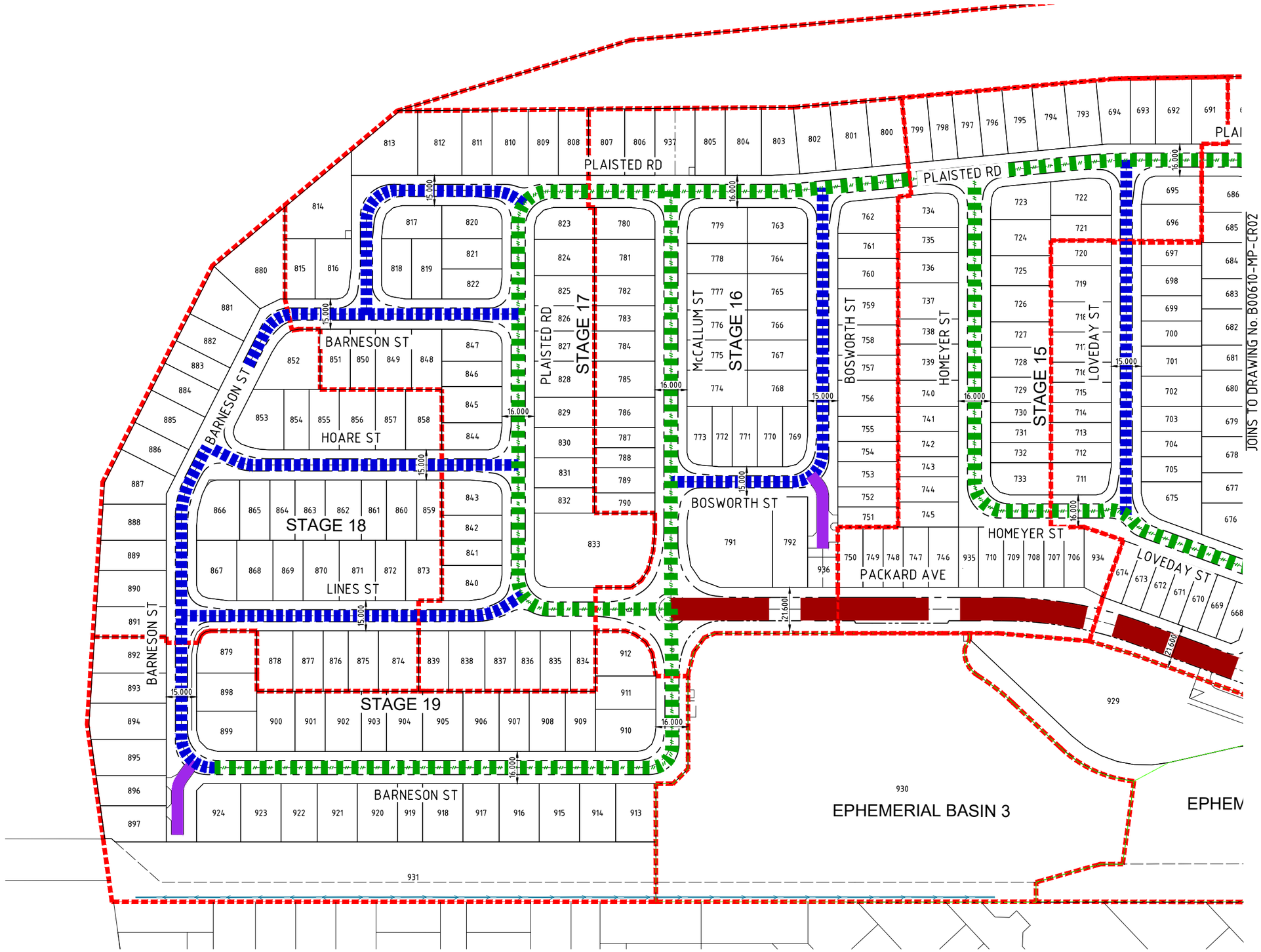
Datum: AHD
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RL .
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Project No. B00612 | Drawing No. DA-SA01 | Rev A

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Plot Date: 6/03/2026 11:23:35 AM
User: RICHARD FERGUSON
File Name: S:\126x\data\MAN\205YNN\B00610_209214\CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SA




## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS

REVISION IN PROGRESS

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Registered Engineer

Date Register

ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: ROAD HIERARCHY PLAN
SHEET 1 OF 2

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612-DA-CR01 | | A |

User: RICHARD FERGUSONFile Name: S:\12dData\Data\MANTZDSY\N01\B00609_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-RDP
Plot Date: 6/03/2026 11:23:54 AM

LEGEND

PROPOSED STAGE BOUNDARY

PROPOSED LOT BOUNDARY

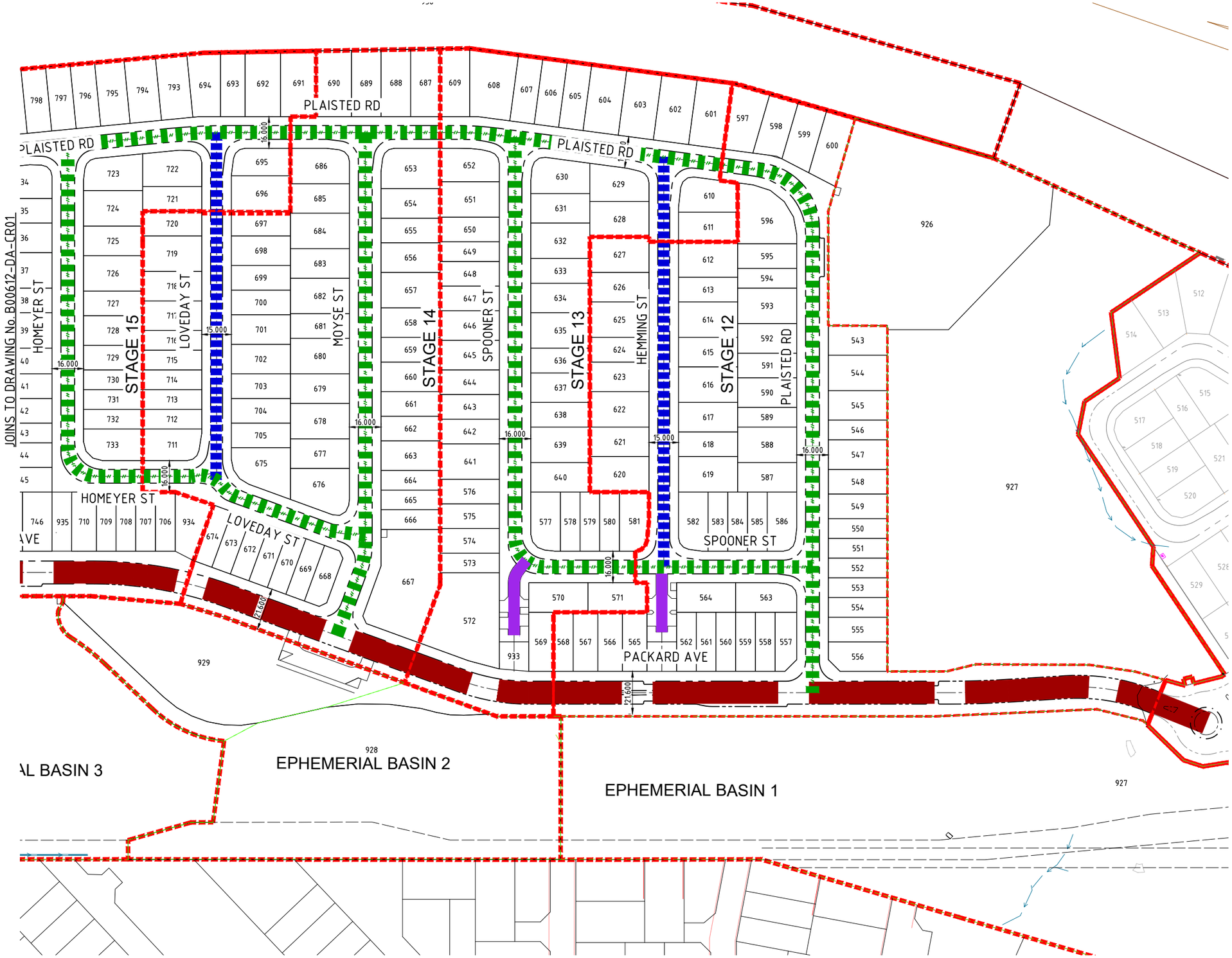
ROAD HIERARCHY

21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001

16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000

15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000

CONCRETE DRIVEWAY ACCESS




0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title ROAD HIERARCHY PLAN
SHEET 2 OF 2

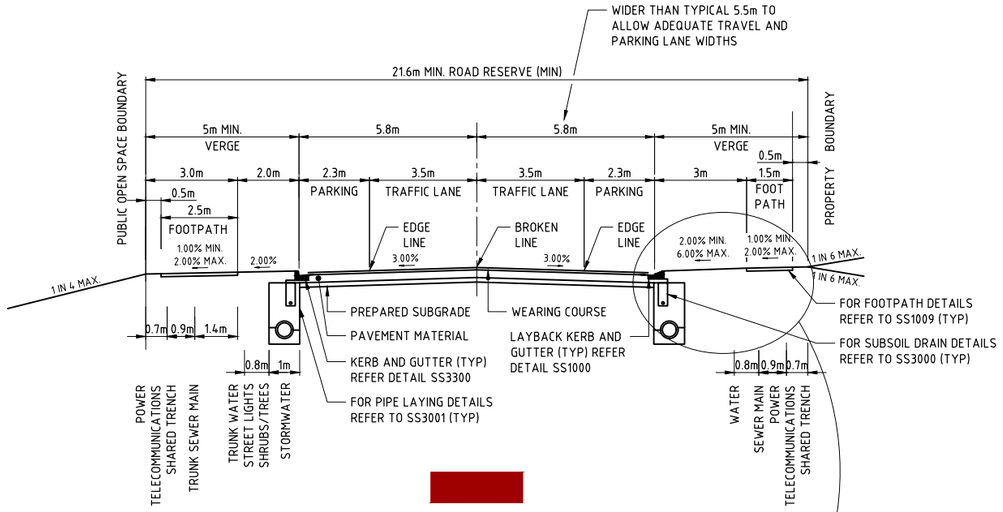
Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR02 | Rev A

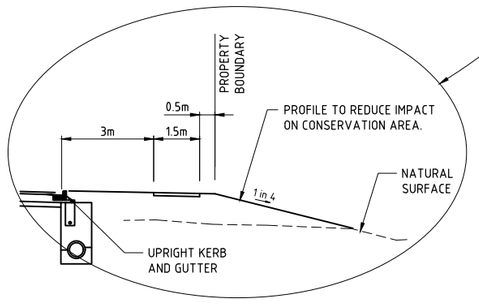
User: RICHARD FERGUSON File Name: S:\Tas\data\MANZOS\YNTH\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:23:55 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

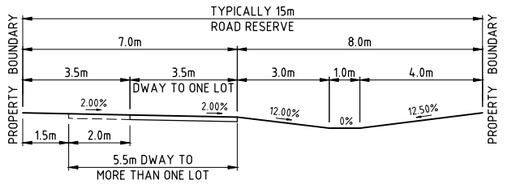
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



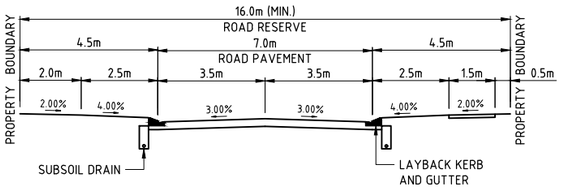

## ALTERNATE SECTION

SCALE 1:100



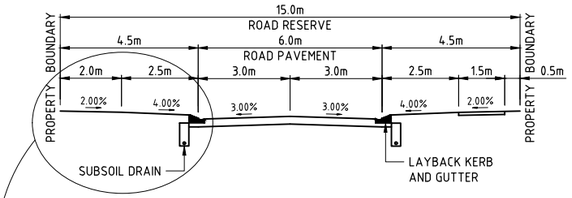

## DRIVEWAY ACCESS

SCALE 1:100



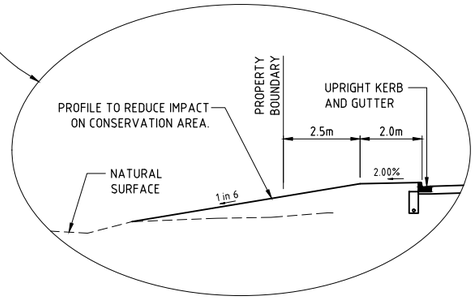

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: ROAD HIERARCHY PLAN TYPICAL SECTIONS

Datum: AHD PSM . RL . CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-CR03 Rev A

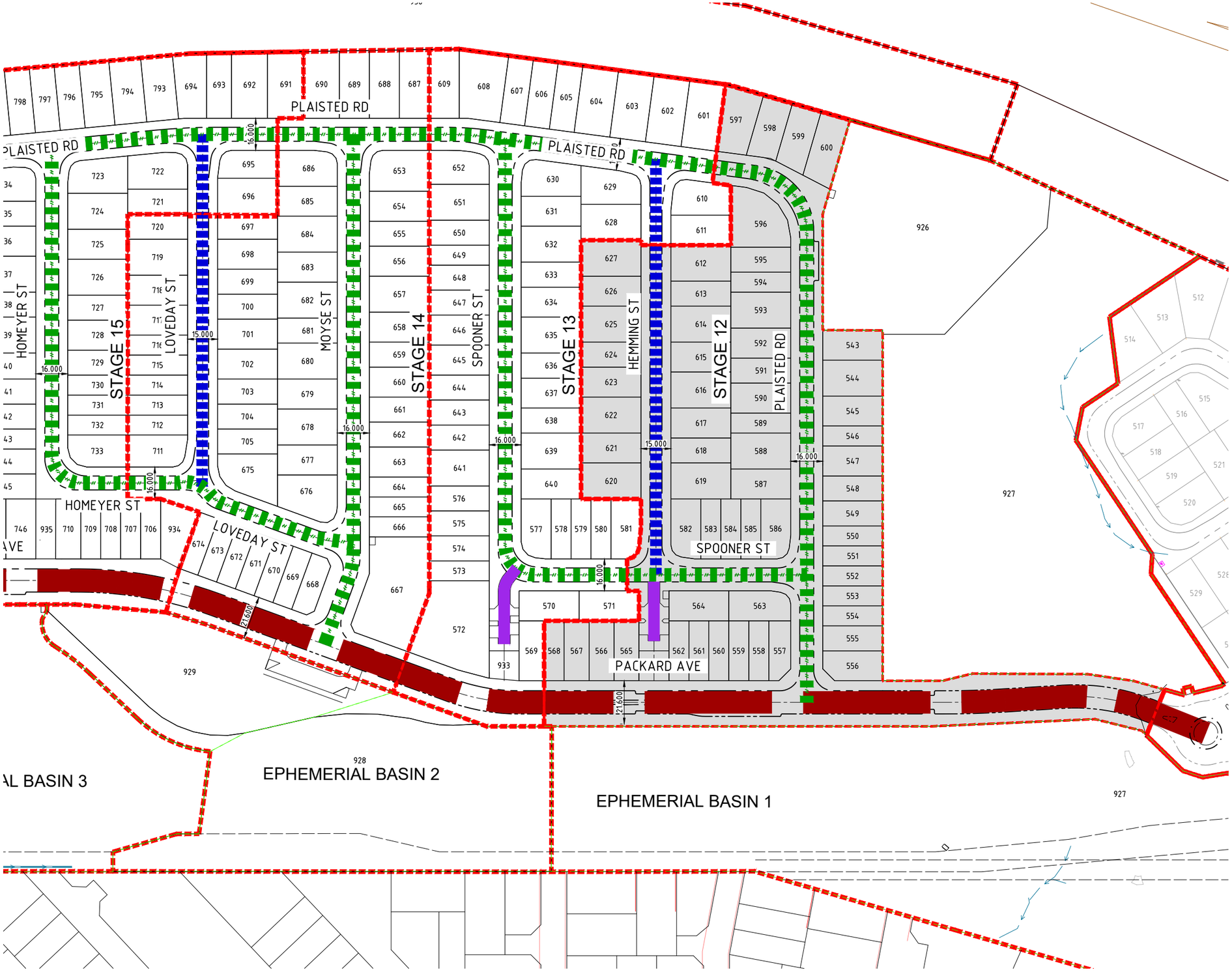
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Plot Date: 6/03/2026 11:23:56 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a




0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 2A - STAGE 12
ROAD HIERARCHY PLAN

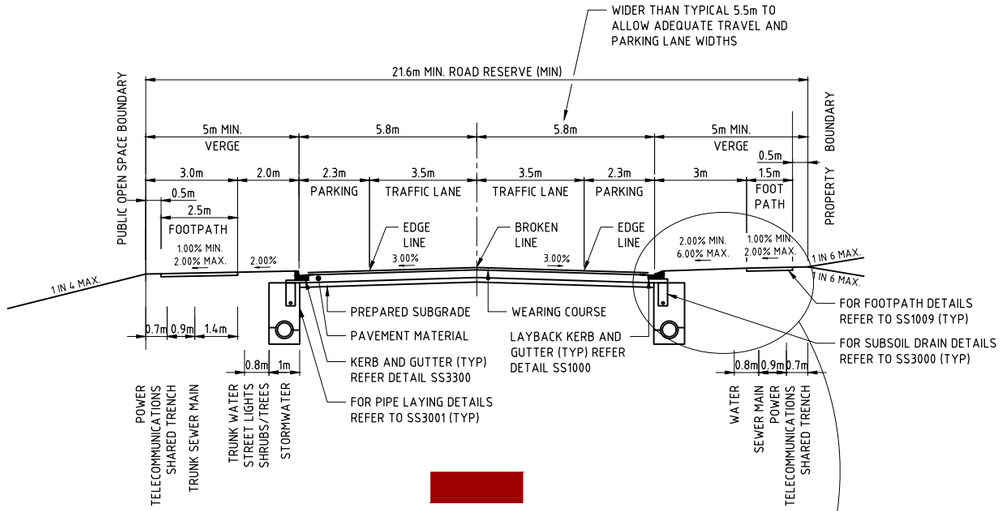
Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR04 | Rev A

User: RICHARD FERGUSON File Name: S:\Tas\data\MANZOS\YNOT\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP

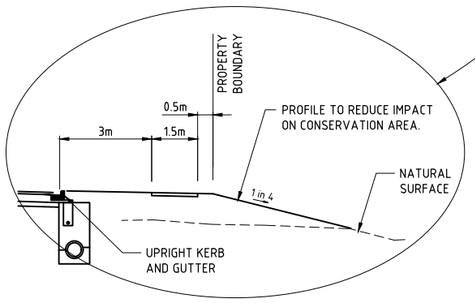
Plot Date: 6/03/2026 11:23:57 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

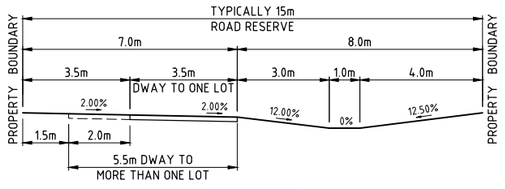
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



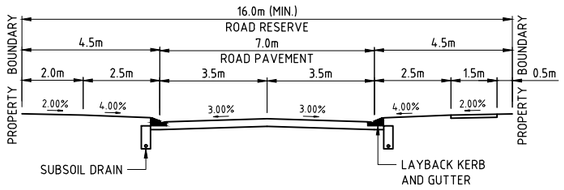

## ALTERNATE SECTION

SCALE 1:100



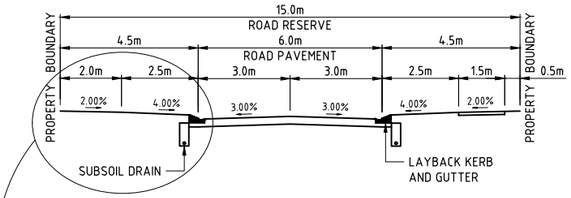

## DRIVEWAY ACCESS

SCALE 1:100



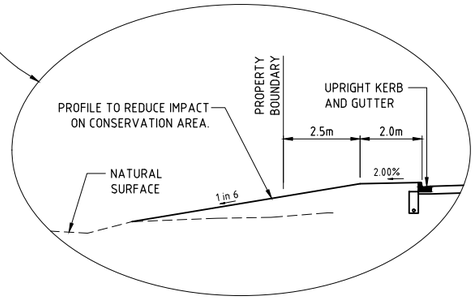

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 2A - STAGE 12 ROAD HIERARCHY PLAN

Datum: AHD PSM . RL . CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-CR04 Rev A

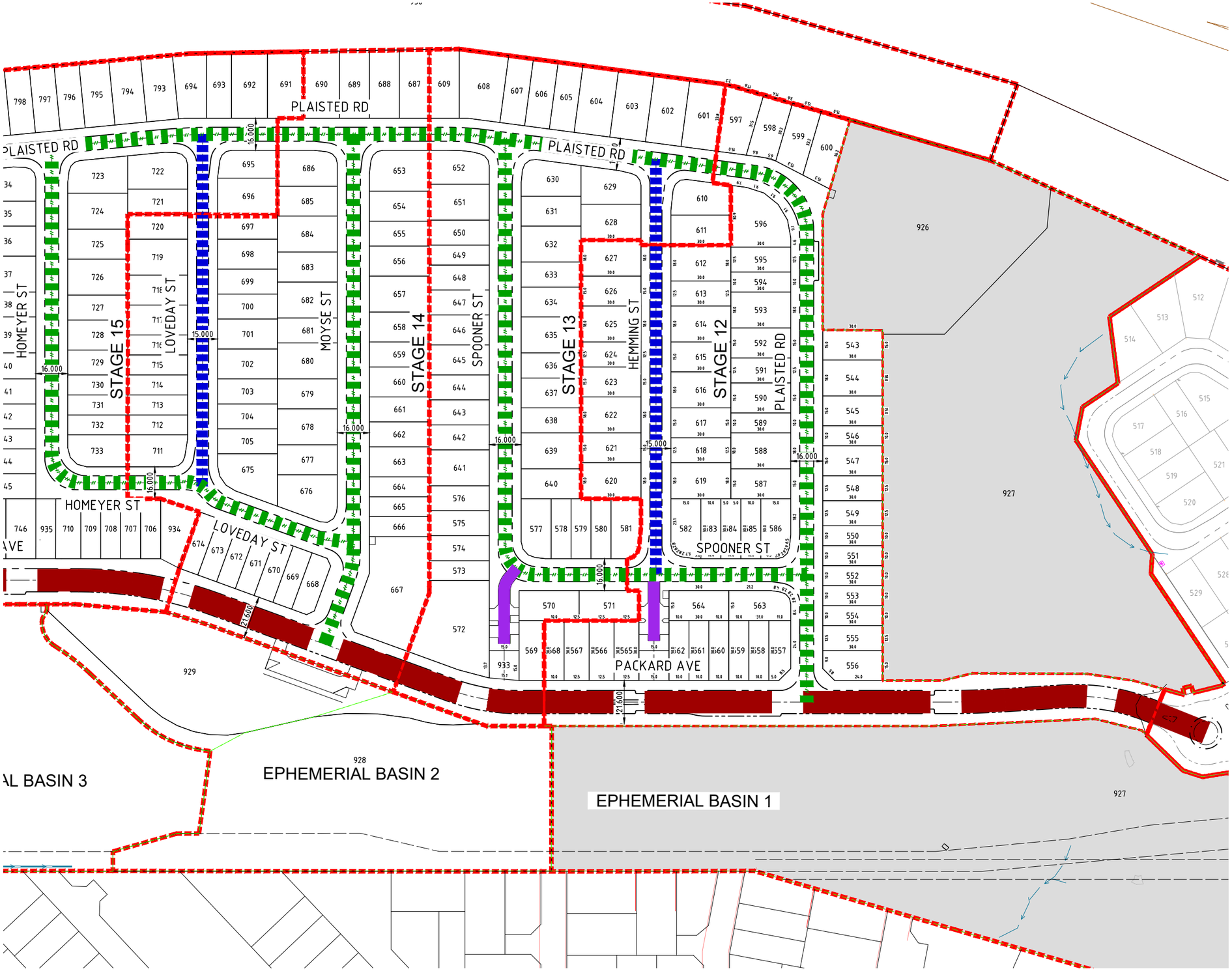
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Plot Date: 6/03/2026 11:23:58 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 12 PUBLIC OPEN SPACE AREA: DA-STAGE 2b




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 2B - STAGE 12
ROAD HIERARCHY PLAN

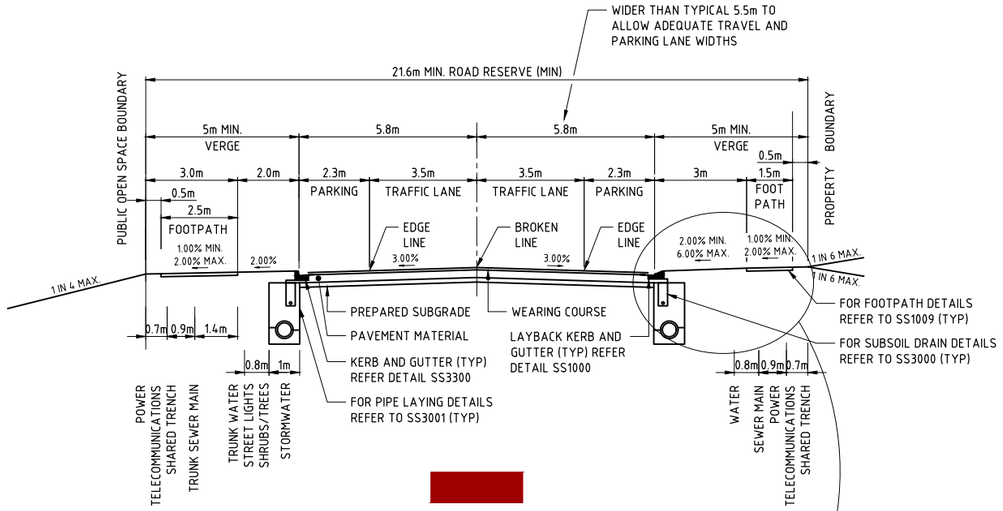
Datum AHD
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RL .
CDU COORD

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Project No. B00612 | Drawing No. DA-CR06 | Rev A

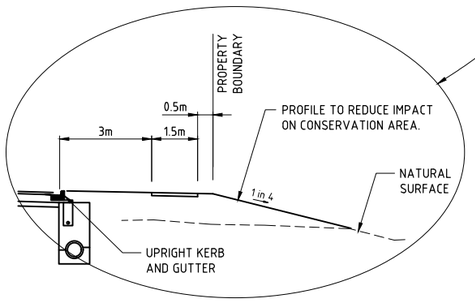
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Plot Date: 6/03/2026 11:24:09 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

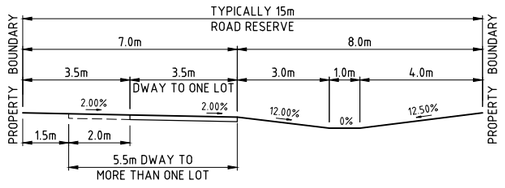
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



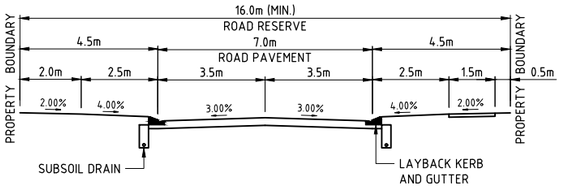

## ALTERNATE SECTION

SCALE 1:100



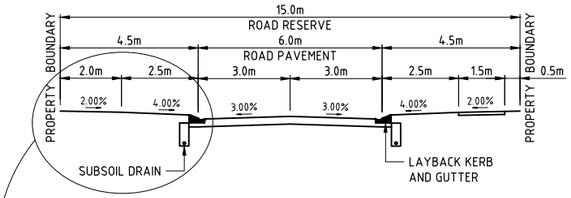

## DRIVEWAY ACCESS

SCALE 1:100



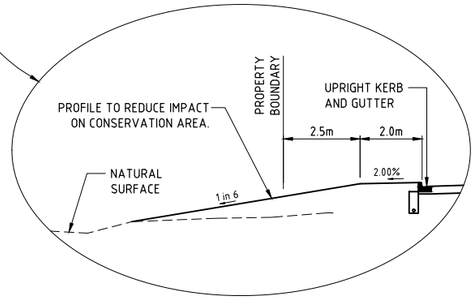

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 2B - STAGE 12
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR07 | Rev A

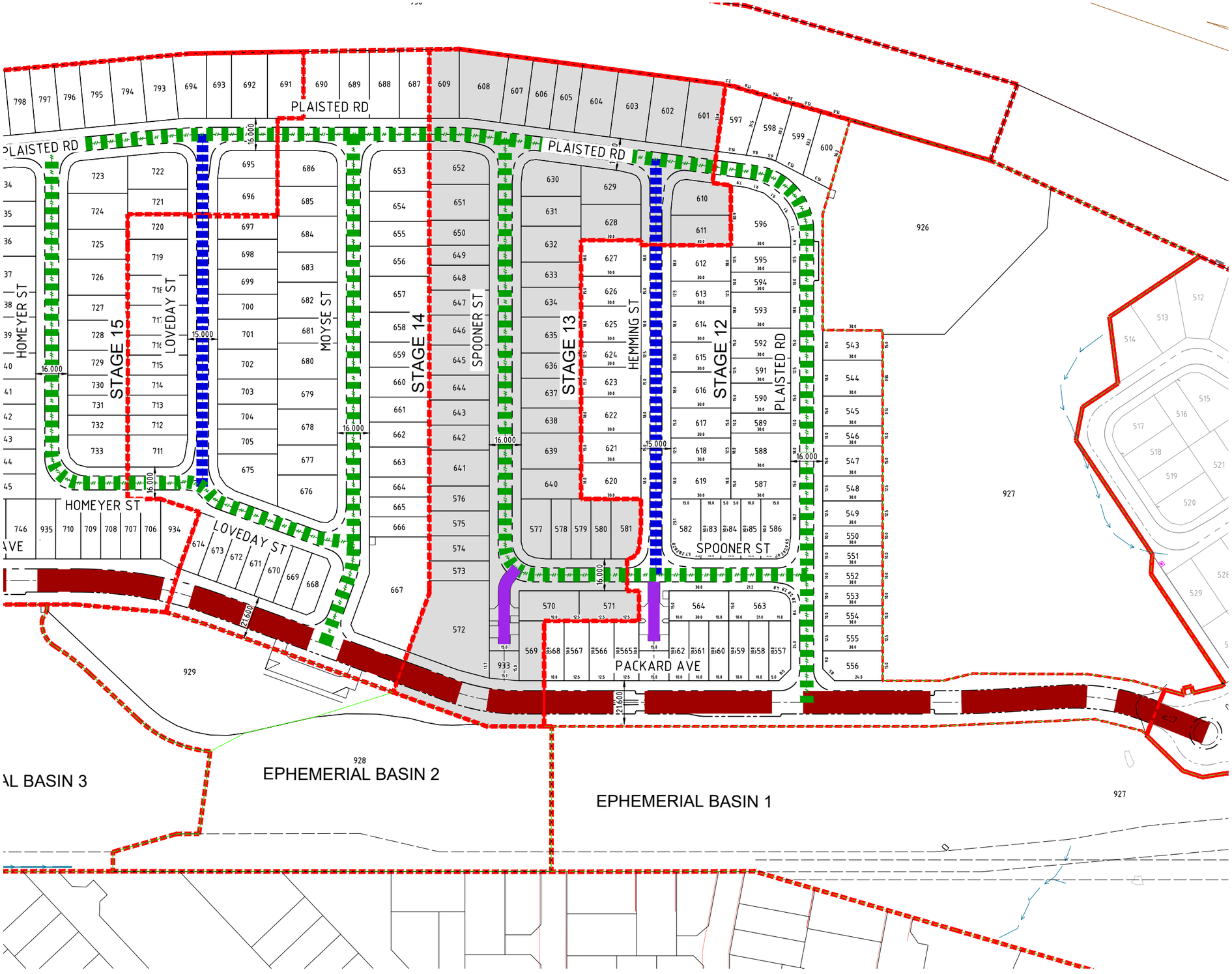
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Plot Date: 6/03/2026 11:24:00 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

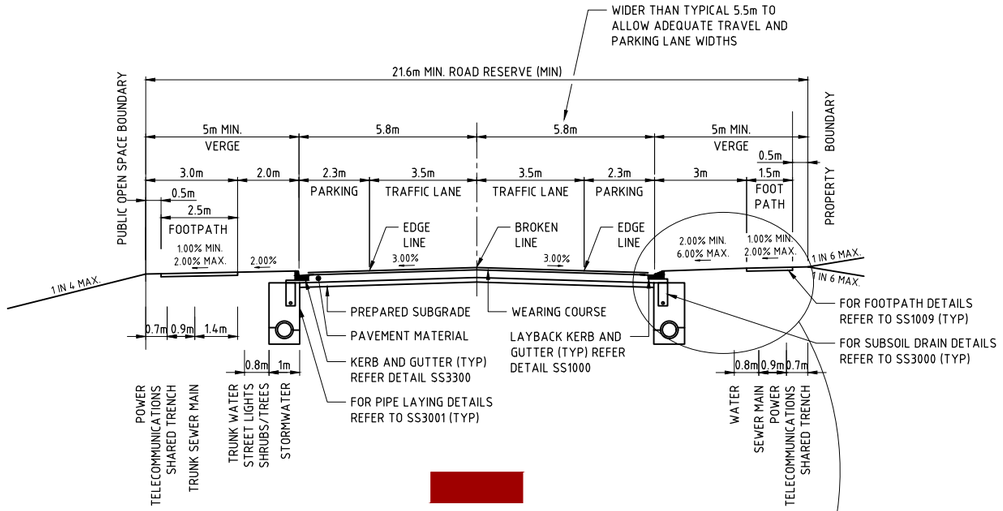
Title DA STAGE 3 - STAGE 13 ROAD HIERARCHY PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR08 | Rev A

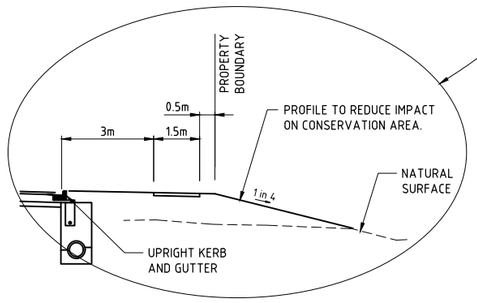
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Plot Date: 6/03/2026 11:24:02 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

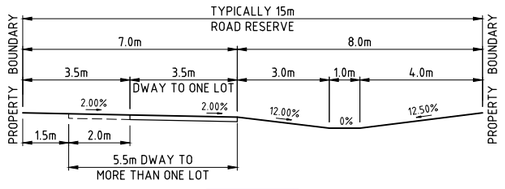
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



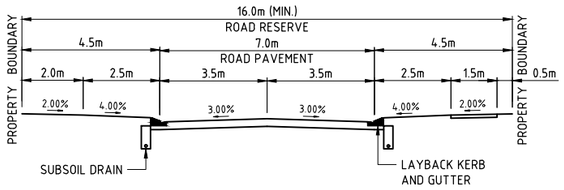

## ALTERNATE SECTION

SCALE 1:100



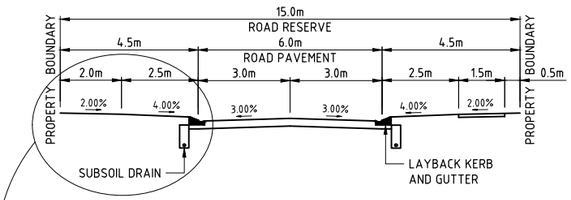

## DRIVEWAY ACCESS

SCALE 1:100



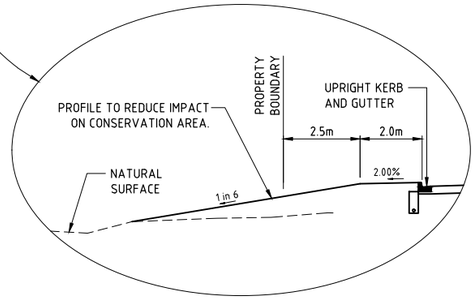

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 3 - STAGE 13
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR09 | Rev A

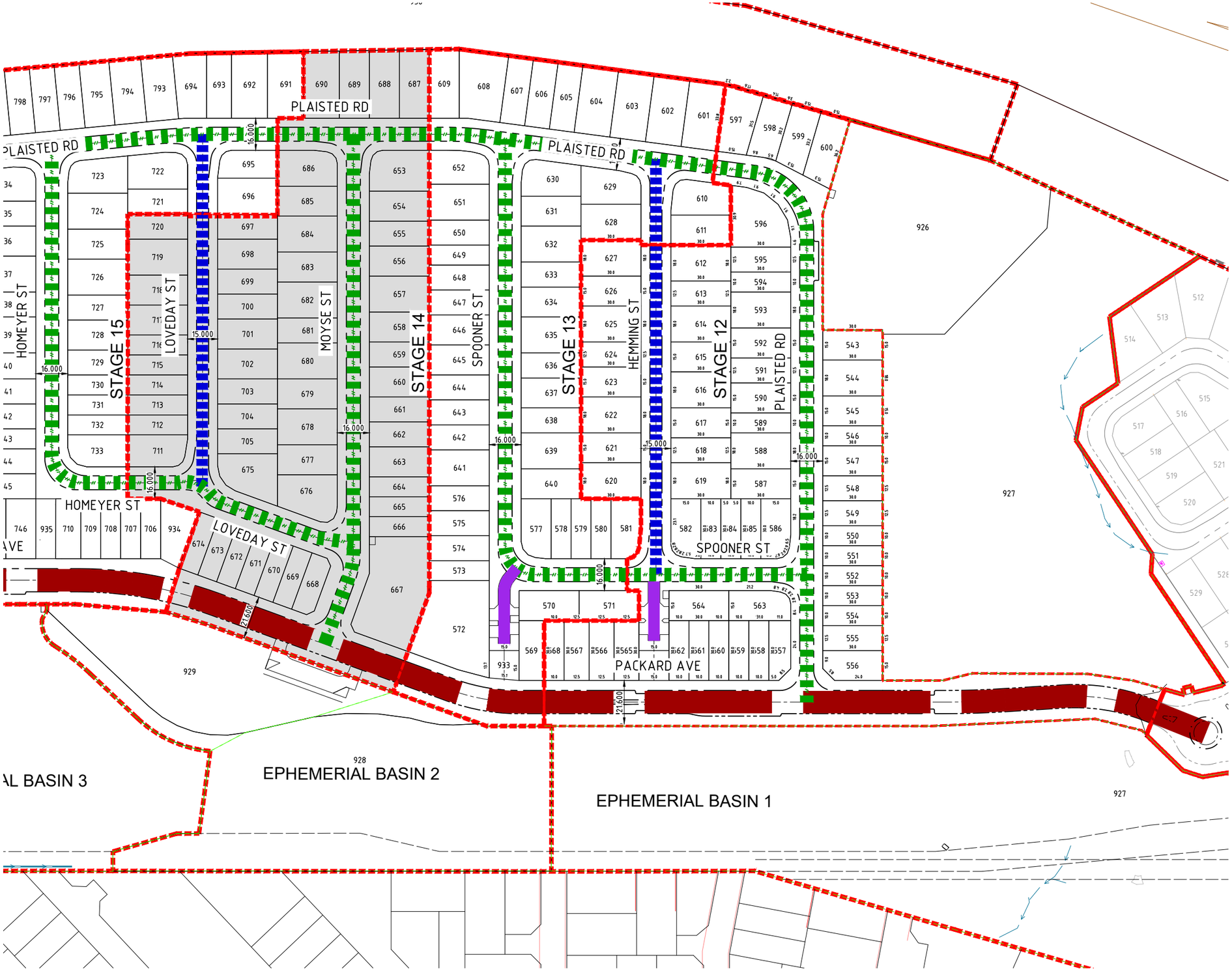
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Plot Date: 6/03/2026 11:24:02 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 14 DEVELOPMENT AREA: DA-STAGE 5a




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

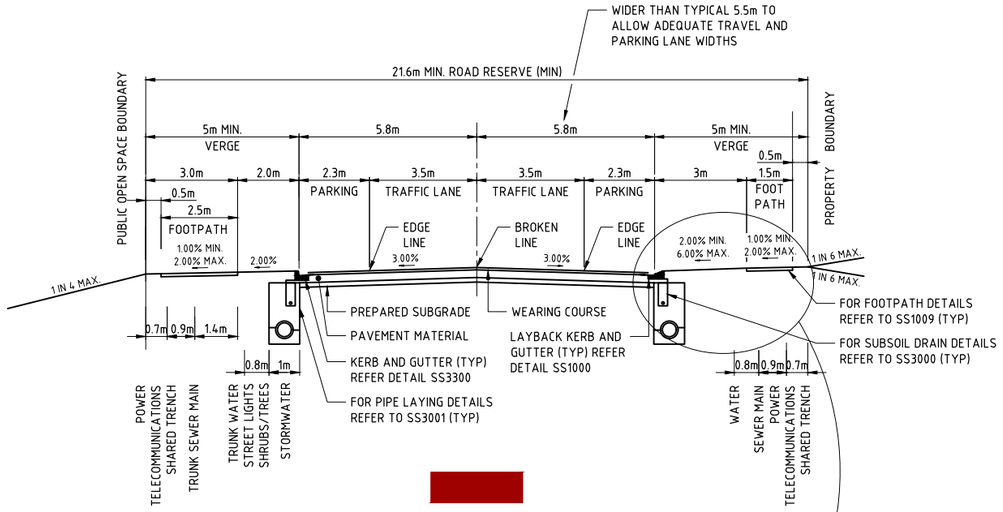
Title DA STAGE 5A - STAGE 14
ROAD HIERARCHY PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR10 | Rev A

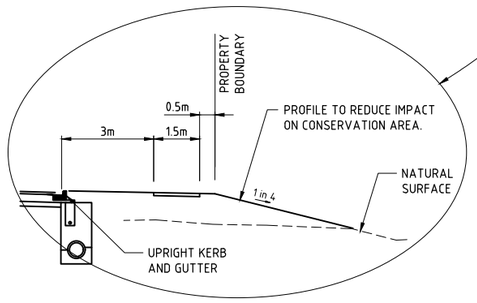
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Plot Date: 6/03/2026 11:24:04 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

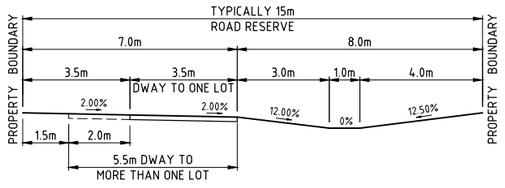
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



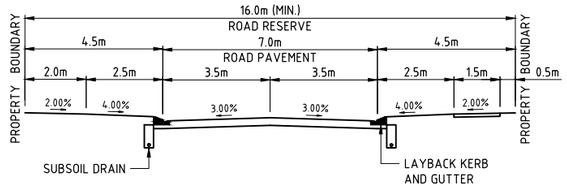

## ALTERNATE SECTION

SCALE 1:100



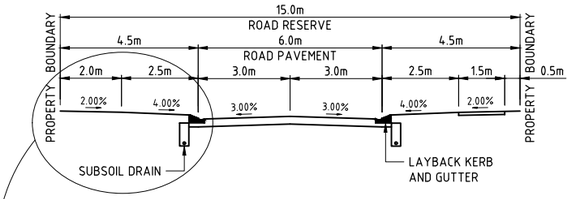

## DRIVEWAY ACCESS

SCALE 1:100



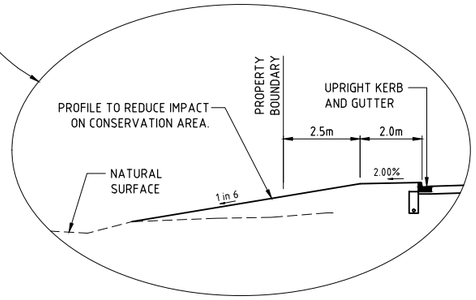

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 5A - STAGE 14
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR11 | Rev A

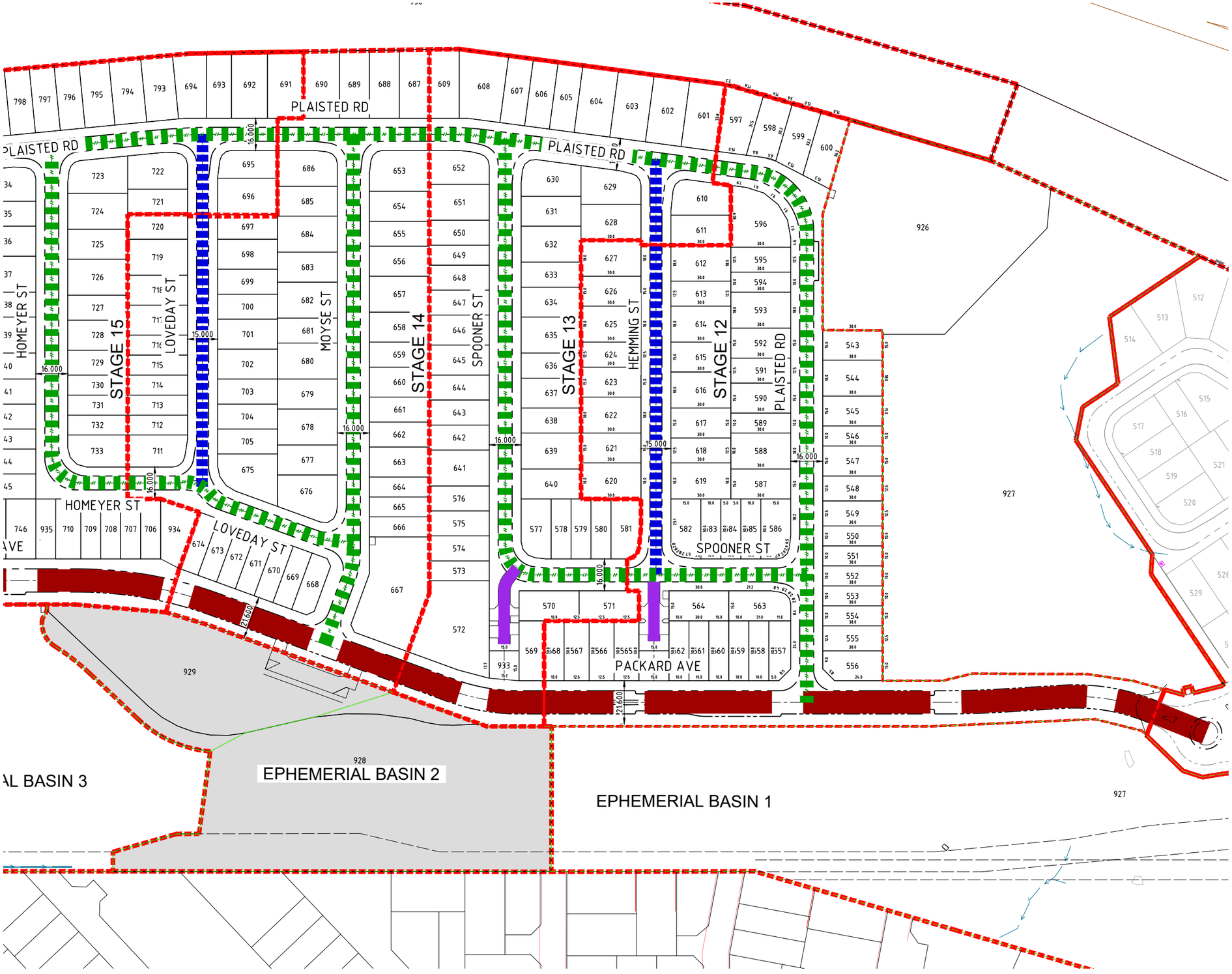
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Plot Date: 6/03/2026 11:24:05 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 14 PUBLIC OPEN SPACE AREA: DA-STAGE 5b




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 5B - STAGE 14 ROAD HIERARCHY PLAN

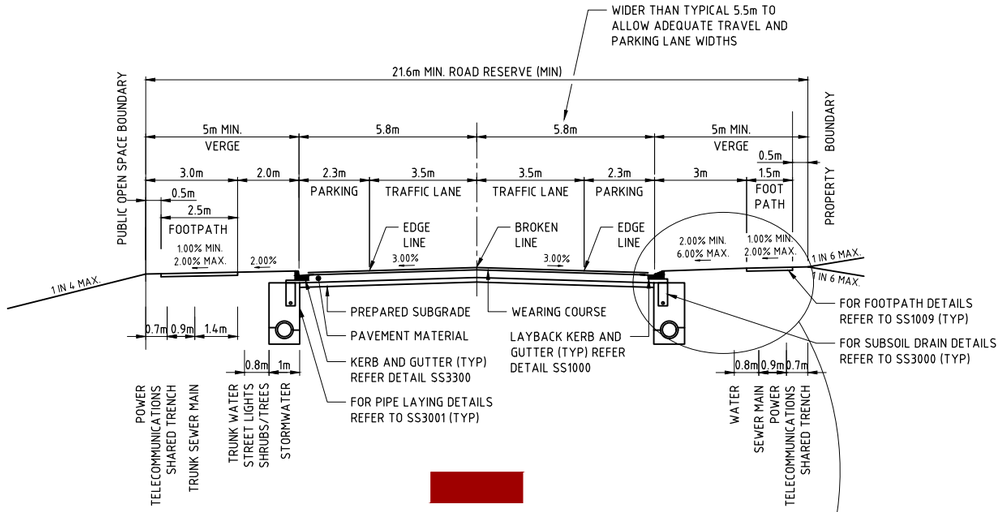
Datum AHD
PSM .
RL .
CDU COORD

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NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR12 | Rev A

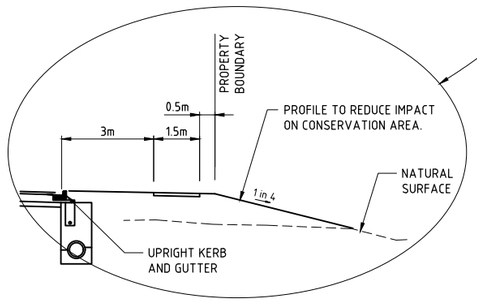
User: RICHARD FERGUSON File Name: S:\Tas\data\MANZOSYN01\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:06 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

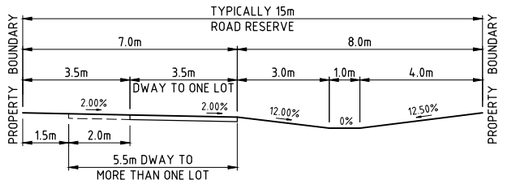
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



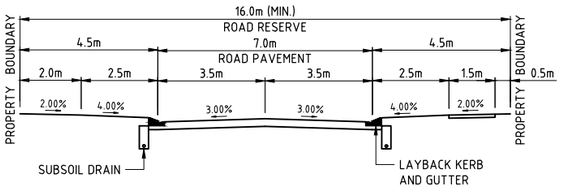

## ALTERNATE SECTION

SCALE 1:100



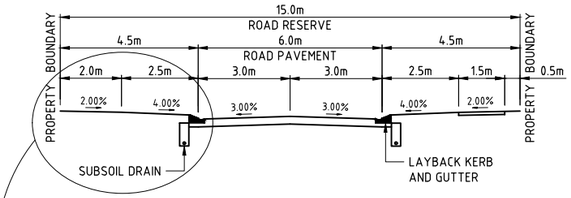

## DRIVEWAY ACCESS

SCALE 1:100



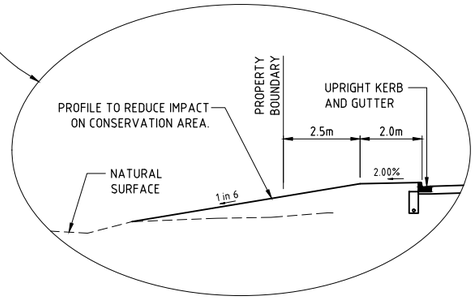

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

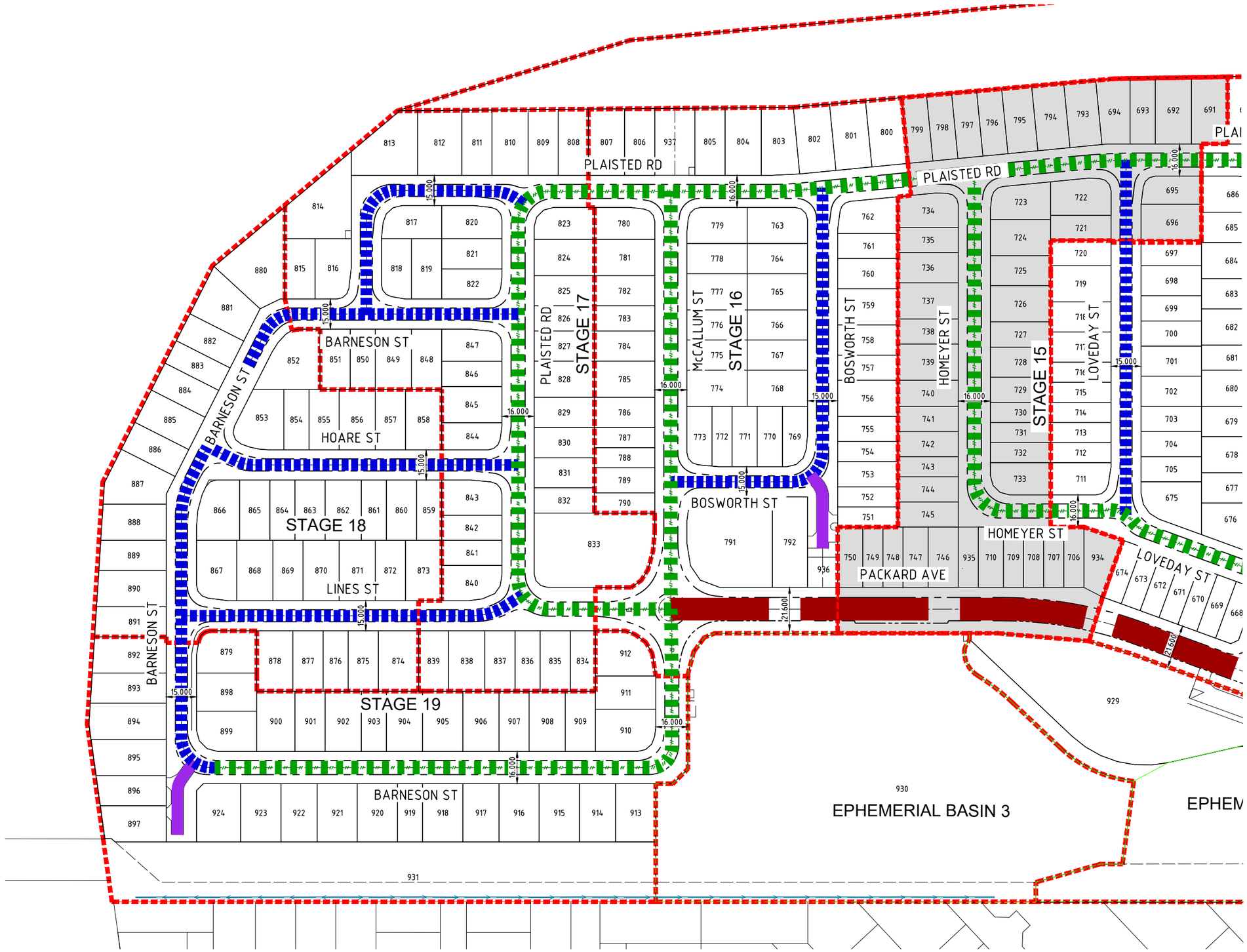
Title: DA STAGE 5B - STAGE 14
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR13 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MAN12DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:07 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 15 DEVELOPMENT AREA: DA-STAGE 6a

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 6A - STAGE 15
ROAD HIERARCHY PLAN

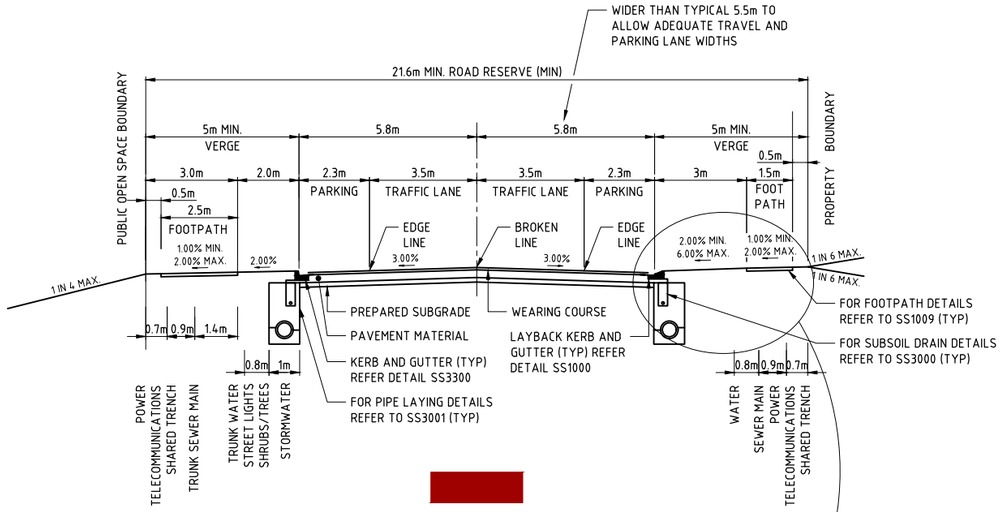
Datum
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CDU COORD

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| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR14 | A |

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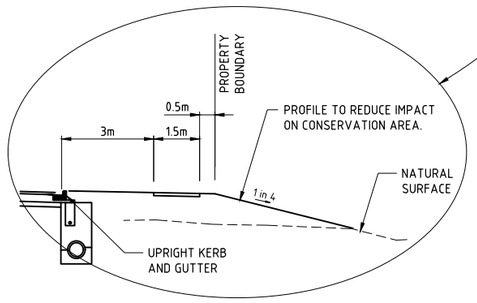
User: RICHARD FERGUSONFile Name: S:\12ds\data\MAN12DS\YN01\B00612_2892VL4_CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19B00612-DA-ROP
Plot Date: 6/03/2026 11:24:08 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

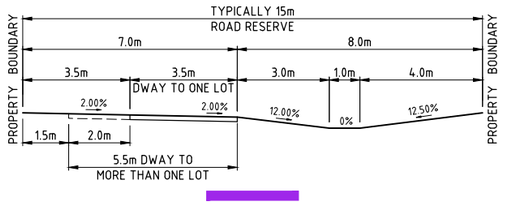
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



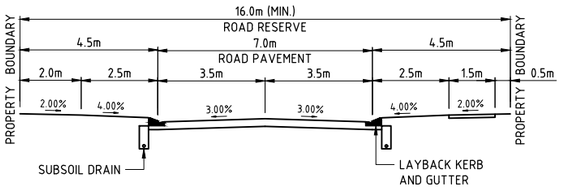

## ALTERNATE SECTION

SCALE 1:100



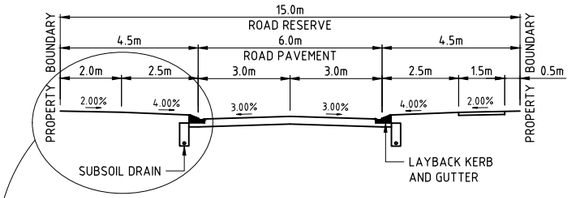

## DRIVEWAY ACCESS

SCALE 1:100



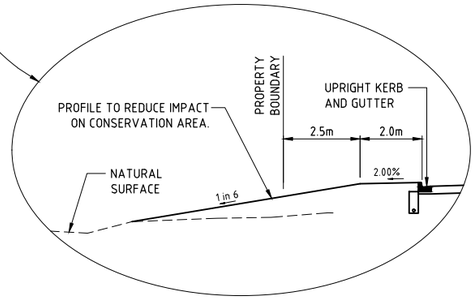

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

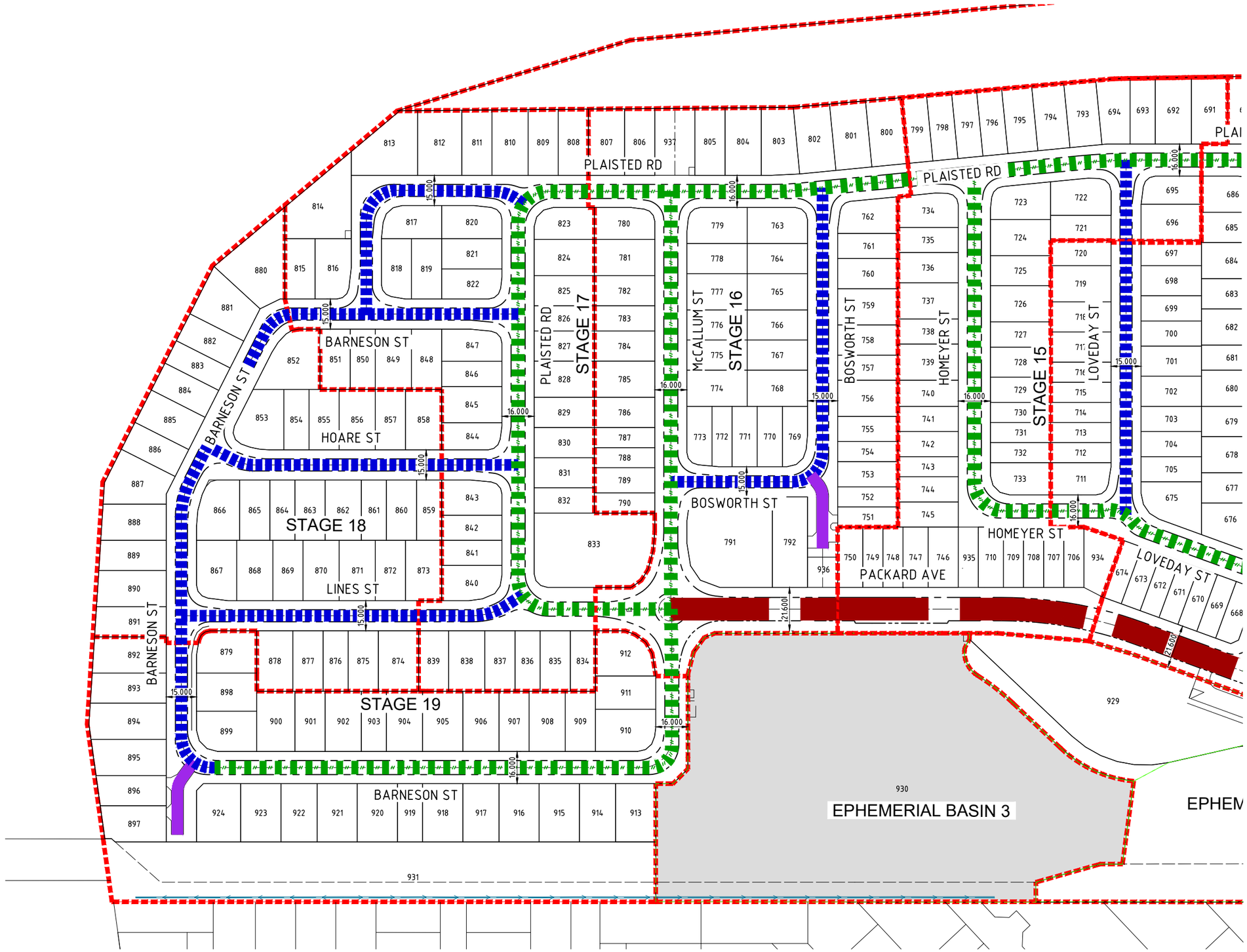
Title: DA STAGE 6A - STAGE 15
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR15 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:08 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 15 PUBLIC OPEN SPACE AREA: DA-STAGE 6b

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12Data\data\MAN12DSYN01\B00609_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-ROP
Plot Date: 6/03/2026 11:24:10 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

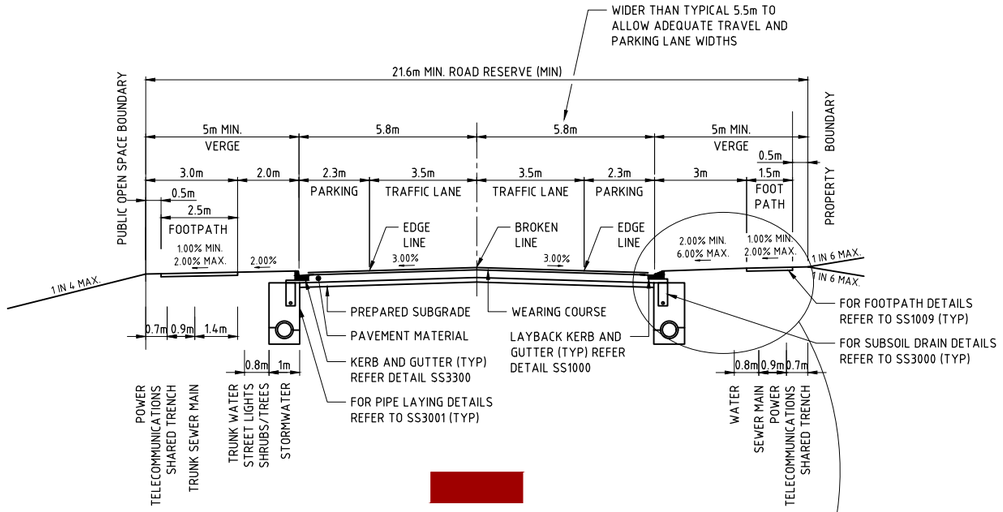
EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 6B - STAGE 15 ROAD HIERARCHY PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

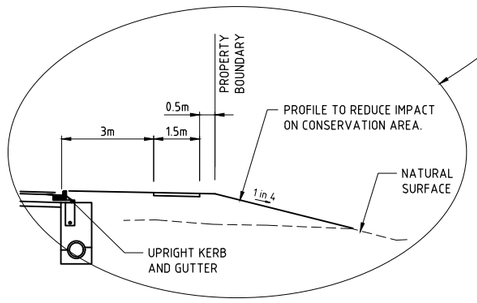
| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR16 | A |




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

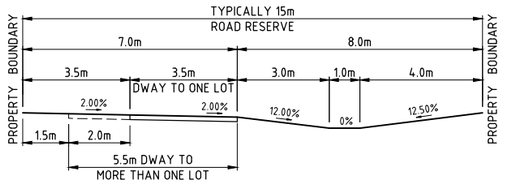
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



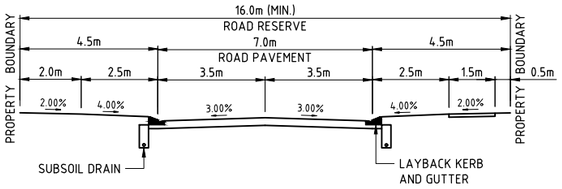

## ALTERNATE SECTION

SCALE 1:100



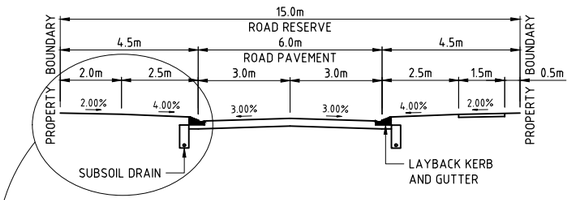

## DRIVEWAY ACCESS

SCALE 1:100



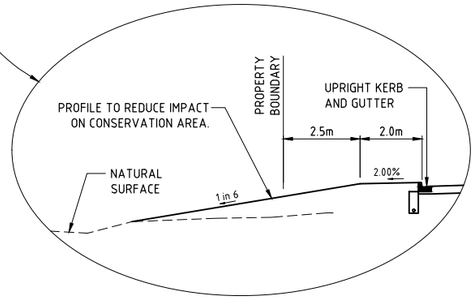

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

ENGINEERING CERTIFICATION

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

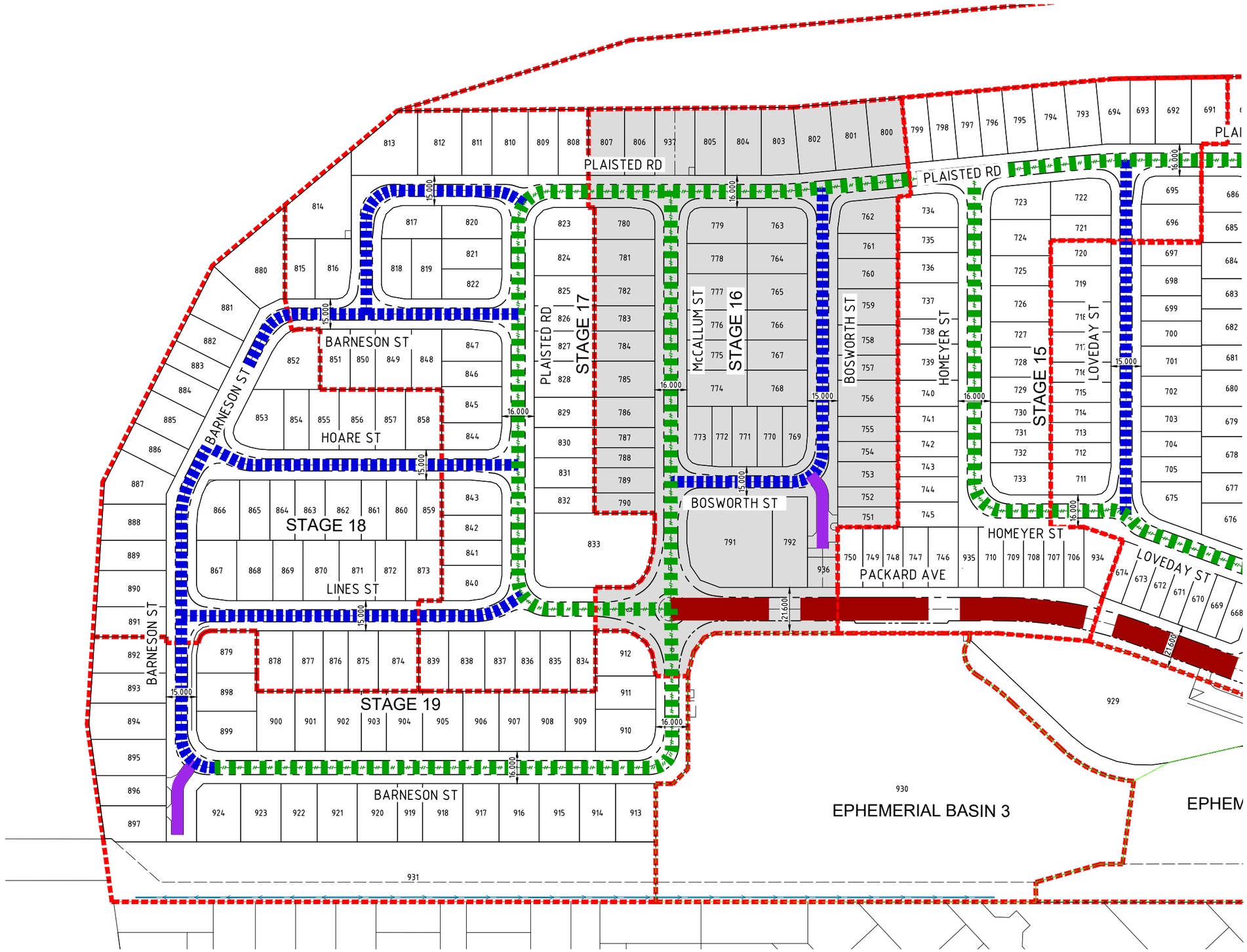
Title: DA STAGE 6B - STAGE 15
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR17 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:10 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12dsVdata\MAN12DSYN01\B00612_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:11 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

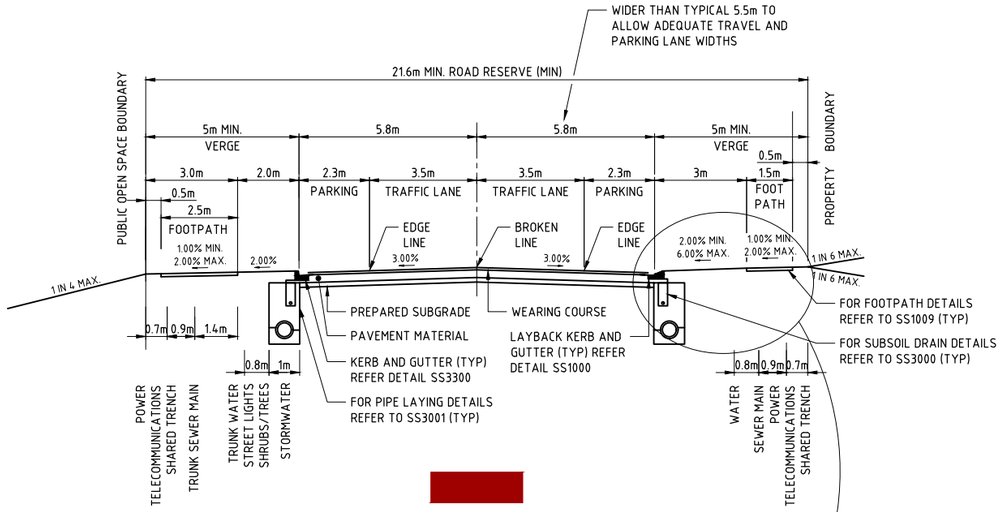
EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 7 - STAGE 16 ROAD HIERARCHY PLAN

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

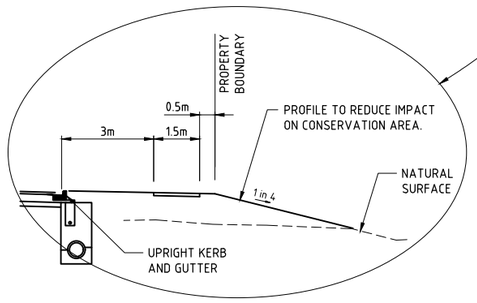
Project No. B00612-DA-CR18
Drawing No.
Rev A




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

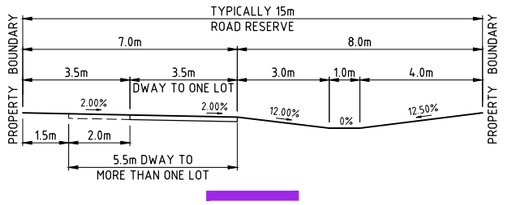
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



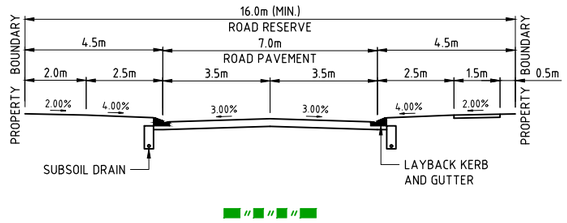

## ALTERNATE SECTION

SCALE 1:100



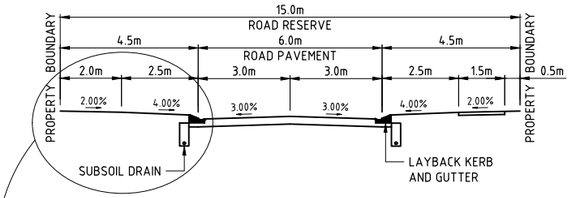

## DRIVEWAY ACCESS

SCALE 1:100



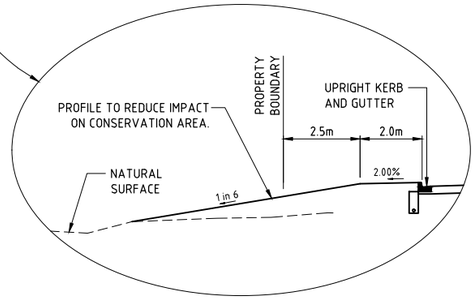

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

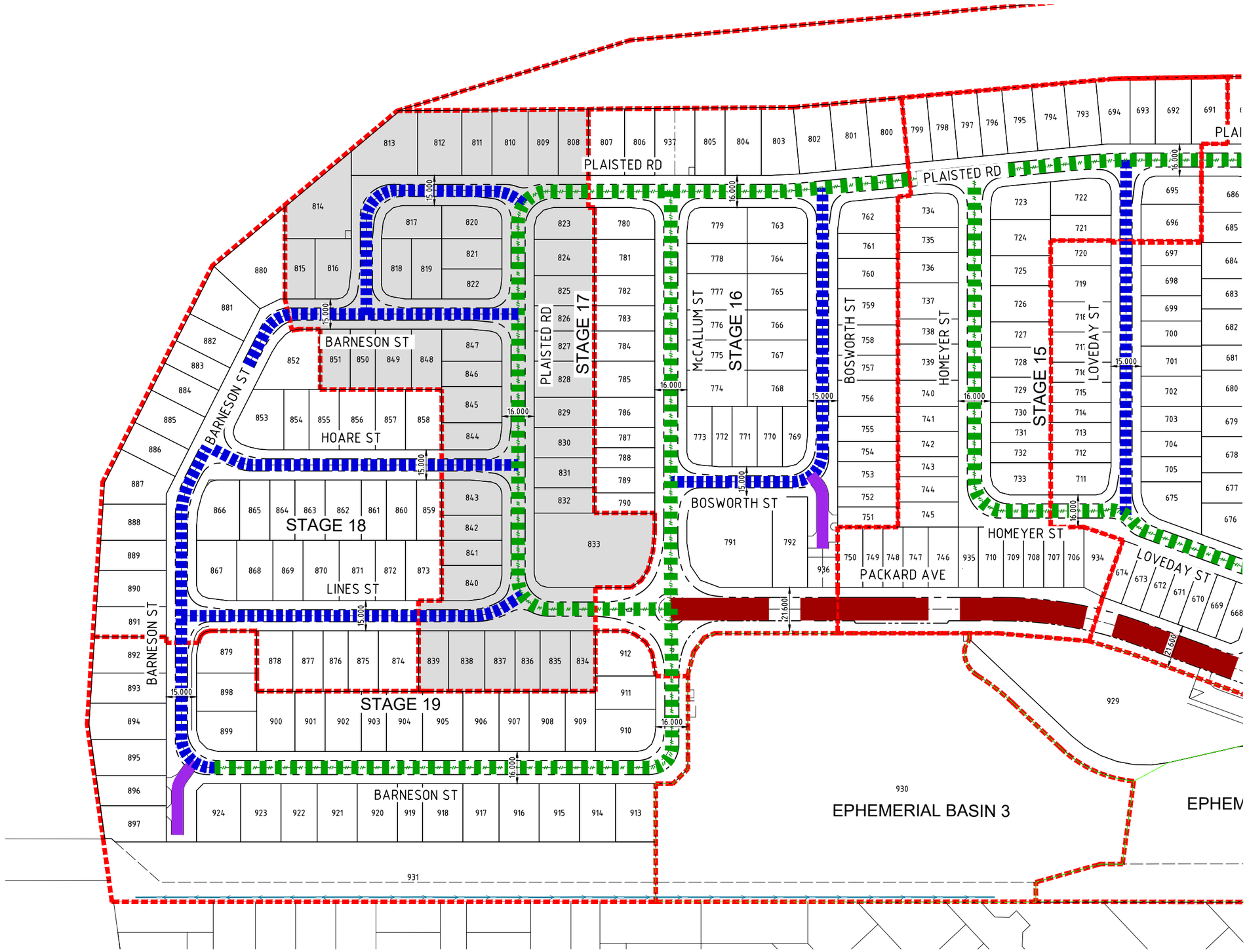
Title: DA STAGE 7 - STAGE 16
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR19 | A |

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00610_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:12 AM




## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

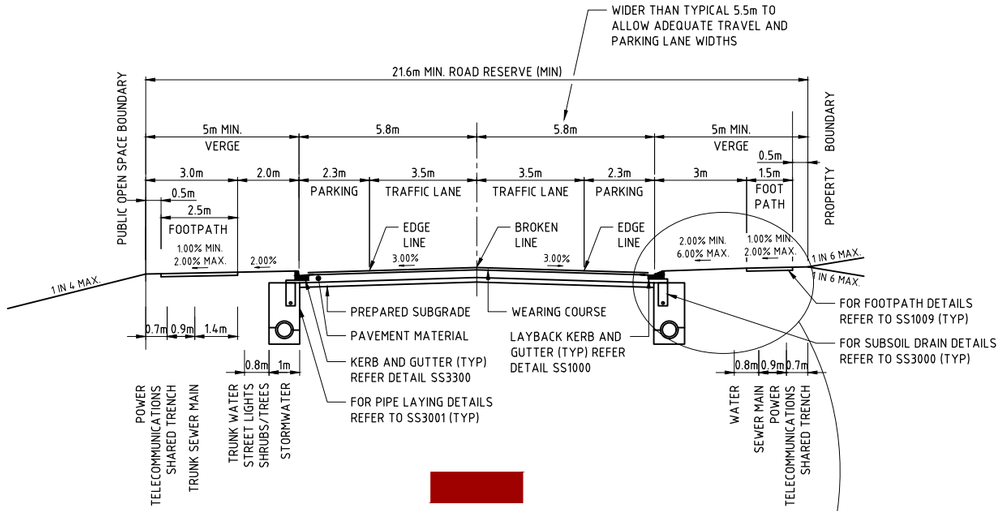
Title DA STAGE 9 - STAGE 17
ROAD HIERARCHY PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR20 | A |

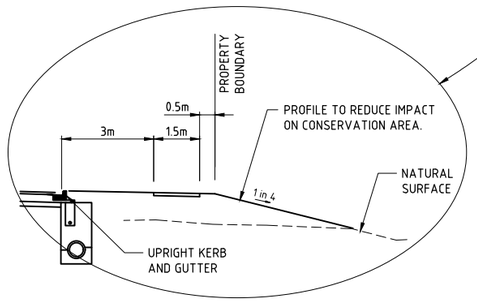
User: RICHARD.FERGUSON File Name: S:\72ds\data\MANI2DSYN01\B0612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B0612-DA-ROP
Plot Date: 6/03/2026 11:24:13 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

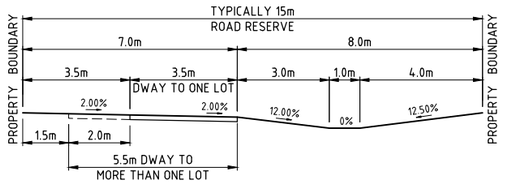
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



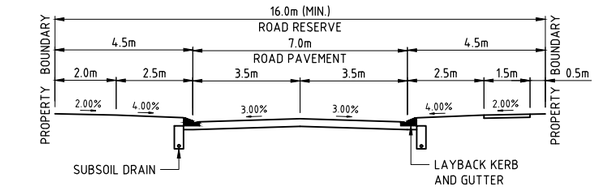

## ALTERNATE SECTION

SCALE 1:100



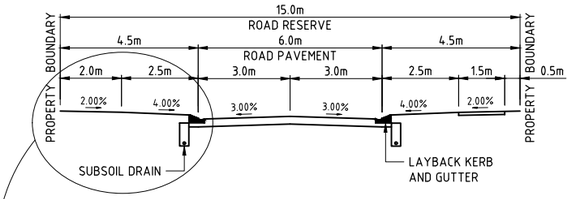

## DRIVEWAY ACCESS

SCALE 1:100



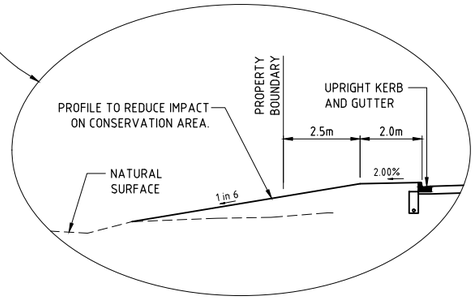

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

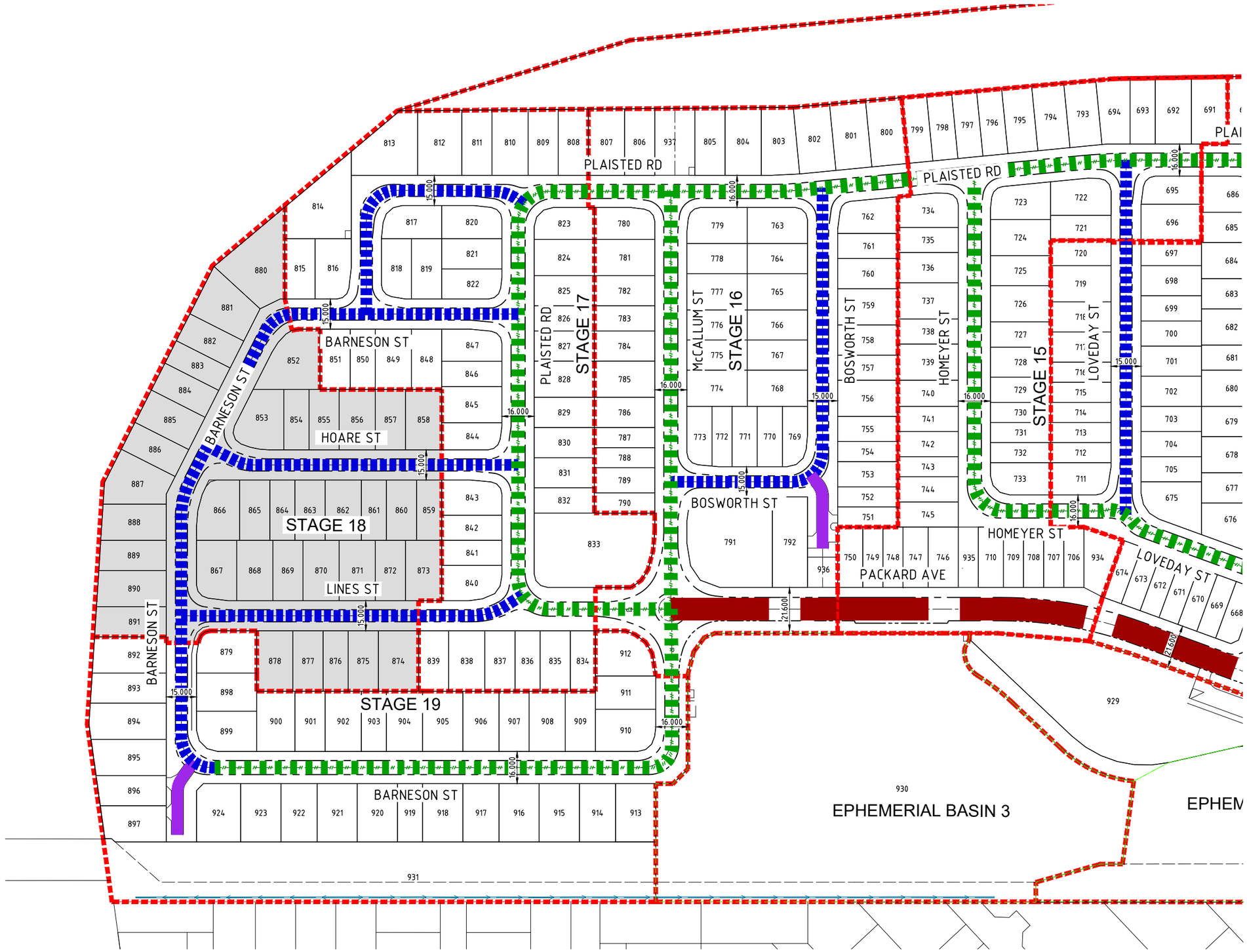
Title: DA STAGE 9 - STAGE 17
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR21 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v2 CURRENT\DA\B00612 STAGE 12 B00612-DA-RDP
Plot Date: 6/03/2026 11:24:14 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 18 DEVELOPMENT AREA: DA-STAGE 10

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12ds\data\MAN12DS\YN01\B00609_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-18\B00612-DA-ROP
Plot Date: 6/03/2026 11:24:15 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

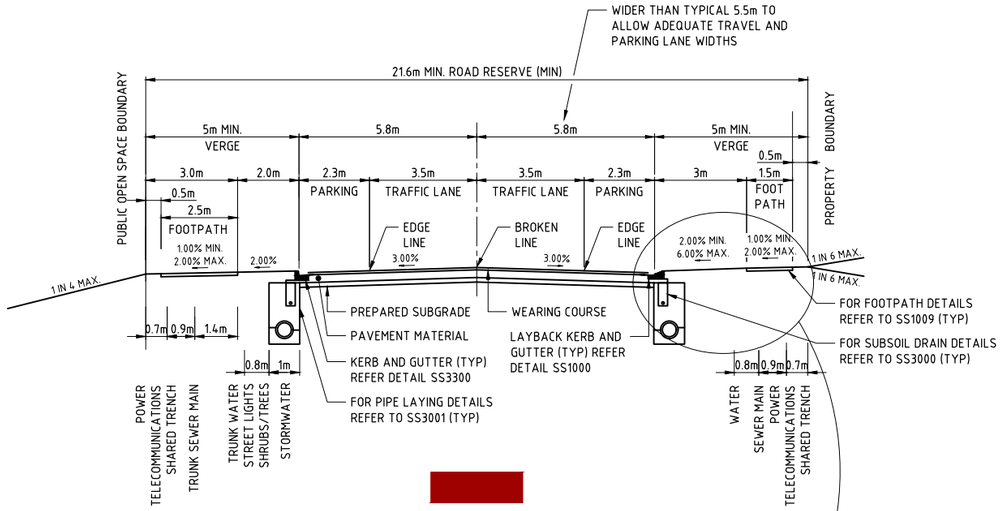
Title: DA STAGE 10 - STAGE 18
ROAD HIERARCHY PLAN

Datum
AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

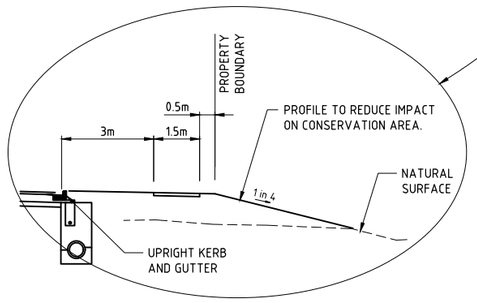
| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR22 | A |




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

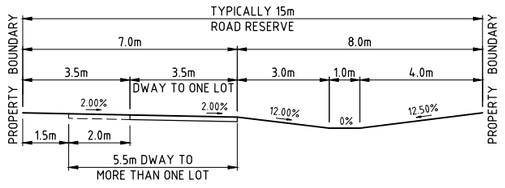
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



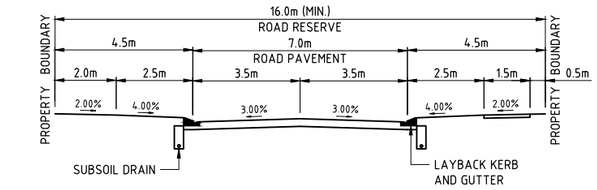

## ALTERNATE SECTION

SCALE 1:100



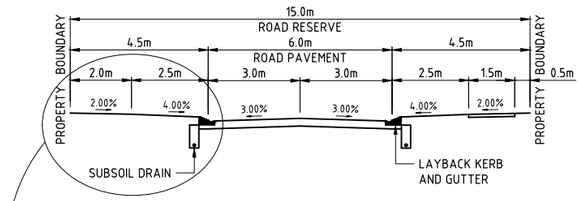

## DRIVEWAY ACCESS

SCALE 1:100



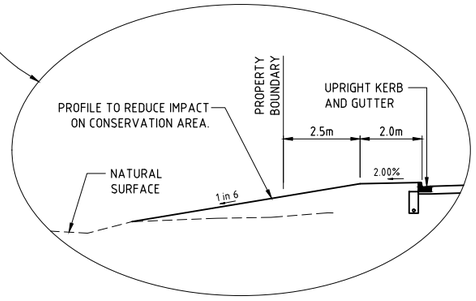

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

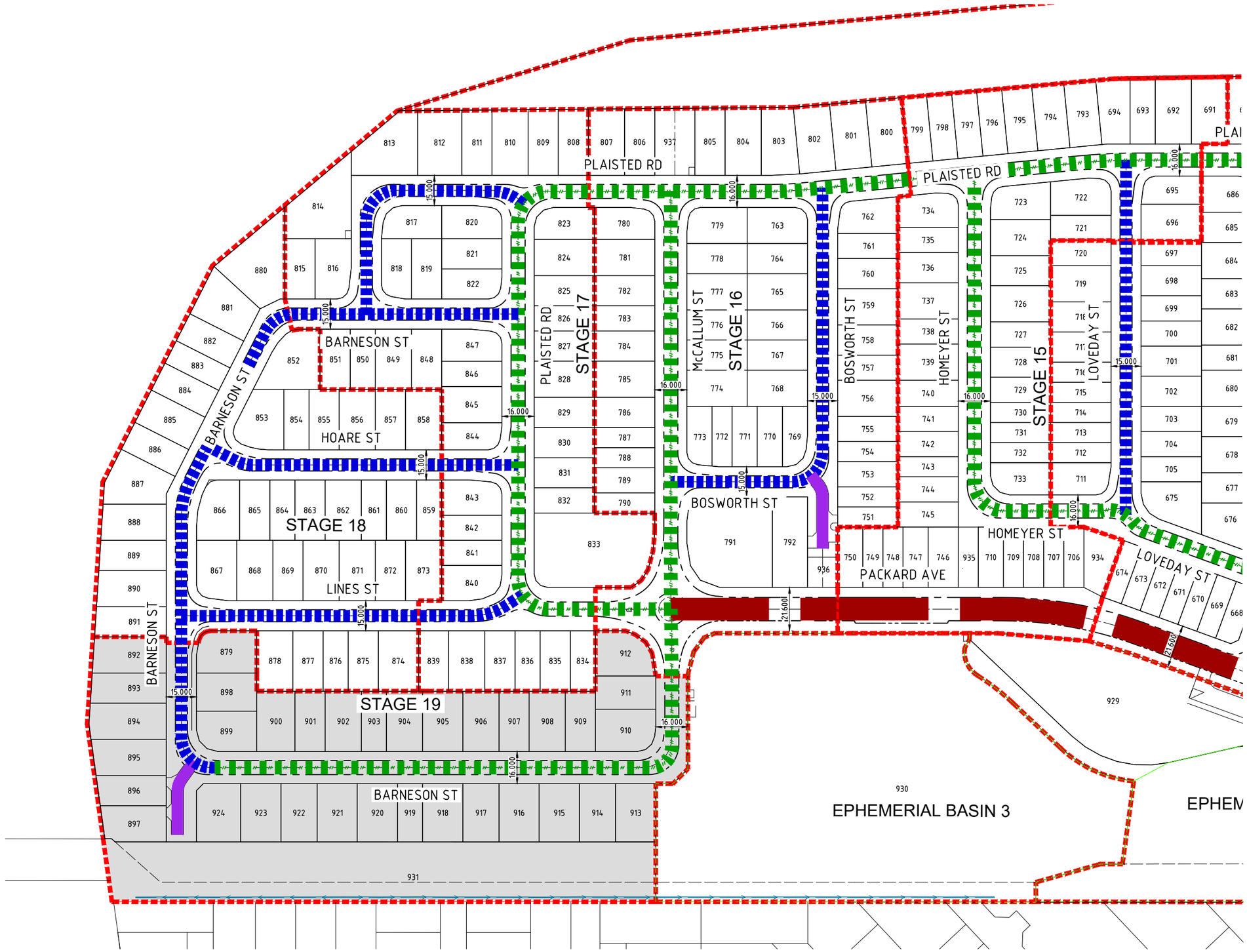
Title: DA STAGE 10 - STAGE 18
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR23 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00610_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:16 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

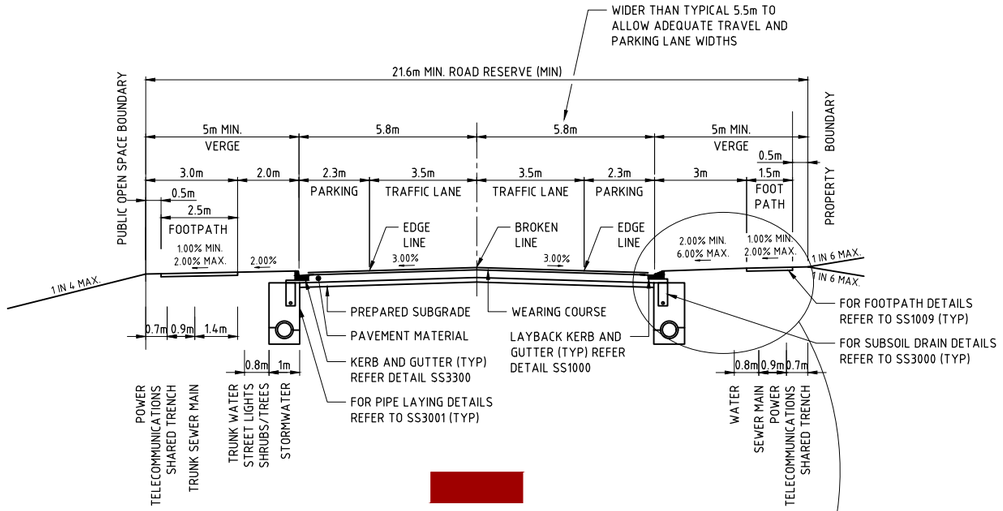
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Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR24 | Rev A

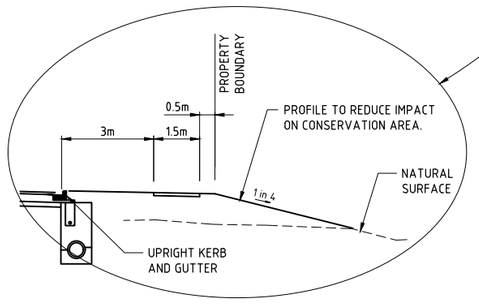
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Plot Date: 6/03/2026 11:24:17 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

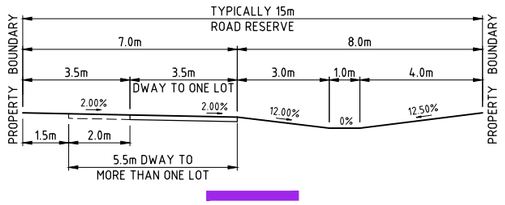
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



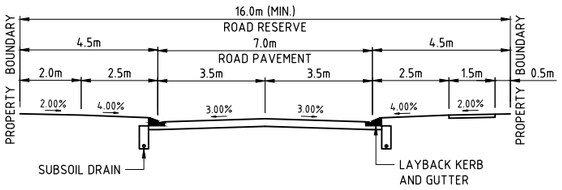

## ALTERNATE SECTION

SCALE 1:100



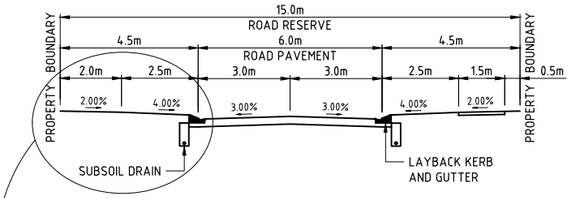

## DRIVEWAY ACCESS

SCALE 1:100



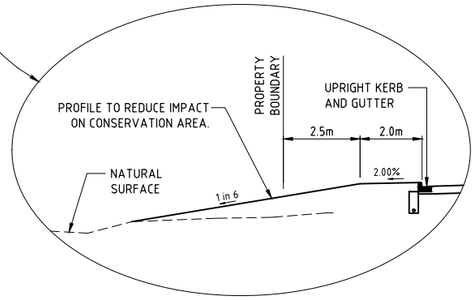

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 11 - STAGE 19
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR25 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:18 AM

BUS STOP No. 2 CATCHMENT (400m RADIUS)

BUS STOP No. 1 CATCHMENT (400m RADIUS)

STAGE 17

STAGE 16

STAGE 15

STAGE 14

STAGE 13

STAGE 12

STAGE 11

STAGE 18

STAGE 19

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

PROPOSED DIPL BUS STOP No. 2. REFER DETAIL A

PROPOSED DIPL BUS ROUTE

PROPOSED DIPL BUS STOP No. 1. REFER DETAIL B

EXISTING DIPL BUS ROUTE

EXISTING DIPL BUS STATION

ROAD 03 (PACKARD AVE)

PROPOSED DIPL BUS STOP No. 2
AS PER DIPL STD DWG. CS-3733

12.000 3.600 19.000 7.100 24.600

DETAIL A
SCALE 1:250 (A1)

ROAD 03 (PACKARD AVE)

PROPOSED DIPL BUS STOP No. 1
AS PER DIPL STD DWG. CS-3733

12.000 3.600 19.000 7.100 24.600

DETAIL B
SCALE 1:250 (A1)

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

0 5 10 15 20 25m
5 3.75 2.5 1.25
SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title PUBLIC TRANSPORT PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

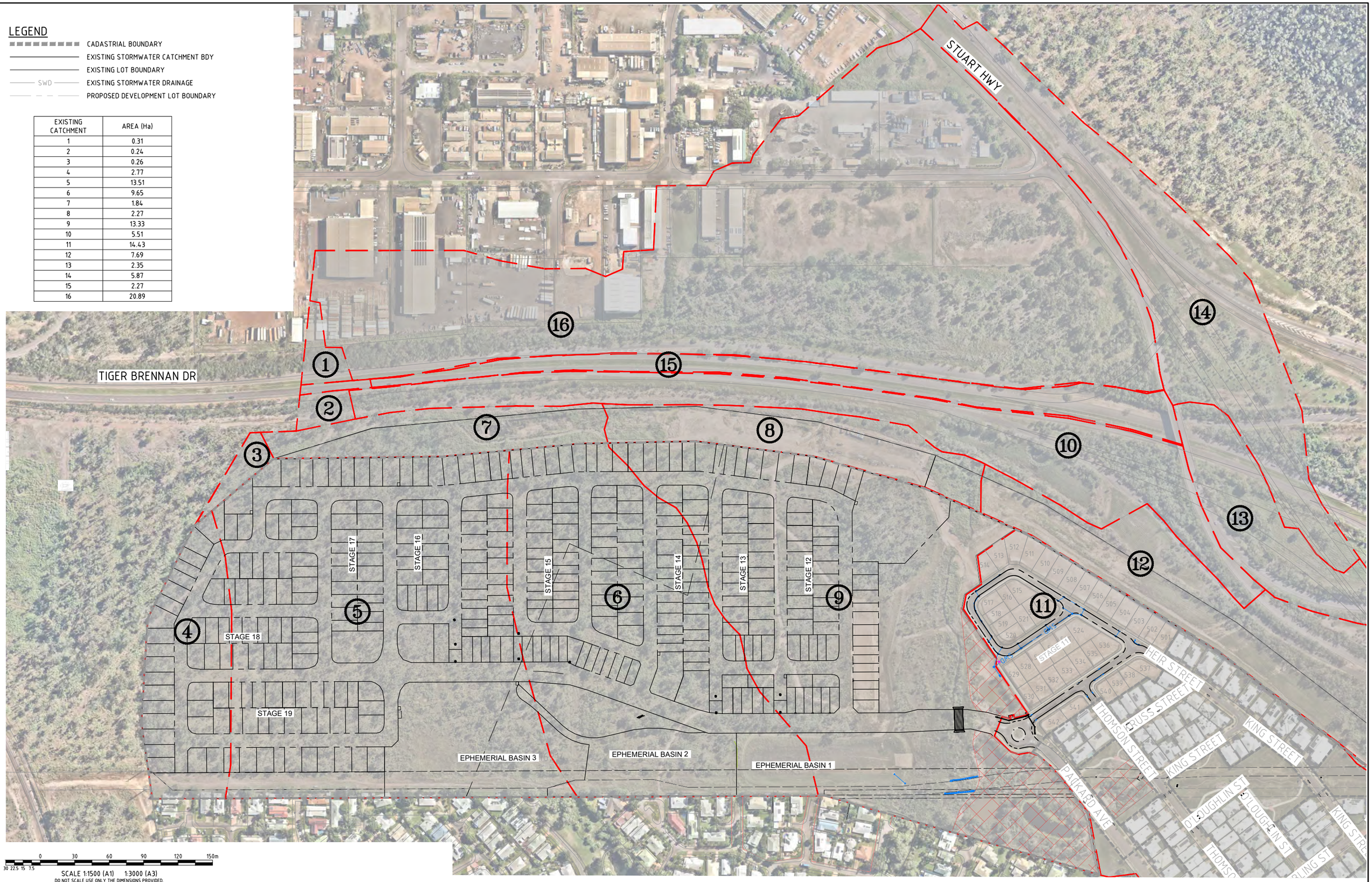
Project No. B00612
Drawing No. DA-CR26
Rev A

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Plot Date: 6/03/2026 11:24:20 AM

LEGEND

- CADASTRIAL BOUNDARY
- EXISTING STORMWATER CATCHMENT BDY
- EXISTING LOT BOUNDARY
- SWD — EXISTING STORMWATER DRAINAGE
- PROPOSED DEVELOPMENT LOT BOUNDARY

| EXISTING CATCHMENT | AREA (Ha) |
|---|---|
| 1 | 0.31 |
| 2 | 0.24 |
| 3 | 0.26 |
| 4 | 2.77 |
| 5 | 13.51 |
| 6 | 9.65 |
| 7 | 1.84 |
| 8 | 2.27 |
| 9 | 13.33 |
| 10 | 5.51 |
| 11 | 14.43 |
| 12 | 7.69 |
| 13 | 2.35 |
| 14 | 5.87 |
| 15 | 2.27 |
| 16 | 20.89 |




0 30 60 90 120 150m

30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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|---|---|---|---|---|---|---|
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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STORMWATER CATCHMENT PLAN
PRE DEVELOPMENT

Datum AHD
PSM .
RL .
CDU COORD

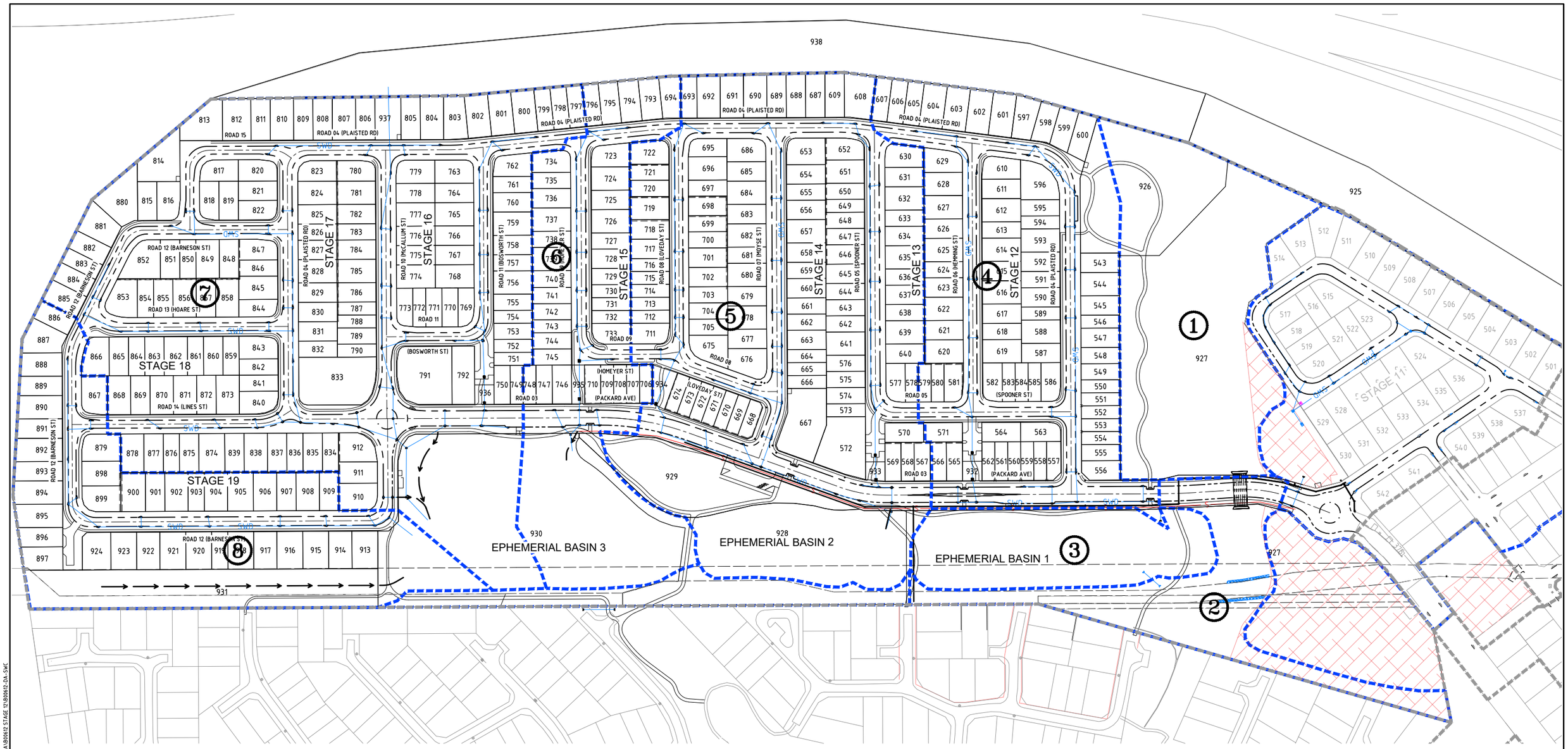
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| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CD01 | A |

User: RICHARD FERGUSON File Name: S:\Jobs\data\MAIN\2025\N01\B00612_2992\4_CIVIL_DRGS\4-2 CURRENT\DA\B00612 STAGE 12 B00612-DA-SWC

Plot Date: 6/03/2026 11:24:44 AM




## LEGEND

- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- STORMWATER MANHOLE
- STORMWATER ROAD INLET
- STORMWATER CATCHMENT
- FUTURE STORMWATER OPEN SPACE

| EXISTING CATCHMENT | AREA (Ha) |
|---|---|
| 1 | 0.31 |
| 2 | 0.24 |
| 3 | 0.26 |
| 4 | 2.77 |
| 5 | 13.51 |
| 6 | 9.65 |
| 7 | 1.84 |
| 8 | 2.27 |

0 30 60 90 120 150m

30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STORMWATER CATCHMENTS PLAN POST DEVELOPMENT

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CD02 | Rev A

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REVISED CATCHMENT C: 1169.0 EP

REVISED CATCHMENT D: 119.0 EP

EXISTING STAGE 11
CATCHMENT: 147 EP

EXISTING EASTERN
CATCHMENT: 628.5 EP

EXISTING WESTERN
CATCHMENT: 897 EP

225
225
225
225
225
225
225
225
225
300
300
300
600
600
600

0 50 100 150 200 250m
50 37.5 25 12.5
SCALE 1:2500 (A1) 1:5000(A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer
Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title SEWER CATCHMENT PLAN

Datum
AHD
PSM .
RL .
CDU COORD

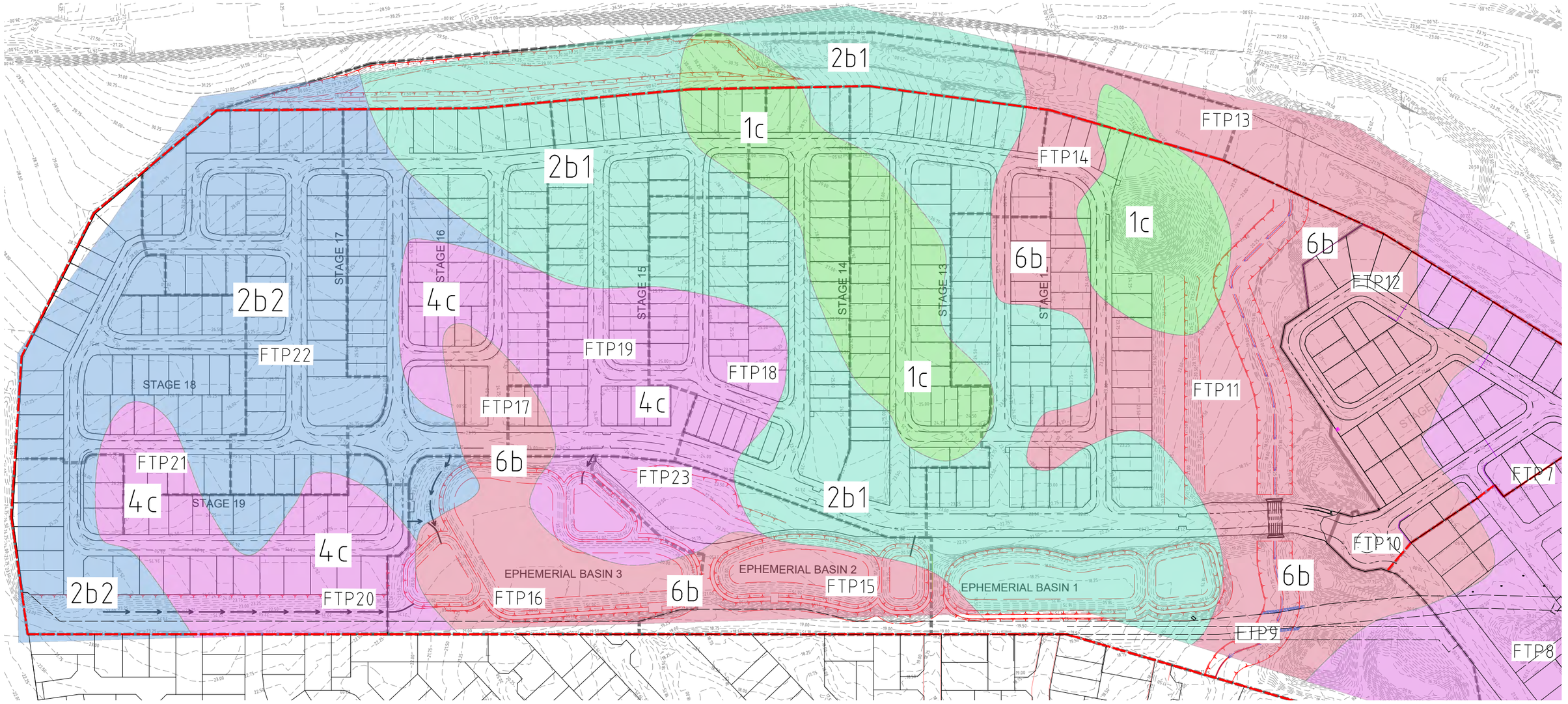
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Project No. B00612-DA-SE01
Drawing No.
Rev A

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User: RICHARD FERGUSON File Name: S:\126s\data\MAN\2025\YNR\B00610_2992\4 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SEWC
Plot Date: 6/03/2026 11:25:08 AM




## LEGEND

- 1c — 1c SOIL TYPE
- 2b1 — 2b1 SOIL TYPE
- 2b2 — 2b2 SOIL TYPE
- 3c — 3c SOIL TYPE
- 4c — 4c SOIL TYPE
- 6b — 6b SOIL TYPE
- FTP # — TEST PIT LOCATION AND ID.
- DA STAGE 2 - 11 DEVELOPMENT AND STORMWATER OPEN SPACE AREA BOUNDARIES

## NOTE:

REFER REPORT TITLED "REPORT ON PRELIMINARY GEOTECHNICAL ASSESSMENT - PROPOSED RESIDENTIAL SUBDIVISION LOT 9765 ROYSTONEA AVENUE, DURACK, NT" AS PREPARED BY DOUGLAS PARTNERS (2009).

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

| TERRAIN UNIT | GEOMORPHOLOGY DESCRIPTION | TEST PITS | SLOPE | DRAINAGE | SOILS | VEGETATION |
|---|---|---|---|---|---|---|
| 1c | LOW SCARPS & SHORT STEEP SLOPES | NONE | 10.0-15.0% | VERY RAPID | SHALLOW GRAVELLY LITHOSOL | EUCALYPT WOODLAND TO MINOR OPEN WOODLAND |
| 2b1 | GENTLE SIDE SLOPES | NONE | 2.0-5.0% | RAPID | MODERATELY DEEP GRAVELLY YELLOW MASSIVE EARTHS | EUCALYPT OPEN WOODLAND TO WOODLAND |
| 2b2 | GENTLE SIDE SLOPES | 22 | 2.0-5.0% | RAPID | SHALLOW GRAVELLY MASSIVE EARTHS AND LITHOSOLS | EUCALYPT LOW OPEN TO OPEN WOODLAND |
| 3b | FLAT TO GENTLY UNDULATING UPLAND SURFACE | NONE | 0.5-2.0% | MODERATE | MODERATELY DEEP GRAVELLY MASSIVE EARTH | EUCALYPT WOODLAND |
| 4c | GENTLE LOWER SLOPES | 3-8, 13-21, 23-24 | 0.5-1.0% | SLOW | YELLOW MASSIVE EARTHS | EUCALYPT OPEN FOREST, MINOR WOODLAND |
| 6b | BROAD LOWLAND PLAINS | 1, 2, 9-17 | < 0.5% | SLOW | MODERATELY DEEP SILICEOUS SANDS | GREVILLEA/MELALEUC A TALL SHRUBLAND TO MINOR OPEN WOODLAND |

BEFORE YOU DIG www.byda.com.au

NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

REVISION IN PROGRESS

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Date Register
ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: SITE CONSTRAINTS PLAN

Datum: AHD
PSM .
RL .
CDU COORD

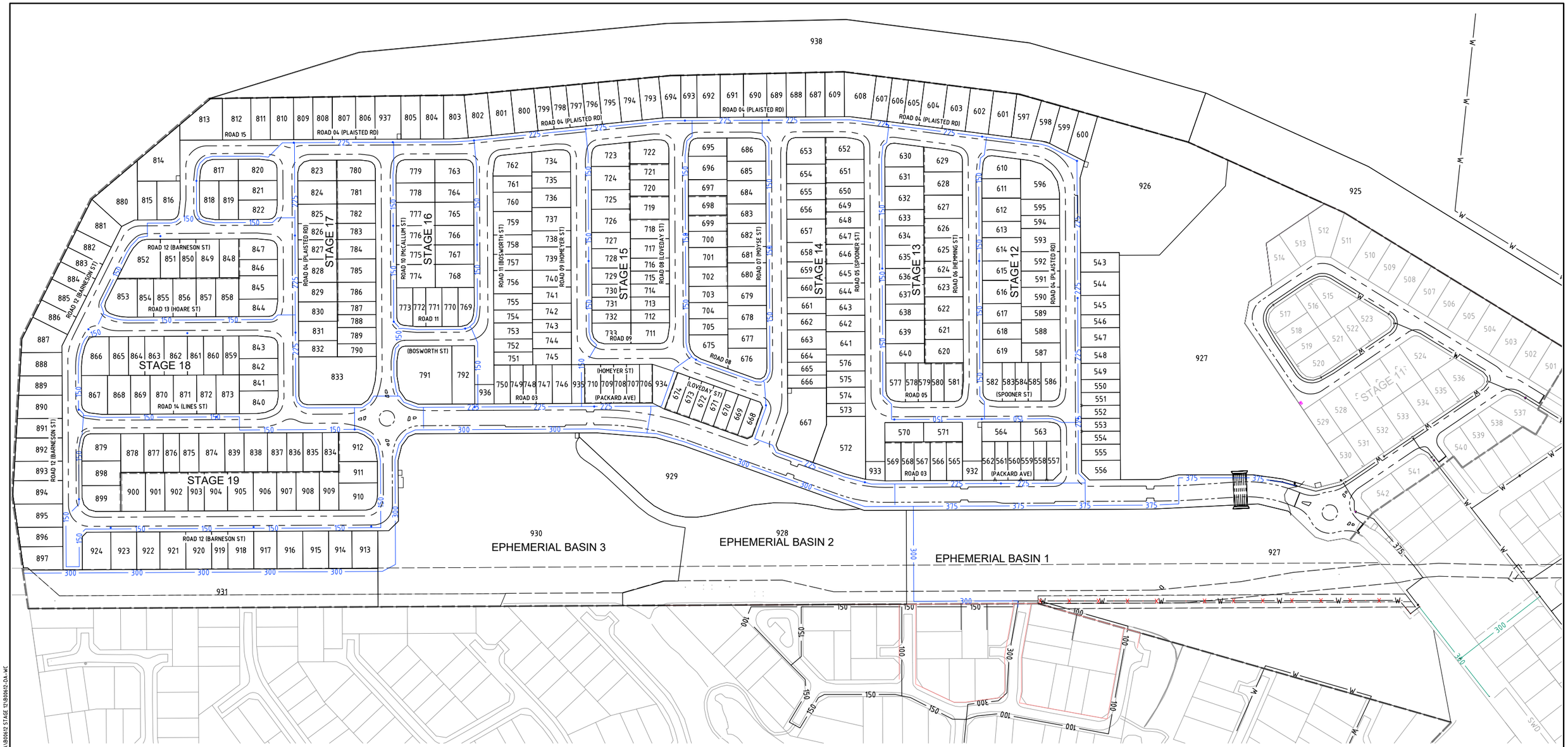
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Project No. B00612-DA-GE01
Drawing No.
Rev A

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Plot Date: 6/03/2026 11:25:32 AM




## LEGEND

- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- 100 — EXISTING Ø150 WATER RETICULATION
- 150 — EXISTING Ø225 WATER RETICULATION
- 300 — EXISTING Ø300 WATER RETICULATION
- 375 — EXISTING Ø375 WATER RETICULATION
- W — EXISTING SERVICE TO BE REMOVED OR ABANDONED
- 150 — PROPOSED Ø150 WATER RETICULATION
- 225 — PROPOSED Ø225 WATER RETICULATION
- 300 — PROPOSED Ø300 WATER RETICULATION

0 30 60 90 120 150m

30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title WATER CATCHMENTS PLAN

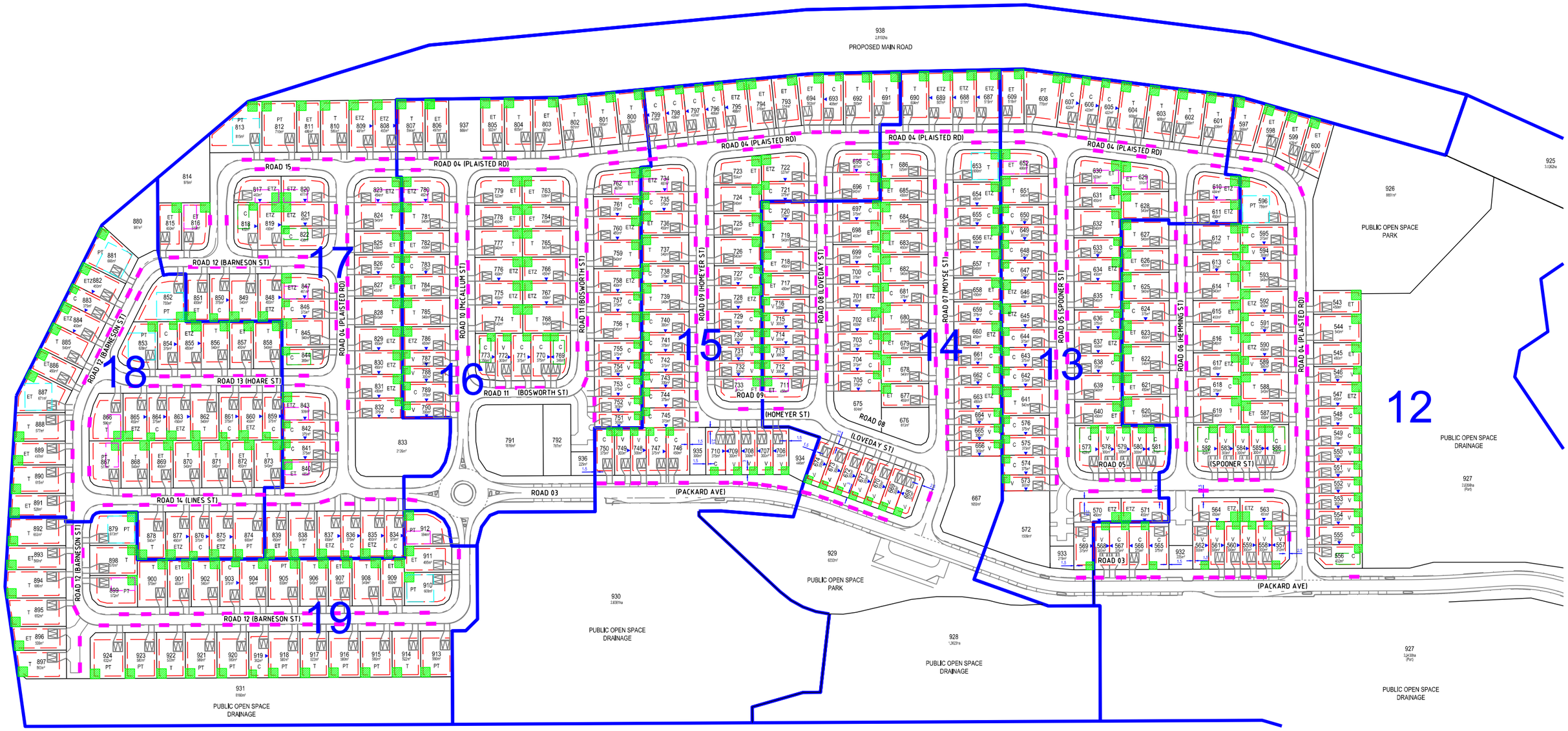
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PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-WA01 | Rev A

User: RICHARD.FERGUSON File Name: S:\12da\data\MANUDSY\M01\B00612_29924.4_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-WC
Plot Date: 6/03/2026 11:25:51 AM

PlacePlan




LEGEND

- BUILDING ENVELOPE
- BUILD TO BOUNDARY
- C LOT TYPE
- NOTIONAL AREA B PRIVATE OPEN SPACE: LOTS <450sqm - 24sqm WITH MINIMUM DIMENSION OF 4m; LOTS 450sqm AND GREATER - 36sqm WITH MINIMUM DIMENSION OF 6m. NOTE: AREA A PRIVATE OPEN SPACE TO BE INCORPORATED.
- INDICATIVE LOCATION OF 3.5m ACCESS CROSSOVER & 6x6m PARKING AREA
- 6.5m UNENCUMBERED STREET FRONTAGE
- 17m x 17m BUILDING ENVELOPE
- 8m x 15m BUILDING ENVELOPE
- 7m x 15m BUILDING ENVELOPE

| Lot Type | | Frontage (metres) | Setbacks | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Front Wall | Garage/ Carport (1) | Rear | Side | BTB (2) (optional) | Secondary Street Frontage | Public Open Space (3) |
| V | Villa | 10 | 3 | 4.5 | 1.5 | 1.5 | yes | 2.5 | 1.5 |
| CY | Courtyard | 12.5 | 3 | 4.5 | 1.5 | 1.5 | yes | 2.5 | 1.5 |
| ETZ | 15m Traditional with BTBL | 15 | 3 | 4.5 | 1.5 | 1.5 | yes | 2.5 | 1.5 |
| ET | 15m Traditional | 15 | 4 | 5.5 | 1.5 | 1.5 | no | 2.5 | 1.5 |
| T | 18m Traditional | 18 | 4.5 | 6 | 1.5 | 1.5 | no | 2.5 | 1.5 |
| PT | 20m Traditional | 20 | 4.5 | 6 | 1.5 | 1.5 | no | 2.5 | 1.5 |

Notes

1. Garage setback shown on primary frontage, Garages to Secondary Road frontages must be setback a minimum of 3 metres
2. BTB - refers to zero lot line - building permitted to the side property boundary for up to 50% of the boundary line length. The wall of the dwelling must be within 300mm of the side boundary
3. Setback to Public Open Space applies to boundaries abutting an open space and to road reserves used as walkways or driveway access points
4. The primary frontage of lots 668 - 674 and lots 706 - 710 is to Packard Avenue

# Durack Heights - Stage 12 to Stage 19
# Building Setback Plan

North

0 25 50 75 100 125m

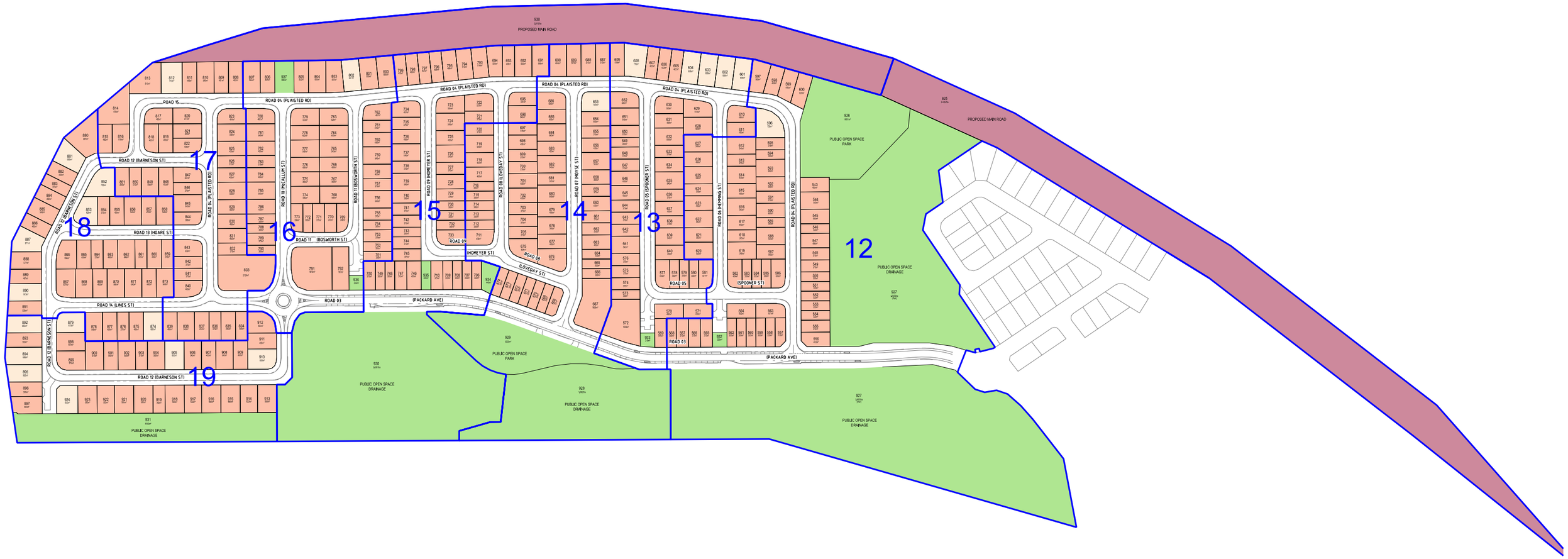
Scale 1:2,500 at A3

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2026
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Dgn No. DHT-BENV-260312

Date 12 MAR 2026

PlacePlan




LEGEND

- LR (Low Density Residential)
- LMR (Low-Medium Residential)
- PS (Public Open Space)
- PM (Proposed Main Road)

# Durack Heights - Stage 12 to Stage 19
# Zoning Plan

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North

0 40 80 120 160 200m

Scale 1:4,000 at A3

Dgn No. DHT-BENV-260226

Date 26 FEB 2026

# THE HEIGHTS

## DURACK




URBEX

THE HEIGHTS DURACK

**PUBLIC OPEN SPACE MASTERPLAN**

LARRAKIA COUNTRY

2202420 • DRAFT - ISSUE F • 19/03/2026

# Acknowledgment of Country

*Clouston Associates a division of Beveridge Williams acknowledge the Aboriginal and Torres Strait Islander peoples of this nation. We recognise their unique cultural and spiritual relationships to land, water, sea and sky. We refer to this knowledge and seek to better understand our place and responsibilities in working on country.*

*We particularly recognise the Larrakia, their continued custodianship of the land where this project is located, and commit to ongoing, meaningful engagement that recognises Larrakia perspectives and authority.*

*Image: Aboriginal or Torres Strait Islander Country.*
*Source: Darwin Convention Centre, 2025.*

THE HEIGHTS DURACK

# PUBLIC OPEN SPACE MASTERPLAN

Client

URBEX

Prepared by


## CLOUSTON Associates

a division of Beveridge Williams

Landscape Architects • Urban Designers • Landscape Planners

Level 5, 21 Knuckey Street • Darwin NT 0800
GPO Box 1118 • Darwin NT 0801 • Australia
Telephone +61 (08) 8941 2450
Email • darwin@clouston.com.au
Web • www.clouston.com.au


| Document | Issue | Date | PHASE | Reviewed | Verified | Validated |
|---|---|---|---|---|---|---|
| 2202420_MP_REPORT | A | 07/11/2025 | CONCEPT | JM/TB | SH | TC |
| 2202420_MP_REPORT | B | 05/12/2025 | CONCEPT | TB | SH | TC |
| 2202420_MP_REPORT | C | 03/02/2026 | CONCEPT | TB/JW | SH | TC |
| 2202420_MP_REPORT | D | 11/02/2026 | CONCEPT | TB/JW | SH | TC |
| 2202420_MP_REPORT | E | 26/02/2026 | CONCEPT | TB/JW | SH | TC |
| 2202420_MP_REPORT | F | 19/03/2026 | CONCEPT | HS | SH | TC |



*Image: Tropical wetland, Darwin. Source: Adobe Stock Images, 2025.*



*Image: Whistling Kite. Source: Adobe Stock Images, 2025.*

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# INTRODUCTION

## OVERVIEW

Clouston Associates have been commissioned by Urbex to develop the Public Open Space Masterplan (POS MP) for The Heights Durack Subdivision. The project is located in northwest Palmerston and the extent covers the area to the north of the existing Durack suburb to Tiger Brennan Drive. The project focuses on opportunities for the premium residential community to have a strong connection with its public open spaces promoting an outdoor lifestyle.

The Heights Durack aims to activate and integrate the development with the natural and existing landscape features through its open space network. The spaces will provide an outdoor experience, creating a sense of place and encouraging the exploration and appreciation of the development area.

The intent of the public open space in Durack is to provide meaningful and memorable open spaces that connect with the site's tropical natural lifestyle and the Territory's history. These aspects form the foundation for delivering activities and links, with the theme parks, playgrounds, bicycle and walking paths, scenic views, natural attractions all supported with appropriate amenities.

The Public Open Space Masterplan aims to identify design principles that will guide and assist in achieving a public open space network that is consistent, explorative, engaging, meets community needs and is aesthetically pleasing. Its outcome includes, but is not limited to, guidelines for materials, locations, activities, typologies of public open spaces and their use and purposes, theming, colour palettes, planting, artwork, lighting whilst ensuring accessible and sustainable features are consistently incorporated.

## POS MP APPROVAL PROCESS

The project has been undertaken in three stages which include:

- Phase 1 Concept Design
  - *Confirming the vision, themes and values of the development with Urbex.*
- Phase 2 Draft Masterplan *[this document]*
  - *Development of POS MP documents aligning to NTSDG requirements for stakeholder review.*
- Phase 3 Final Masterplan
  - *Refinement and finalisation of the Public Open Space Masterplan for endorsement.*

## VISION, THEMES AND VALUES

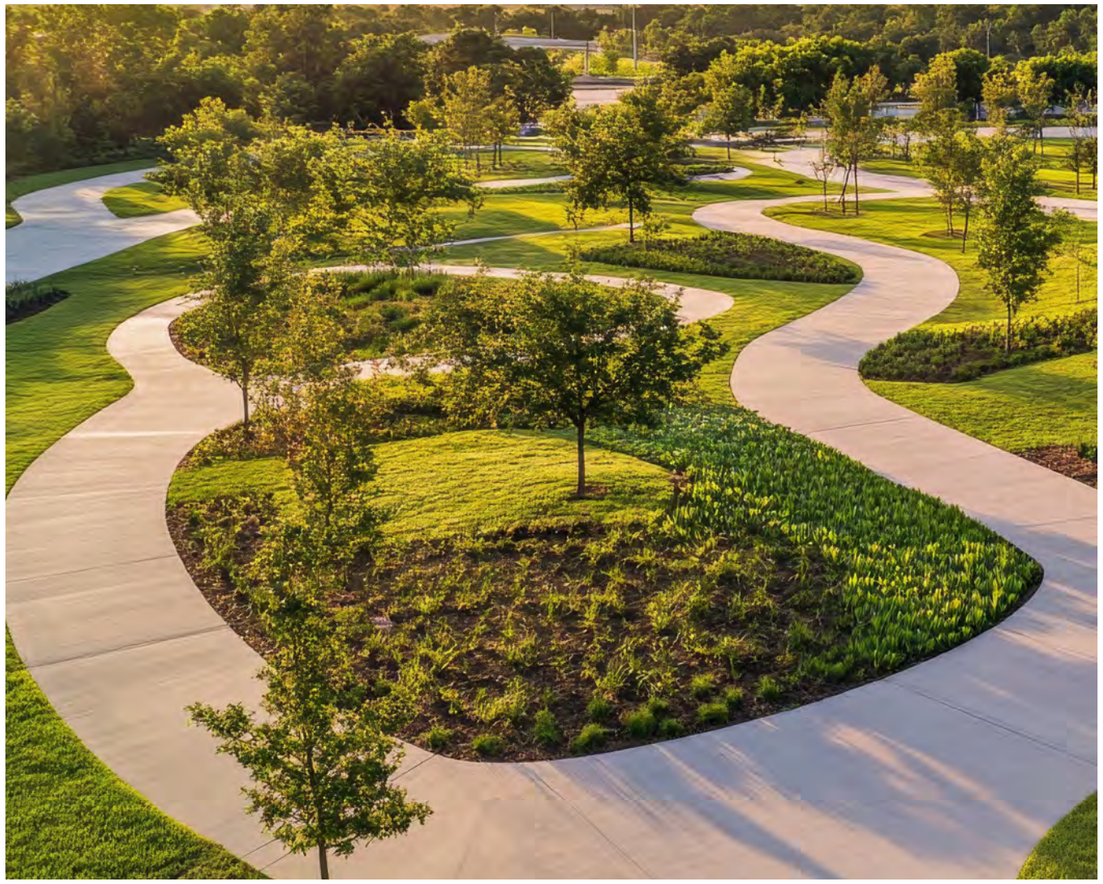
The Heights Durack intent to create a sense of community space, not only for the new subdivision but also by connecting the surrounding areas and existing open spaces. It aims to offer both visitors and residents a variety of experiences, from broad exploration to a deeper understanding of the local area.

Integrated storytelling will guide the interpretation of the site and its value, reflecting the character and history of the region and Territory.

The Heights Durack themes are:

- A Tropical Living - The Whistling Kite *(Also refer image on Page 4)*
- A Historical Significance - The 1869 Goyder Survey Expedition

These storylines and themes are vital, as they not only encapsulate the Territory's past but have the potential to enhance historical significance contextually by their celebration throughout The Heights Durack.



*Public Open Space. Source: Adobe Stock Images, 2025.*

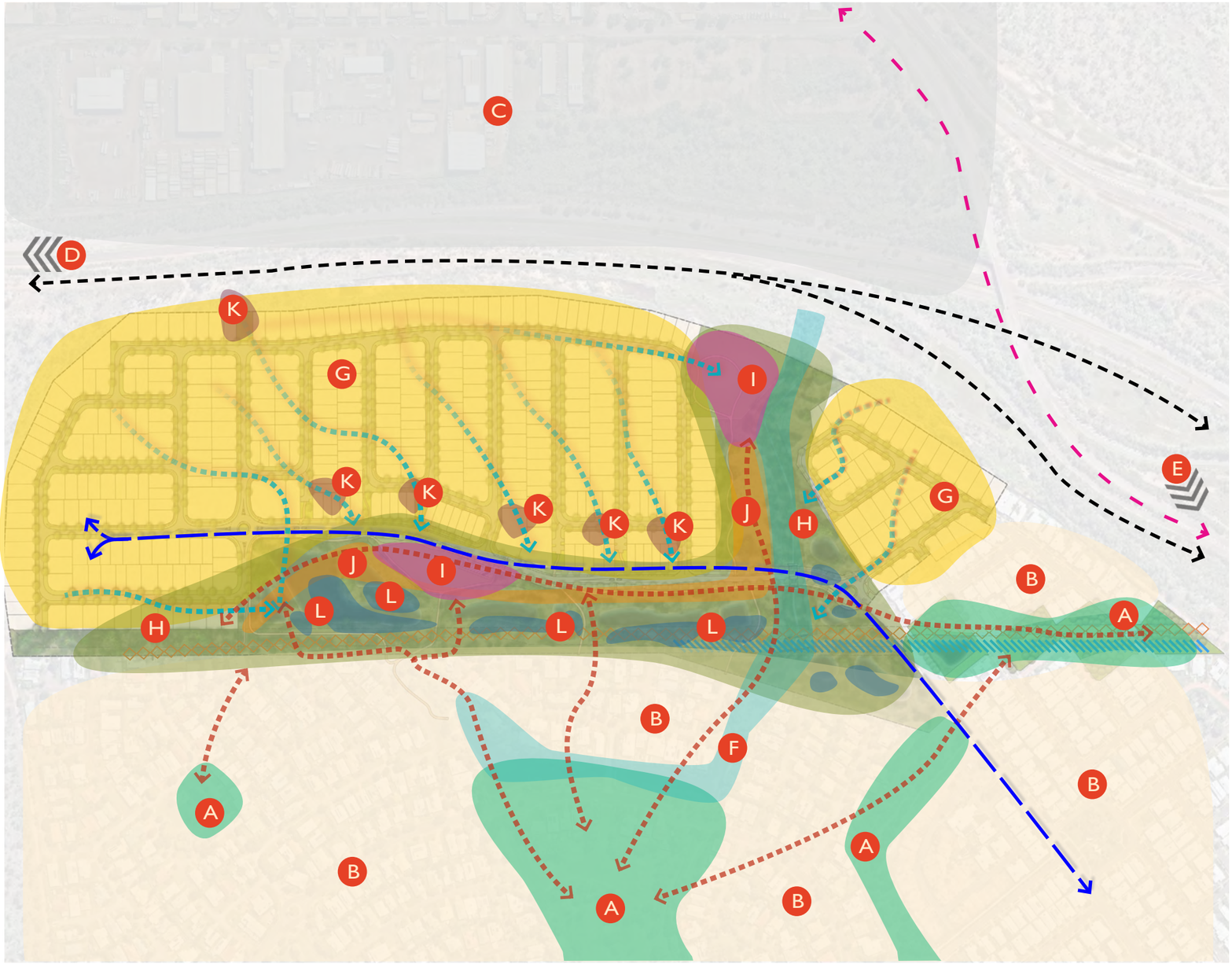
# INTRODUCTION

## THE PUBLIC OPEN SPACE MASTERPLAN STRATEGIC INTENT

The aim of the project is to prepare a comprehensive Landscape Masterplan (Public Open Space Masterplan) to guide the future use, development and management of The Heights Durack subdivision reflecting a consistent and comprehensive design language throughout the site.
To communicate the strategic vision of The Heights Durack Public Open Space Masterplan, the adjacent diagram has been developed to illustrate and analyse an overview of the development, with more detailed descriptions of specific components on subsequent plans.

### LEGEND

- Major Arterial Road - Tiger Brennan Drive
- Major Highway - Stuart Highway
- Secondary Collector - Packard Avenue
- Connection from subdivision to Public Open Spaces
- Connection throughout existing and future Public Open Spaces
- Power Easement
- Water Easement
- A — Existing Public Open Spaces
- B — Existing Residential Zone
- C — Existing Industrial Zone
- D — Darwin City
- E — Palmerston City CBD
- F — Existing Stormwater Drainage
- G — The Heights Subdivision Residential Lots
- H — Open Space
- I — Local / Neighbourhood Park
- J — Linkage Corridor
- K — Pedestrian Linkages
- L — Ephemeral Basin




*Masterplan Strategic Diagram*

# THE PUBLIC OPEN SPACE MASTERPLAN




## LEGEND

- A — Local Park - Mary Packard Park
- B — Neighbourhood Park - Moonta Park
- C — Linkage Corridor - Linear Park
- D — Pedestrian Linkages
- E — Linkage Corridor - Existing Parks
- Moonta Park 400m Walking Catchment
- Mary Packard Park 400m Walking Catchment

*PLEASE NOTE:*

*1. This plan is part of Public Open Space Masterplan and is to be read in conjunction with other documents such as the:*

- *Staging Plan*
- *Access & Movement Plan*
- *Public Infrastructure Plan*

*2. Additional Public Open Space may be accommodated within the Drainage Reserve subject to final detailed design of these areas.*

*3. With no definition provided in the SDG, the portion of ACTIVE space has been estimated in line with the definition of 'Active Recreation' provided in the CoP Play Space Strategy 2022 and also includes all proposed play and POS infrastructure. The ACTIVE portions are outlined in the Public Open Space Park Plans.*

*The remaining portion (%) should be considered the PASSIVE areas of each park.*

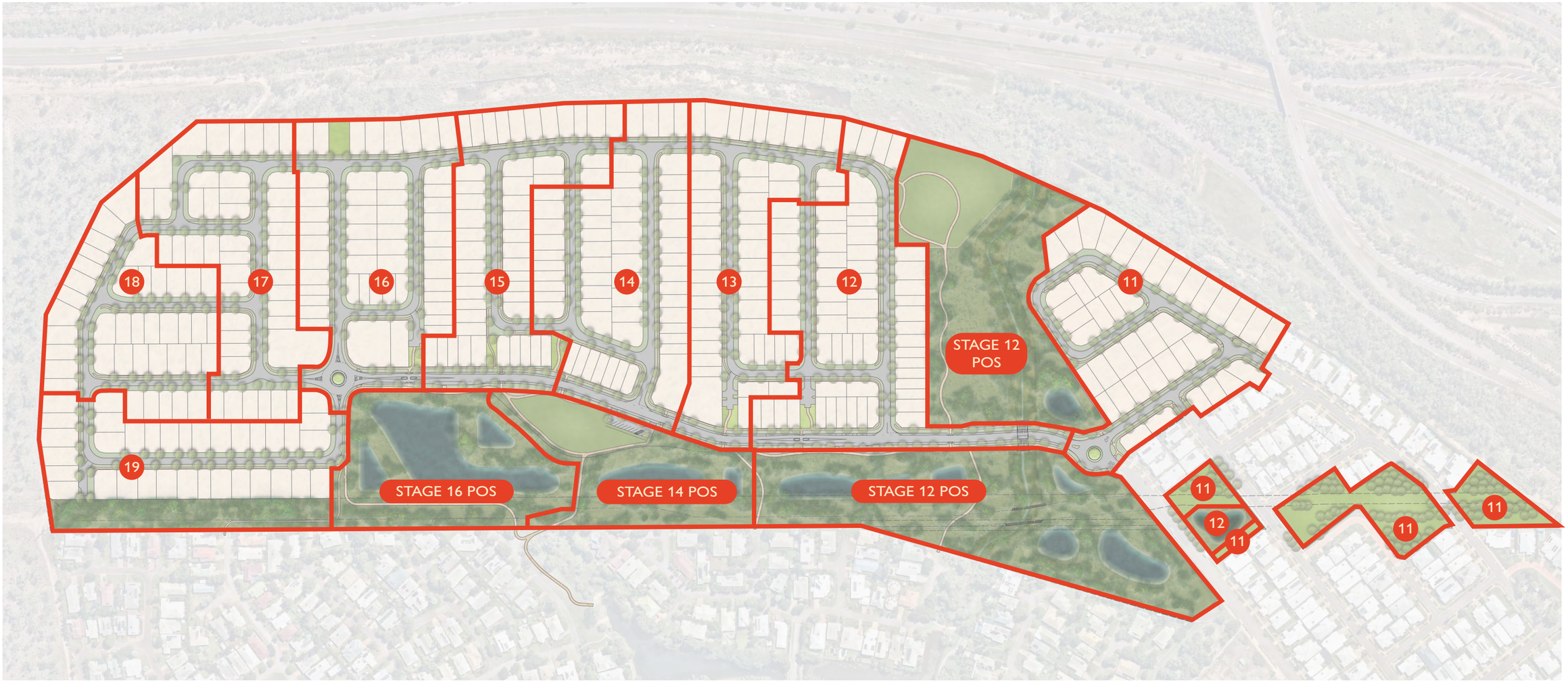
*LINKAGE CORRIDORS areas are clearly outlined in the adjoining table.*

*Beyond the defined POS areas (park and linkage corridors) there will be additional PASSIVE areas in the adjoining natural surrounds and Drainage Reserve. To be clear these areas have not been reflected or added to any calculations.*

| PUBLIC OPEN SPACE | | |
|---|---|---|
| KEY | ITEM | AREA |
| A | LOCAL PARK - *Mary Packard Park* | 0.89ha |
| B | NEIGHBOURHOOD PARK - *Moonta Park* | 0.62ha |
| C | LINKAGE CORRIDORS *Linear Park* | 3.05ha |
| D | PEDESTRIAN LINKAGES *Pedestrian access connections* | 0.27ha |
| E | LINKAGE CORRIDORS *Existing parks - Stage 11* | 1.4ha |
| TOTAL PUBLIC OPEN SPACE | | 6.23ha |
| *DRAINAGE RESERVE [2]* | | *8.2ha* |
| TOTAL DEVELOPMENT AREA | | 44ha |
| PERCENTAGE OF PUBLIC OPEN SPACE | | 14.2% |

## POS OVERVIEW PLAN

# THE PUBLIC OPEN SPACE MASTERPLAN




## STAGING PLAN

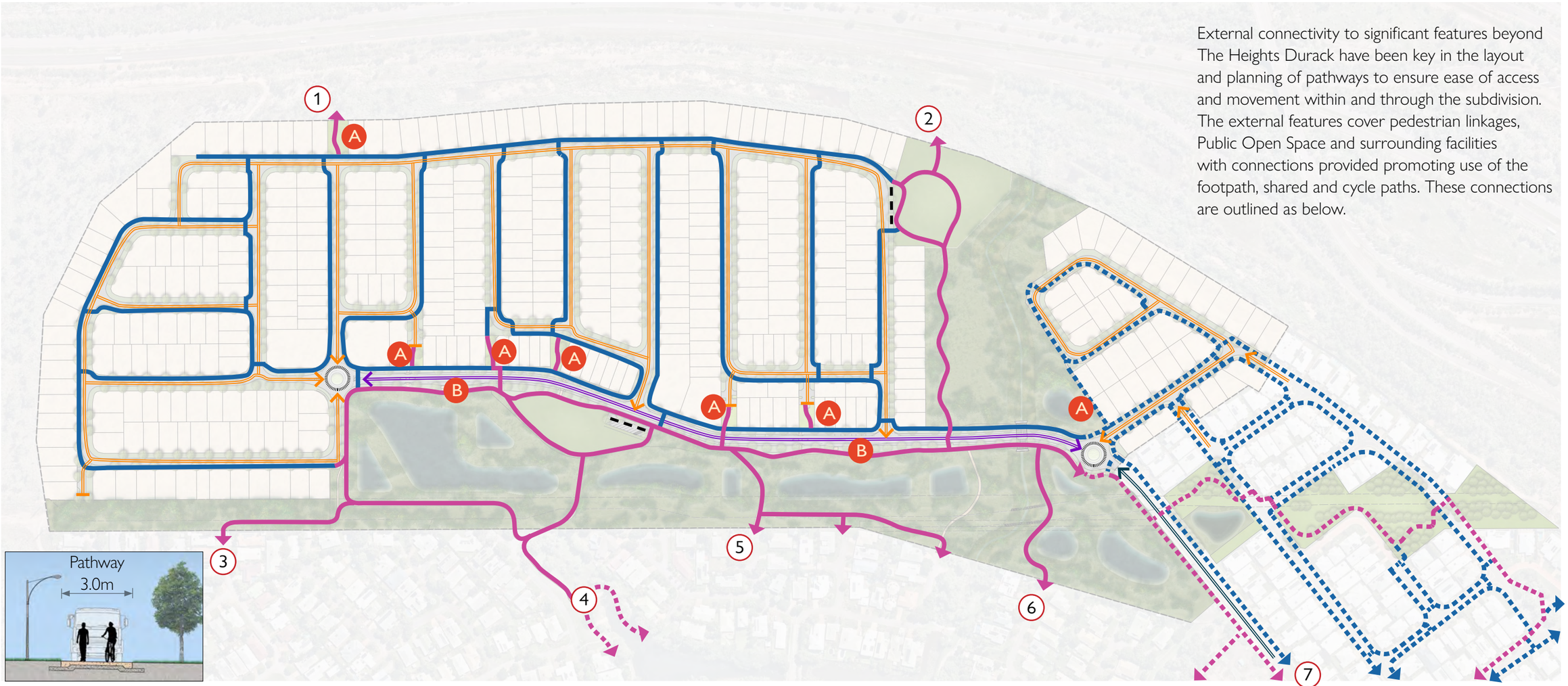
1:4000 @A3

0 40 80 120 200m

**CLOUSTON** associates

# THE PUBLIC OPEN SPACE MASTERPLAN

External connectivity to significant features beyond The Heights Durack have been key in the layout and planning of pathways to ensure ease of access and movement within and through the subdivision. The external features cover pedestrian linkages, Public Open Space and surrounding facilities with connections provided promoting use of the footpath, shared and cycle paths. These connections are outlined as below.




EMERGENCY ACCESS SECTION

**LEGEND**

- Shared pathway 2.5 meters wide
- Pedestrian pathway 1.5 meters wide
- Main subdivision access - Packard Avenue
- Secondary Collector - Packard Avenue
- Local access street
- Roundabout
- Existing shared path
- Existing pedestrian pathway
- Dedicated POS Car Parking
- A — Pathways through pedestrian links
- B — Bus stops

1. Shared path link to future shared path connecting
2. Palmerston to Darwin along Tiger Brennan. The future path (by others) is strategic positioned along the rapid transit corridor.
3. Pedestrian connection and potential 3m emergency access point (with bollards) to existing Borassus Ct (note existing connection to a shared road).
4. Shared connection through the existing Carpentaria Park to existing shared pathways that connect to numerous features and adjoining area of Public Open Space.
5. Shared connections to existing Huntingdale Ct, Sorrento Cl and Kooyonga Parade (note existing connections to a shared road).
6. Shared connection to existing Deakin Place (note existing connection to a shared road).
7. Shared and pedestrian connections to existing pathways throughout Durack that provide access to neighbouring shops, educational facilities, and recreational facilities.

1:4000 @A3 — 0 40 80 120 200m

## ACCESS & MOVEMENT PLAN

# THE PUBLIC OPEN SPACE MASTERPLAN




*PLEASE NOTE:*
*This plan is subject to further design development (concept & preliminary processes) and authority approvals, the design is indicative only.*

## LEGEND

- A Local Park - Mary Packard Park
- B Neighbourhood Park - Moonta Park
- C Linkage Corridor - Linear Park
- D Pedestrian Linkages
- E Linkage Corridor - Existing Parks
- Playground
- Integrated Waterplay
- Multi-aged Fitness Station
- Teenage/Adult Play Elements
- Kickabout Space
- Fitness Node
- Picnic & BBQ Facilities w/ Fixed Shade
- Seating Node w/ Fixed Shade
- Seating Node
- Shared Pathway
- Open Grassed area
- Tree Planting
- View Point
- Dog Amenities

## ACCESSIBILITY STATEMENT

Accessibility is thoroughly embedded in the design of The Heights Durack with key principles in both the Recreational & Landscape Strategies. All pathways throughout the public space will be designed to AS1428.1 (Design for access and mobility) with intention for all walkways (therefore minimising ramps or stairs). Pathways are complemented with frequent rest opportunities, with seating nodes at 70-120m intervals as indicated in the Public Infrastructure Plan. The furniture theme will be formed around the current HPA benches installed in Stage 11 Parks, with this theme to be consistent throughout all POS areas. Picnic and seating facilities will include features such as accessible tables and free space accommodating wheelchairs. Accessible play items are to be incorporated in playgrounds with large use of rubber softfall ensuring access to play areas.

1:4000 @A3 0 40 80 120 200m

# VEGETATION STRATEGY

## TREE PLANTING OVERVIEW

As well as their environmental and aesthetic qualities, trees play a key role in defining neighbourhood character, setting up distinctions between road types and creating both physical and visual links throughout the subdivision. Trees provide shade, scale and visual amenity to the road corridor whilst also extending and connecting to open space and retained bushland areas to form a network of habitat links.

Strategically chosen trees can have a significant long-term impact expanding tree canopy coverage, to help provide shade and cooling.  As well as environmental impacts easing the urban heat island effect, it also increases social benefits promoting walkability and improve overall well-being.

## STREET TREE FRAMEWORK & THEMING

The street tree framework for The Heights Durack proposes a complex planting palette with a mix of trees for different streets. The mixed approach aims to strike the right balance of having suite of trees that provide a unique character for that street while also assisting in wayfinding, the mix also promotes biodiversity and increases resilience, sustaining the ongoing benefits of street tree planting. In summary the approach addresses the theming requirements of the NTSDG & City of Palmerston's preference for biodiversity and to shift away from a single species per street.

Generally taller growing, wide canopied trees have been selected along the main collector roads as well as where adjoining open space areas to form a green canopy along the high-volume roads. Smaller growing, tighter canopied trees are to be used along the local streets to reflect the change in road scale and provide shade to on-street parking and pedestrians.

The street tree palette consists of Top End native species that have been selected for their hardiness to local conditions as well as their proven suitability in street tree applications in terms of form, longevity and vigour.

Typically, a Mix Type will be applied to a street which may see 2 to 4 of the species applied which will be determined by factors such as timing, availability, extent of street and feasible planting locations. Final species will be confirmed in consultation with the City of Palmerston at the appropriate detailed design and construction phases.

## PROPOSED PLANT SPECIES

Tree species proposed beyond the streetscape will utilise the proposed tree species for streets schedule as a starting point. This will be expanded on using a wider species list previously provided by the City of Palmerston to Clouston as well as endemic species available from local nurseries.  Similar to the street tree planting, Top End species will be selected for their hardiness to suit local conditions as well proven native and exotic trees they have been implemented successfully across urban landscapes throughout

Likewise, the same approach for shrub, groundcover and grass planting will be employed with hardy, low maintenance, tested species selected to suit the appropriate location. A balance of general mixes will ensure biodiversity is promoted with mass planting and repetitive use of species throughout locations will reinforce a strong sense of place in line with the Landscape Strategy. Typically lusher, denser and aesthetically pleasing planting will be planted in irrigated garden beds amongst active spaces such play areas and seating nodes, while hardier native planting will be used in areas deeper in the open spaces, mirroring the local natural habitats of the native bushland.

All Public Open Space planting will be finalised in consultation with the City of Palmerston through the detailed design phases of each stage.

**PROPOSED TREE SPECIES FOR STREETS**

| Key | Species Scientific Name | Species Common Name | Small / Medium / Large Tree |
|---|---|---|---|
| AA | *Alstonia actinophylla* | Milkwood | Large |
| AT | *Allosyncarpia ternata* | Allosyncarpia | Large |
| BD | *Brachychiton diversifolius* | Northern Kurrajong | Medium |
| BA | *Buchanania arborescens* | Little Gooseberry | Medium |
| CB | *Carallia brachiata* | Bush Current | Medium |
| CA | *Canarium australianum* | White Beech | Medium |
| CS | *Cordia subcordata* | Kerosene Wood | Small |
| CBe | *Corymbia bella* | Ghost/White Gum | Medium |
| CPo | *Corymbia polycarpa* | Long-fruited Bloodwood | Medium |
| CP | *Corymbia ptychocarpa* | Swamp Bloodwood | Medium |
| ME | *Mimusops elengi* | Spanish Cherry | Medium |
| ML | *Maniltoa lenticellata* | Cascading Bean | Medium |
| NO | *Nauclea orientalis* | Leichhardt Tree | Large |
| SA | *Syzygium armstrongii* | Small White Bush Apple | Medium |
| SF | *Syzygium forte* | White Bush Apple | Large |
| SN | *Syzygium nervosum* | Daly River Satinash | Medium |
| TM | *Terminalia microcarpa* | Damson Plum | Large |

**STREET TREE MIXES**

| Mix Type | Species | Location |
|---|---|---|
| Mix A | ST, SA, SF, TM (inc roundabout) | Secondary Collector (Packard Ave) |
| Mix B | CP, CB, SN, CS | Local Access Streets |
| Mix C | AA, CS, CPo, BD | |
| Mix D | BA, SA, , MC, ML | |
| Mix E | AT, CA, CBe, ME | |

**NOTE**

Street Trees adjoining Public Open Space to be permanently irrigated.

# VEGETATION STRATEGY

## RETAINED VEGETATION MANAGEMENT

Retained vegetation is an important component of the open space network within The Heights Durack. It is restricted to two areas – within Mary Packard Park and to limited areas of the drainage reserve that adjoin the open space linkage corridors to the east of the subdivision and along the southern boundary adjoining Durack. Retained vegetation is valuable within residential areas arising from enhanced biodiversity and habitats. Retained vegetation provides a natural, undeveloped context for overall development.

The final extent of the retained vegetation in each locality would be subject to final landscape and civil designs. For Mary Packard Park, retained vegetation is proposed to be preserved on Packard's Knoll, a significant natural feature of the development site. There may be other opportunities for retained vegetation or revegetation abutting the drainage reserve and northern corridor subject to final design. An indicative extent of retained vegetation is indicated on the Park's Preliminary Page on (refer p. 22).
For the open space areas, retention of vegetation will be limited as significant earthworks will be required to ensure finished levels support the stormwater design. Where possible retained vegetation will be maximized, recognizing there will be substantial clearing required to deliver the proposed basins, shared paths links and Moonta Park. The remnant vegetation within the pedestrian linkages and drainage reserve will be a combination of retained and revegetation to reflect the existing natural habitat.

Retained vegetation can include complete vegetation strata comprising trees, shrubs and grasses/ groundcovers. In some instances, selected trees alone will be retained and protected. Where appropriate, biodiversity and habitat values will be enhanced through revegetation, extension of mixed vegetation planting and infill planting utilising local and endemic species.

### VEGETATION MANAGEMENT REQUIREMENTS

The following outlines the overall approach to managing the retained vegetation during the development phase and post development phase. The works described are generic and would generally apply to all areas.

### 1. DEVELOPMENT PHASE

The following actions would be undertaken during the development phase and reflected in the design and built works:

#### 1.1 Detailed Survey and Site Investigations

As part of the design process, detailed site survey and on-site investigations of the native vegetation is undertaken to assess overall health, species diversity, weeds and density of undergrowth. This will provide guidance on the extent of tree assessment required, refining planting lists, identifying weed control and clearing works to be undertaken as part of the park development. The site investigation will also locate natural features to be considered and incorporated in the design. The extent and timing of surveys would occur during the early Design Development phases for each appropriate stage.

#### 1.2 Tree Assessment / Arborist Report

After the concept design is finalised and the areas of retained vegetation are defined, an arborist is engaged to undertake an assessment of all trees within the retained vegetation area and also trees that may be retained in developed areas of the park. The assessment report will guide the detailed design development and will be provided as a supporting document of the Design Report for final submission for Council approvals. The report will include guidelines for working around retained trees, works required to specific retained trees and nominate trees to be removed due to risk or poor health.

#### 1.3 Risk Assessment

The retained vegetation would be assessed in respect of overall risks. Tree failure risks would be covered as part of the tree assessment (above). Other issues to be addressed would be safety and applying the principles of Crime Prevention Through Environmental Design (CPTED). In this instance the primary concern would be to ensure good casual surveillance from adjoining streets, public and private areas.
Clear sightlines and overlook should be maximised. It is also important that public pathways and lighting are co-ordinated to ensure even lighting and clear views without dead ends, barriers or potential areas of entrapment. Trees in high use areas (e.g playgrounds) and near paths will be assessed against a higher risk rating to ensure public safety.

#### 1.4 Revegetation

Present erosion is typical of Top End seasonal creeks where minor erosion and changes in creek alignment occurs each year during the Wet Season. Risks to these creek lines will be reduced as the sub-division develops. In the interest of public safety and ongoing maintenance, localised hardening, bank protection and stabilisation of the creeklines will be required. This would generally involve minor regrading of the creek bed and laying of suitably sized dump rock over a geotextile liner. They are directed at protecting areas historically subject to gully erosion and removing the deep holes and drop-offs that have resulted.

#### 1.5 Construction Access

Construction access will be carefully surveyed and marked out prior to construction start. It would be aligned to minimise damage to nominated retained vegetation, in particular Packard's Knoll. One way flow of vehicles and maximum width of 3m would be provided. Post construction, these access routes would generally be contained in areas marked for future clearing or access routes, if otherwise these areas would be rehabilitated since it is anticipated that future vehicle or machine access will be limited to maintenance access points only.
In some instances, the construction access routes would convert to recreational trails. Construction would be either cement stabilised gravel walking trails or concrete subject to an assessment of expected use and long-term stability. These walking trails would comply with Grade 1 (wheelchair accessible, no walking experience required) or Grade 2 (generally no steeper than 10%, few steps, no bushwalking experience required. Refer AS 2165.1).

## RETAINED VEGETATION MANAGEMENT

### 2. POST DEVELOPMENT PHASE

The management activities post development (soft-scaping handover) will be the responsibility of City of Palmerston and will comprise as follows:

### 2.1 Weed Management

The Heights Durack is a greenfield development and originally comprised remnant native bush areas. Weed encroachment is limited to the boundary areas to adjoining cleared areas, weeds introduced to ponds and creek lines arising from water movement of seeds and propagules, and weeds along edges of disturbed ground (firebreak, tracks etc).

The main weeds present that pose the most risk in terms of fire and environmental harm are Mission Grass (annual and perennial) and Gamba Grass. As the area is developed and residential housing fills in around the retained vegetation, much of the weed risk will shift to garden escape plants. This occurs easily by seed spreading and also dumping of vegetation (cuttings, clippings, etc.) by residents into park and retained vegetation areas. These can be extremely diverse and pose different levels of risk.

Weed management contracts extending over multiple seasons is the best means of controlling weeds. Seasonally focussed efforts with spraying and physical control are the most effective methods for the major grass weeds. Garden escapes require carefully targeted actions in parallel with education and policing. When local residents understand the value of weed free bush areas, instances of illegal dumping is greatly reduced.

Refer *Weed Management* for further information.

### 2.2 Fire Management

A reduction of fuel loads within the protected bush through active weed management of predominantly introduced grasses is paramount to minimising fire risk. Maintaining a balance of underbrush and native grasses will generally limit fuel loads reducing potential fire hazards.

Landscaped buffers, including pathways, running parallel to the edges of all bushland provide easy emergency access.

The landscape buffers will be a combination of open parkland treatments of grass and scattered canopy trees and/ or cleared grass and/ or standard road verges of grass and street trees. The overall width of the buffer would be determined by the individual situation but would general be between 4 – 20m in total. (a minimum 4m buffer along house lots boundaries that adjoin public open space would be established and maintained in accordance with requirements of the Bushfires Management Act 2016.

### 2.3 Maintenance Strategy

Maintenance contracts for retained vegetation areas will be undertaken by qualified specialist vegetation management companies who are skilled in these works. These areas are not standard landscape maintenance areas. Protection of native vegetation, support of natural cycles of plant regeneration and rapid response to weed infestation requires an extensive knowledge of native plants, weeds and management. Regular assessment and treatment as required of soil stability, groundcover density, canopy cover, weed presence and dumping is required.
The maintenance effort is concentrated as follows:

*Build-up and early Wet Season:*
- Mulching of revegetation areas
- Infill planting of tubestock as required (no establishment irrigation subject to timing)
- Initial spray of grass weeds



*Image: Retained bush with revegetaton planting to disturbed areas in foreground. Source: Clouston associates.*

*Wet Season*
- Follow up weed treatment
- Monitoring of soil stability

*Dry Season*
- Early slashing of any thick grass growth
- Spot treatment of perennial weeds
- Monitor and hand watering of revegetation areas as required (limited to monthly operations in 1st year only)

Maintenance activities in all the parks will be of similar nature. The open grass parkland, walkways, street verges and property boundaries will define the native vegetation areas. Maintenance requirements specific to the native vegetation areas will include but not limited to:
- Weed monitoring and treatment
- Manual slashing of any native grasses immediately prior to seed set
- Pruning or plant removal of any plants overhanging walkways and trees that pose a safety to path or playground users.
- Mulching annually.
- Rubbish removal.
- Revegetation of bare or disturbed areas.
- Repair / rectification of areas of erosion.

## CYCAD & SAND PALM MANAGEMENT

This Cycad & Sand Palm Management Strategy has been developed for The Heights Durack and is to be read in conjunction with the NRETAS Management Program for Cycads in the Northern Territory of Australia (2009–2014).

This strategy sets out practical measures to ensure compliance with the Management Program which applies only to Cycads (Cycas armstrongii), which is listed as Vulnerable under the Territory Parks and Wildlife Conservation Act. Where land clearing has been formally approved by the Northern Territory Government, no additional permit is required for the non-commercial removal of cycads within approved clearing areas. Any salvaging of Cycads for commercial purposes is subject to the commercial harvest provisions of the NRETAS document.

### Protection and Conservation

Retained bush within The Heights Durack will be primarily located within Mary Packard Park with possible additional areas in other Public Open Space and Drainage Reserves. While these areas are limited, all Cycads & Sand Palms within the retained bush are to be retained and protected. Prior to handover to the City of Palmerston, maintenance of remnant bushland in open space areas will be undertaken to protect native vegetation. Maintenance activities will include: weed control, maintenance of firebreaks, selective controlled burns (undertaken in agreement with NTFRS and City of Palmerston), control of vehicle access and illegal dumping. These measures will reduce threats to existing Cycads & Sand Palms and support natural regeneration.

### Salvage Operations and Program

It is anticipated that the required clearing operations to be undertaken to enable the development of the residential estate would be approved as a matter of course through the Planning process of the NT Government. It is the developer's intent that wherever possible, Cycads & Sand Palms in areas to be cleared would be salvaged for re-use. In accordance with the NRETAS, that have undertaken salvage operations, indicate that an 80% survival rate is a reasonable expectation for Cycads. All salvaged Cycads will be labelled with Parks and Wildlife–approved tags prior to removal. Salvage operations would be ongoing throughout the project, occurring prior to commencement of clearing.

It is preferable for plants to be transplanted immediately to their final location. This tends to be less disruptive for the plant and is also more cost effective. Due to staging and timing, immediate transplantation to final locations will not always be feasible. Clearing permits and construction works will determine salvaging windows. However, where possible, salvage works would be timed for the dry season which is considered the optimum time for transplanting provided irrigation is available. Where irrigation is not available, transplanting would be timed for the beginning of the wet season.

The final works program and development sequence for The Heights Durack is yet to be finalised. However, the preferred approach to be pursued in salvage operations would be:

1. Identify area to be cleared, as surveyed, and undertake assessment of total numbers of Cycads & Sand Palms available for salvage.
2. Confirm open space areas immediately available for re-installation of Cycads & Sand Palms.
3. Prepare landscape design plans that identify location and numbers of salvaged Cycads & Sand Palms to be utilised in each open space area.
4. Prepare Cycads & Sand Palms balance sheet to identify excess or shortfall in numbers for this stage of works.
5. Where there is a Cycad & Sand Palm surplus available, plants are to be potted up and stored for future use.

It is anticipated that overall and through various stages throughout the project there will be surplus Cycads & Sand Palms. Therefore the developer will arrange with local businesses for the commercial sale of the plants.
At such times, appropriate application for permits issued under the Territory Parks and Wildlife Conservation Act would be undertaken for Cycads.

The proposed Strategy ensures a good environmental and community outcomes rather than undertaking no salvaging actions prior to clearing works.



*Image: Livistona humilis (Sand Palm) left & Cycas armstrongii (Cycad).*
*Source: Michael J Barritt, 2025.*





*Images:*
*Weed Removal. Source: Adobe Stock Images, 2025.*
*Irrigation. Source: Clouston associates 2025.*

## WEED MANAGEMENT

Management of weeds throughout the development is required from both a legislative and economic sales perspective. The Weeds Management Act will apply to the development. In the case of The Heights the primary concern relates to Gamba Grass (covered by the Weeds Management Act and Weed Management Plan Gamba Grass 2020-2030 (2024 Revision). Other weed either present or likely to occur within the development site includes Mission Grass (annual and perennial), Hyptis and Coffee Bush.

Gamba Grass is to be controlled in accordance with the requirements of the NTG Department of Environment, Parks and Water Security Weeds Management Plan Gamba Grass 2020 – 2030. Specifically, as outlined in Table 3 *Class B Zone - Land parcels (3-140 Ha) Control growth and spread:*

- Establish and maintain a gamba grass free buffer of 15m in width along the inside of the land parcel boundaries, around infrastructure, and on both sides of tracks and roads. The buffer must be established by chemical, mechanical or physical means, and must be done prior to seeding each year.
- Where the Class B zone adjoins the Class A zone boundary, it is required that a gamba grass free buffer of 500m is established and maintained on the Class B zone side of the boundary. This buffer must be established and maintained by chemical, mechanical or physical means, and must be done prior to seeding each year.
- Undertake annual gamba grass control activities and weed spread prevention activities to ensure gamba grass free areas remain gamba grass free.
- Undertake annual gamba grass control activities so gamba grass is reduced.

All other weeds will be controlled in accordance with the Northern Territory Weed Management Handbook 2018. In areas of retained vegetation and developed open space areas, weed management is to ensure the areas are completely free of weeds.

## IRRIGATION STRATEGY

Irrigation is fundamental to ensure the successful establishment of all soft landscaping elements throughout The Heights Durack. Beyond initial establishment, irrigation plays a critical role in long term plant health, maintenance efficiency, and overall landscape resilience. A strategic, waterwise approach strategy is proposed to ensure that Public Open Space areas receive sufficient reticulation to create and sustain landscapes for the local community's use.

The strategy outlines the approach for key landscape elements:

- Tree Bubblers to all trees in Parks and adjoining verges. Bubblers supported with aeration pipes allow for deep watering encouraging strong root development and long-term stability.
- Garden Beds with targeted irrigation to support proposed planting palettes. Garden beds are typically positioned strategically to active spaces including along shared pathways at nodal and key entry points. This allows for ease of location and service with mainlines typically running parallel to pathways.
- Grassed Areas. Irrigation for grass is consolidated to active area surrounds including along shared pathways and to greater expanses in Moonta & Mary Packard Parks where picnicking and ball/grass play are encouraged. Efficiency is proposed through minimising small strips of grass that require irrigation, therefore allowing large irrigation heads to cover optimal distances in larger areas.
- Revegetation & Dryland Grassed Areas. Temporary irrigation points (typically wired to main controllers) will be installed to support establishment, with intention for the above ground lines to be removed or decommissioned once vegetation is self-sustaining.

Irrigation documentation will be produced on a stage-by-stage basis during the design development. During this phase main lines systems, controllers and water sources will be identified. During design development any future provisions will be identified, and items such as mainline, additional values and controller wires will be installed for future connections.

Urbex are aware that City of Palmerston's (CoP) Irrigation Manual requires updates and doesn't always align with CoP current practices and therefore will request clear direction from CoP in regards to preferred items, such as controller type and power supply. Solar-power supply will be considered in situations where mainline supply may be restricted.



## EPHEMERAL BASIN MANAGEMENT

The ephemeral basins within The Heights Durack are an important component in the overall stormwater management strategy for the development. For clarity the ephemal basins intend to function in line with the "Ephmeral Wetlands" Stormwater Treatment Device as outlined in NTSDG, refer Table 33. For further information refer to civil and hydraulic reports which outline the details related to stormwater management, including inflows, trash interception, water level fluctuations and outflows under varying rainwater events.

The ephemeral basins are multi-functional in that they also are important components in the overall amenity of the development and provide valuable biodiversity and habitat benefits. Effective management of the associated landscape aspects are critical in the long-term function of these features and to ensure the amenity and habitat benefits are protected.

The ephemeral basins are intended to be functional natural systems supporting native plants and animals including fish. A healthy, natural system will support good quality water and have a reduced maintenance requirement. There will be seasonal fluctuations and changes over time.

The landscape design will include wetland and margin planting of native species that are crucial to the uptake of nutrients. Retained vegetation and revegetation on adjoining areas are important to minimize sediment inflow to the ephemeral basins.




The primary management activity would be weed control to the basins themselves and the margins.

Standing water poses a risk of increased breeding of biting insects. In addition to medical risks, there is also a nuisance risk when numbers of biting insect numbers are high and outdoor activities are negatively impacted. This is most readily managed through natural predation. Native fish and frogs are effective controls through predation of larvae. Dense vegetation in shallow water and areas of waterlogged soils are not readily controlled by native fish. The design of the basins embankments and designed water levels will address these risks.

## MAJOR & MINOR STORM EXTENT

A key intent of the stormwater design of The Heights Durack is to ensure that all play equipment, pathways and picnic and seating shade structures are located outside of minor drainage flow paths and are not inundated by a minor storm event.
The above plan demonstrates that throughout open space areas Minor & Major Storm Extents are largley contained to drainage areas and outside or limited in parks and designated Public Open Space areas.

During the design development stages, detailed plans will be provided with any design solutions outlined to demonstrate alignment with the aforementioned stormwater design intent within Public Open Spaces.

*Image: NT Landscape. Source: Michael J Barritt, 2025.*

## RECREATIONAL STRATEGY

The Recreation Strategy for The Heights Durack is based on principles and guidelines aligning with the City of Palmerston's Play Space Strategy (2022). Our principles are:

- Healthy outdoor lifestyle and engagement with nature.
- Integrated, diverse and accessible play spaces for all.
- Play environments as gathering spaces for the community to thrive.
- Sense of place based on sustainable and cohesive design.

To provide insight into the general character of the recreation spaces, indicative illustrations of similar landscapes are provided in the below images.























## LANDSCAPE STRATEGY

The Landscape Strategy's intent is to deliver a cohesive design language throughout the subdivision with the following integrated features:

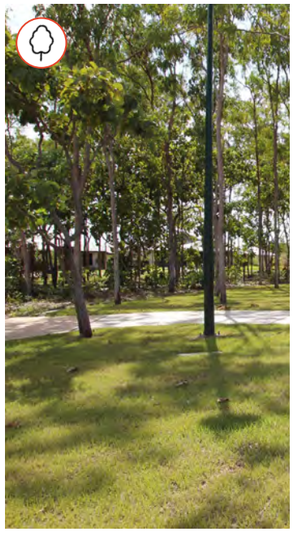
- Retention, creation and enhancement of the existing and natural features.
- Shading and cooling elements with a strong focus on tree canopies.
- Sustainable, durable materials and finishes consistent throughout the site.
- Accessible, equitable elements catering for a wide range of users.
- Species diversity through open spaces and streetscapes.



























# PUBLIC ART & INTERPRETATION STRATEGY

## INTRODUCTION

This Public Art and Interpretation Strategy establishes a coherent, place responsive framework for public art and interpretive landscape elements across the Public Open Space (POS) network comprising of Mary Packard Park, Moonta Park, pedestrian linkages and linear park surrounding Packard's Avenue. The strategy draws from the Themes of the Whistling Kite and the historical significance of the 1869 Goyder Survey Expedition, embedding these narratives into park infrastructure such as wayfinding, seating, play and landscape elements.

## VISION

Public art and interpretive landscape elements are approached not as standalone sculptural objects, but as integrated, functional and subtle interventions that enhance legibility, identity and user experience, while respecting the natural landform and supporting the contemporary uses of parks by the community.

- Diversity – Public art and interpretation opportunities to raise awareness and appreciation of cultural values, local and surrounding.
- Creativity – Public art and interpretation opportunities to support innovative and creative ideas.
- Heritage – Public art and interpretation opportunities to reflect our social history.

## MARY PACKARD PARK THEME

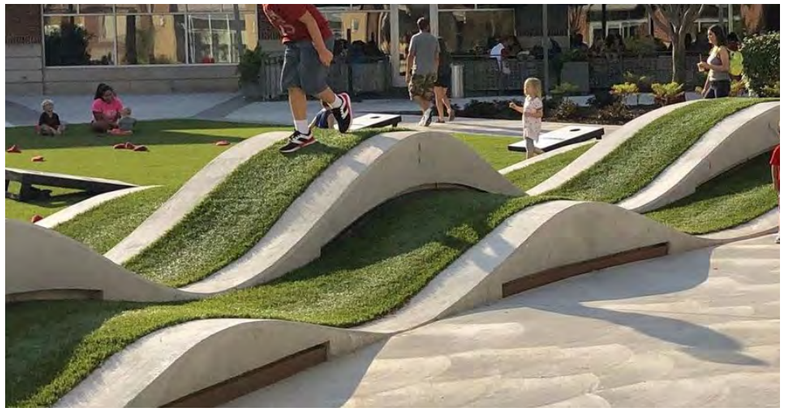
Mary Packard Park is a local park with a conceptual framework inspired by the Survey Expedition. This theme is expressed through path alignments, gathering spaces, interpretive play and spatial sequencing that reference ideas of mapping, direction and orientation. The Whistling Kite offers a reference to movement, orientation and vantage within the landscape and play elements. Possible public art and interpretation opportunities are illustrated.



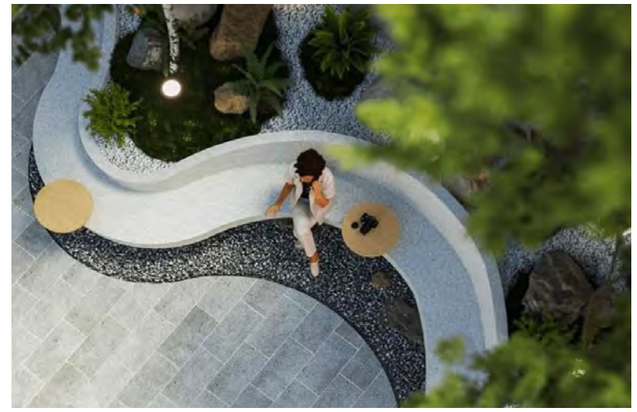




Survey markers like direction navigation poles, topography inspired park signage surrounded by complementary landscape features including planting and rock boulders.



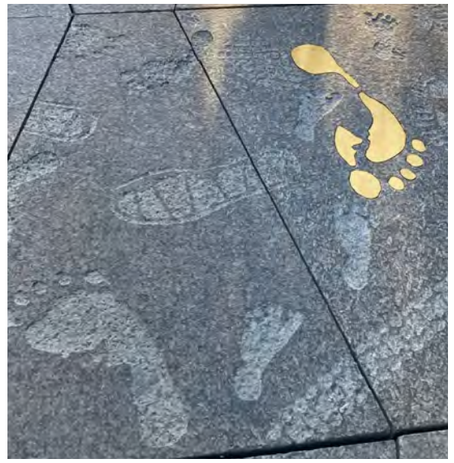
Topography inspired activities, as well as shelter/play feature referencing and celebrating the expidition's "Elrundie Camp'



Conical rise - Seating following the contour of the hill.



Historic survey / grid inlays also double as sun dial.



Footsteps of the Expedition Small, abstract markers set into paths.



Seating engraved with historic references, co-ordinates, grids.

# PUBLIC ART & INTERPRETATION STRATEGY

## LINEAR PARK & PEDESTRIAN LINKAGES THEME

The linear park and pedestrian linkages are integrated by a theme of movement and discovery, expressed through an exploration trail and by the flight patterns of the Whistling kite. The corridor emphasises continuity, rhythm and flow, guiding users intuitively between destinations while offering moments of pause and interpretation. This space reinforces the idea of journey as an experience in itself, connecting parks, people and landscape. Possible public art and interpretation opportunities are illustrated.



Nest-like shade structure nestled within shade trees and planting, providing passive cooling.



Seating wall gradually tapers into an integrated information and interactive walls.



Laser-cut panels cast kite silhouettes or wing patterns onto paths, seating and play surfaces, allowing the kite to appear to glide, circle and fade as the sun shifts.
The Whistling kite is rarely experienced up close, instead perceived through its moving shadow.




Wayfinding markers integrated into the exploration trail / pathway and designed to also function as running loop distance markers.



Seating nodes are conceived as ‘perches’ within the landscape a tool for observation, pause and connection across the public realm., informed by the Whistling Kite’s gliding movement, pause & observation.




Survey-inspired paving inlays function as wayfinding cues, strengthening desire lines and guiding movement across the site.



Vine-covered seating node creates nest-like seating spaces inspired by the Whistling kite’s nesting.

## MOONTA PARK THEME

Moonta Park celebrates the journey and arrival of 'The Moonta" and other maritime exploration. Public art and landscape elements translate this narrative into an active, playful environment that supports imagination, movement, challenge and shared experience.

Ship and aquatic themed playground equipment suitable for all ages, incorporate large slides, big swings and playing areas.



Marine-inspired landscape elements that support interaction and imaginative play, extending the narrative



Play equipment - double as sea faring experiences:
1. Crew hammocks
2. Lookout stations
3. Treasure hunt trails

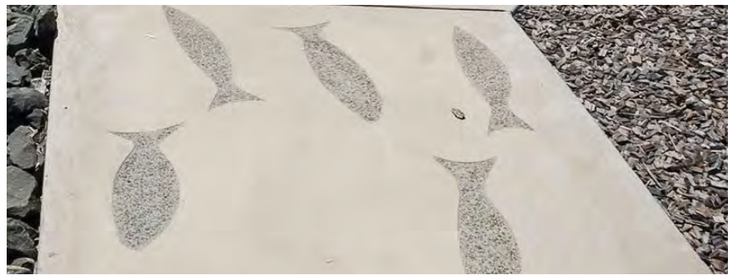


Abstract wave-inspired park sign reflecting coastal movement









Sandblast pattern & brass inlays suggest the journey path, movement & orientation.




Acknowledgements of Harrison D. Packard preserved by including seating walls with names sand blasted on the frontages or brass plaques may be included to provide historical information and interpretation.



Seating wall / retaining wall to have aquatic, ship interactive play.



Kinetic elements - respond to sea breeze also double as navigation signal

# POS - PARK PRELIMINARY PLANS




NTS

**A Playground**
Whistling kite theme - Feature play elements such as rope structure, rotator, swing set, mounds and slides, supported with shade sails. Integrated with nature play & irrigated garden beds.

**B Fitness Node**
Small-medium sized station with static & dynamic equipment.

**C Picnic & BBQ Facilities w/ Fixed Shade**
Large shelter with table setting and bbq supported with items such as bin enclosures, bubbler, bike racks.

**D Grassed Area**
Open irrigated grass areas with surrounding trees.

**E Possible Parallel Car Parking**

**✳ Seating Node**
Bench seating with supporting elements as appropriate: eg. bin enclosure/bubbler/tap

**Tree**

| MARY PACKARD PARK | |
|---|---|
| LOCATION | Stage 12 |
| SDG CATEGORY | Local Park |
| AREA | 8,900m²+ |
| PORTION OF ACTIVE SPACE | 50% |
| CoP PLAY SPACE HIERARCHY | Local |
| UNDEVELOPED REMNANT BUSHLAND (PACKARD KNOLL) | Approx. 30% |

**Garden Bed**
Incorporating nature play elements where linking to surrounding play areas, creating a connected and interactive landscape that encourages imaginative play and exploration.

**Primary Pathway**

**Shared Pathway**

**Pedestrian Pathway**













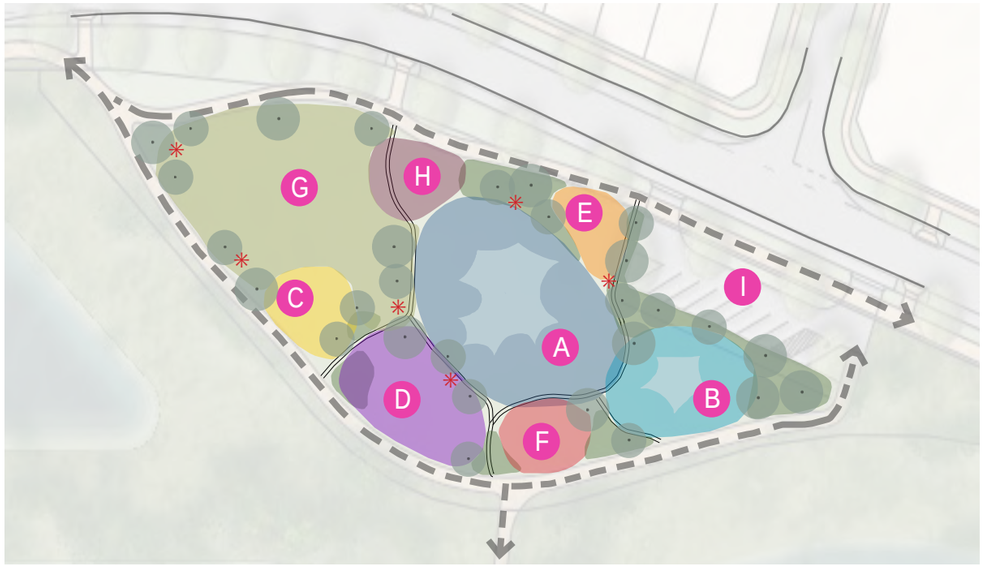






## MARY PACKARD PARK PRELIMINARY PLAN

# POS - PARK PRELIMINARY PLANS




NTS

**A** Playground
Ship theme - Feature play equipment with relative rope structure, climbing structure, swing sets, flying fox, rotator, cycle loop supported with shade sails.

**B** Integrated Waterplay Splash Pad
Includes Buckets, jets & sprayers supported with shade sails & integrated with nature play elements, dry creek bed, bridge crossings & play wires.

**C** Multi-aged Fitness Station
A large station with static & dynamic pieces suitable for a wide range of ages, supported with shade sails.

**D** Teenage/Adult Play Elements
Items aimed for "older children" play, such as: table tennis/sporting elements/digital equipment/parkour/ half basketball court. Supported with shade sails.

**E** Fitness Node
A small station with static & dynamic pieces.

**F** Picnic & BBQ Facilities w/ Fixed Shade
Large shelter/s with table setting and bbq supported with items such as bin enclosures, bubbler, bike racks.

**G** Kickabout Space / Grassed Area
Large open irrigated grass area with shade tree planting.

| MOONTA PARK | |
|---|---|
| LOCATION | Stage 14 (TBC) |
| SDG CATEGORY | Neighbourhood Park |
| AREA | 6,200m²+ |
| PORTION OF ACTIVE SPACE | 90% |
| CoP PLAY SPACE HIERARCHY | Major |
| UNDEVELOPED REMNANT BUSHLAND | 0% |

**H** Seating Node w/ Fixed Shade
Bench seating with supporting elements as appropriate: eg. bin enclosure/bubbler/tap etc

**I** Carpark
Incorporates tree planting to provide shade

✳ Seating Node
Bench seating setting

Garden Bed
Incorporates nature play elements that link to surrounding play areas, creating a connected and interactive landscape that encourages imaginative play, adventure and exploration.
Lush Tropical Feature Planting to play area surrounds. Includes palms & pandanus.

Trees

Primary Pathway

Shared Pathway




























## MOONTA PARK PRELIMINARY PLAN

**CLOUSTON** associates

# INDEX

The table below has been provided to assist where design elements have been addressed in line with the Public Open Space Masterplan requirements as per Northern Territory Subdivision Development Guidelines (June 2024), Section 5.2 (b).

| **Design Element** | **Response** |
|---|---|
| (i) location, category and size of Public Open Space, including a summary of the total area and the proportion of the area designated to different types of public open space (active, passive, linkage corridors etc.); | Refer to p.7 ***POS Overview Plan;*** p.8 ***Staging Plan***; and p.22-23 ***Public Open Space Park Plans***. |
| (ii) how linkage corridors are connected to external linkages, public open space in neighbouring suburbs or adjacent shopping, educational and recreational facilities; | Refer to p.9 ***Access & Movement Plan***; and p.6 ***The Public Open Space Strategic Intent*** diagram**.** |
| (iii) the proposed network of footpaths, shared paths and cycle paths in the Subdivision that will link each Public Open Space together and to adjoining subdivisions/developments, and provide a clear hierarchy of pedestrian movement to Areas of Significance and to and between sporting, recreation and community facilities; | |
| (iv) how access for persons with disability, and appropriate furniture, is provided to all Public Open Space compliant with requirements for access for persons with disability. | Refer to p.10 ***Public Infrastructure Plan***; p.17 ***Recreation Strategy***; and p.18 ***Landscape Strategy***. |
| (v) Public Infrastructure to be constructed in linkage corridors, with facilities designed to encourage pedestrian and cyclists activity over private vehicle use for short trips; | Refer to p.10 ***Public Infrastructure Plan***; and p.22-23 ***Public Open Space Park Plans***. |
| (vi) stormwater management elements and Water Sensitive Urban Design (WSUD) strategies to be included in the Subdivision. These must be integral with the Public Open Space and landscape design; | Refer to p.16 ***Stormwater Elements Strategy*** - ***Ephemeral Basin Management*** and ***Major & Minor Storm Events***. |
| (vii) areas of ecological importance to be protected and include connective habitat corridors to adjoining natural habitats; | Refer to ***Vegetation Strategy*** - p.11 ***Proposed Plant Species***; p.12 ***Retained Vegetation Management***; and p.14 ***Cycad & Sand Palm Management***. Refer also to p.18 ***Landscape Strategy***. |
| (viii) biting insect transition, easements and buffer zones; | Refer to p.16 ***Stormwater Elements Strategy*** - ***Ephemeral Basin Management***. |
| (ix) a recreation strategy accommodating all age groups and recreational interests; | Refer to p.17 ***Recreation Strategy***; and p.22-23 ***Public Open Space Park Plans***. |
| (x) a street tree framework and theme which clearly notes which tree species will be planted in each street with reference to the local authority street tree strategy where available; | Refer to p.11 ***Vegetation Strategy*** - ***Tree Planting Overview*** and ***Street Tree Framework & Theming***. |
| (xi) the location, identification and health report for existing vegetation to be retained; | Refer to ***Vegetation Strategy*** - p.11 ***Proposed Plant Species***; p.12 ***Retained Vegetation Management***; p.14 ***Cycad & Sand Palm Management***; and p.15 ***Weed Management*** |
| (xii) a proposed plant species list of new trees, shrubs, and grass; | |
| (xiii) the irrigation reticulation main line systems, controllers, and water sources; and | Refer to ***Vegetation Strategy*** - p.15 ***Irrigation Strategy***. |
| (xiv) irrigation strategy and water use table for irrigated landscape planting and grassing in public open space. | |

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# The Heights, Durack, Stages 12-19 Engineering Infrastructure Report

Job No:
B00610

Date:
09/03/2026

POWERING FUTURES,
CREATING LEGACIES.

## DOCUMENT CONTROL SHEET

| Project | The Heights, Durack |
|---|---|
| **Report Title** | Stages 12-19 Engineering Infrastructure Report |
| **Job No.** | B00610 |

## REVISION HISTORY

| Revision Number | Prepared By | Reviewed By | Date |
|---|---|---|---|
| **A** | BJC | PI | 09/03/2026 |
| **B** | | | |
| **C** | | | |

## DISTRIBUTION DETAILS

| Destination | Revision | | | | | | |
|---|---|---|---|---|---|---|---|
| | **A** | **B** | **C** | **D** | **E** | **F** | **G** |
| City of Palmerston | ✓ | | | | | | |
| Urbex Pty. Ltd. | ✓ | | | | | | |
| File: Empower Engineers & Project Managers | ✓ | | | | | | |

## APPROVAL

| | |
|---|---|
| **Issue Approved:** | PI |

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# 1. Introduction

Empower Engineers & Project Managers (Empower) have been engaged by Urbex Pty Ltd (Urbex) to prepare an engineering report to support the Staged Development Application for the Proposed Development Site at The Heights, Durack: Stages 12 to 19. The intent of this report is to demonstrate engineering considerations for the whole of the site at a high level and provide a summary of proposed infrastructure elements to service the development. The location of the proposed development Site can be seen in below:




*Figure 1-1 | The Heights Durack - Stages 12 to 19 Development Area*

The general arrangement for the proposed development is presented within Appendix A.

It is noted that the designs provided within this report are concept in nature and have not been fully detailed. Detailed design with appropriate drawings and reports consistent with best practice and locally specific design will be worked through with the relevant service authorities in clearing Development Permit Conditions.

# 2. Site Characteristics

## 2.1 Existing Land Use and Topography

The future development site is located on two land parcels described in Table 2-1 below. The Property is bounded by:

- The Tiger Brennan Drive and Roystonea Avenue Road reserves along the northern and eastern boundaries
- A Crown Lands/DLI/DLPE Future Road Reserve to the west; and
- The existing fairway waters development to the south.

The site can be seen in context in Figure 2-1 below: sourced from NR Maps.

*Table 2-1 | Proposed Development Site Details*

| Item | Parcel No.: | Parcel Area (m2) |
|---|---|---|
| 1 | Lot 16214 Town of Palmerston | Circa 202,400** |
| 2 | Lot 12954 Town of Palmerston | Circa 250,200** |

** - To be reconfigured as each stage of the development proceeds

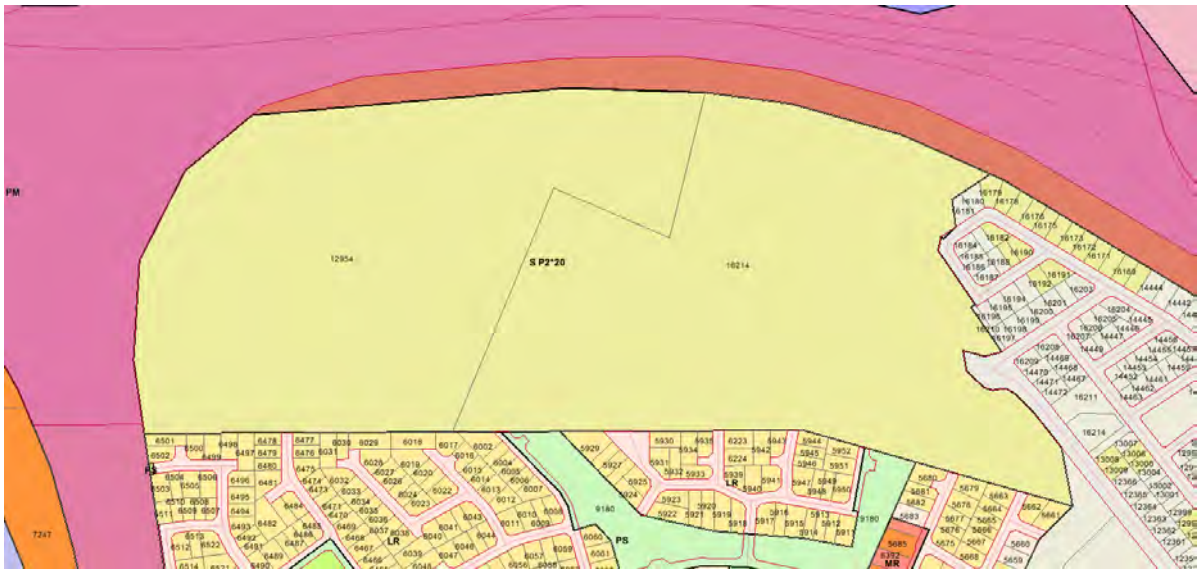



*Figure 2-1 | Proposed Development Land Parcels as sourced from NR Maps*

## 2.2 Existing Development and Interface

The Heights Durack is a mature development, with 11 stages having previously been delivered, albeit most of it by a different developer to Urbex. Stages 1-10 were delivered by the original developers and Stage 11 more recently developed by Urbex. Figure 2-2 below outlines the existing development of Stages 1-11.




*Figure 2-2 | Stage 11 and Surrounding Development Area*

Future Stages of The Heights, Durack will interface with the existing Stage 11 Development to the east and the existing Fairway Waters Development to the south. The proposed development shall connect to the following infrastructure:

- Packard Avenue Road Reserve (Secondary Collector Road)
- Fairways Waters development via pedestrian concrete pathways; with an emergency only vehicular access functionality
- Trunk Water and Sewerage
- Existing Stormwater Infrastructure discharging to the ponds.
- Existing Stormwater Management Area

All trunk infrastructure has been provided to the boundary of the development.

## 2.3 Existing Easements

The following easements exist within the proposed development site:

- Underground Electrical Transmission Line
  - A 10m wide easement exists along the Southern boundary - Refer Figure 2-3 below.
  - Any works associated with this easement shall be subject to the approvals of Power Water Corporation's Power Development Team.
- Water Main
  - A 10m wide water easement exists which connects the DN 300 water main in Sorrento Close to the DN 300 Water Main on Packard Avenue - Refer Figure 2-3 below.
  - Any works associated with this easement shall be subject to the approvals of Power Water Corporation's Water Development Team.




*Figure 2-3 | Existing Water and Electrical Easements*

## 2.4 Future Transport Corridor

A Future Transport Corridor is located adjacent to the Tiger Brennan Drive and Roystonea Avenue road reserves. The land is intended to be nominated as road reserve. The land dedication area has been shown within the plans in Appendices A and B. The land dedication area shall be grass seeded and stabilised prior to the handover as Road Reserve. Earthworks shall be necessary within the future transport corridor to facilitate the ultimate levels for the proposed development site. The Future Transport Corridor shall be free draining when handed over as Road Reserve.

## 2.5 Proposed Development Form

The current masterplan for the development consists of 382 allotments delivered over eight stages. The typical allotment characteristics and the lot yield for the proposed development are presented within Table 2-2.

*Table 2-2 | Allotment Characteristics Table*

| Allotment Type | Typical Allotment Frontage** | Typical Allotment Area^^ |
|---|---|---|
| Villa (V) | 10.0 m | 300 sqm |
| Courtyard (C) | 12.5 m | 375 sqm |
| Eco-Traditional (ET) | 15.0 m | 450 sqm |
| Traditional (T) | 18.0 m | 540 sqm |
| Premium Traditional (PT) | 20.0 m | 600 sqm |
| Low-Medium Density Residential (LMR) | N/A | N/A |

** - Frontages vary for corner lots and lot categorisation varies due to building envelopes.

^^ - Based on a 30 m grid, some allotments may have a larger area and the same frontage.

# 3. Engineering Infrastructure Considerations

## 3.1 Geology and Geotechnical Considerations

The soil profiles within the development footprint are described in Table 3.1 below.

*Table 3-1 | Soil Type Descriptions - Douglas Partners (2009)*

| Unit | Landform | Test Pits | Slope | Drainage | Soils | Vegetation |
|---|---|---|---|---|---|---|
| **1c** | Low scarps & short steep slopes | None | 10.0-15.0% | V Rapid | Shallow gravelly lithosols | Eucalypt woodland to minor open woodland |
| **2ba** | Gentle side slopes | None | 2.0-5.0% | Rapid | Moderately deep gravelly yellow massive earths | Eucalypt open woodland to woodland |
| **2b2** | Gentle side slopes | 22 | 2.0-5.0% | Rapid | Shallow gravelly massive earths and lithosols | Eucalypt low open to open woodland |
| **3b** | Flat to gently undulating upland surface | None | 0.5-2.0% | Moderate | Moderately deep gravelly massive earths | Eucalypt woodland |
| **4c** | Gentle lower slopes | 3-8, 13-21, 23-24 | 0.5-1.0% | Slow | Yellow massive earths | Eucalypt open forest, minor woodland |
| **6b** | Broad lowland plains. | 1, 2, 9-17 | < 0.5% | Slow | Moderately deep siliceous sands | Grevillea/melaleuca tall shrubland to minor open woodland |

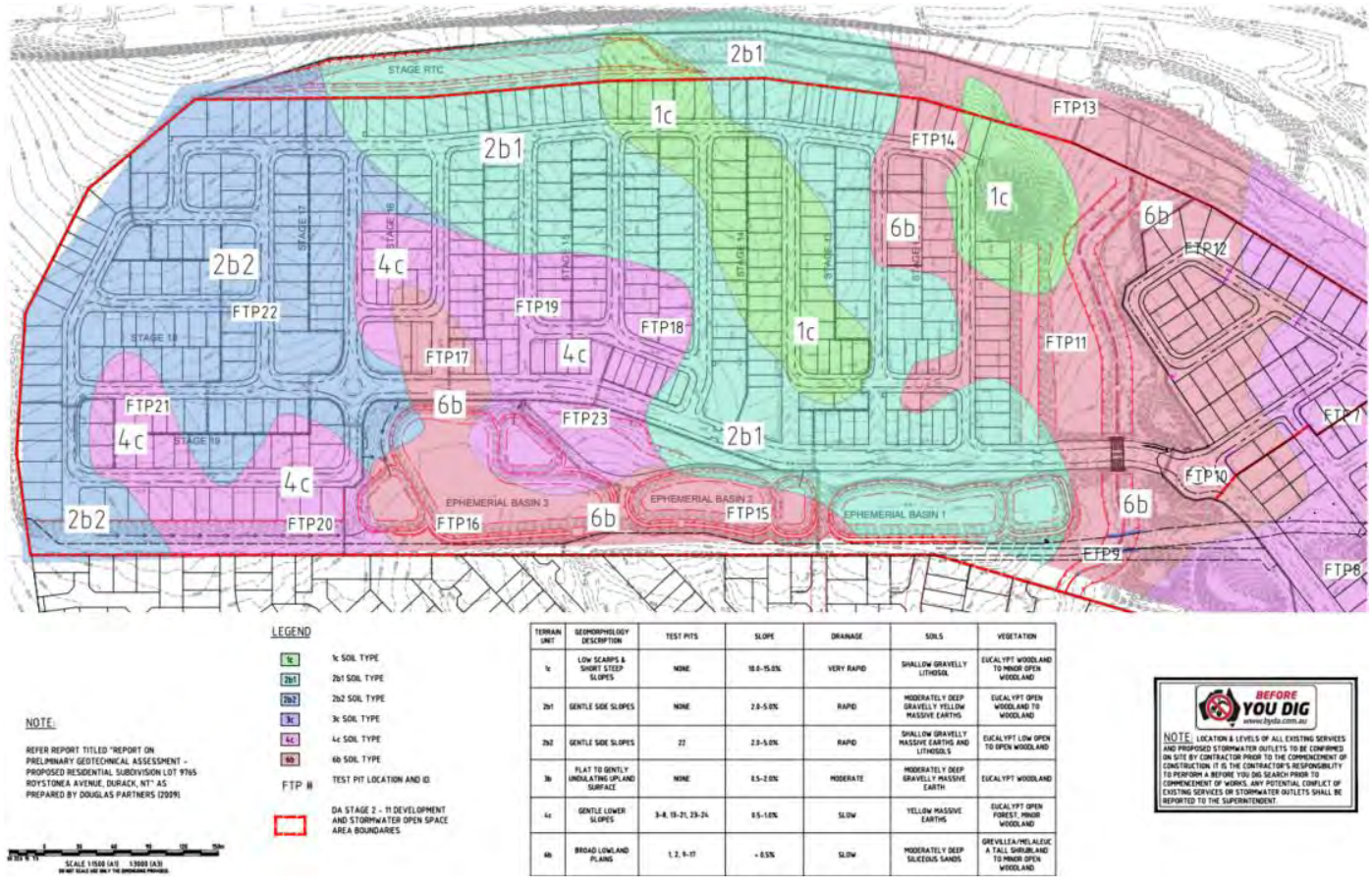



*Figure 3-1 | Soil Profiles within the Subject Site*

## 3.2 Earthworks Strategy

Bulk Earthworks shall be necessary to shape the road reserves and the allotments within the development. Bulk earthworks shaping shall have the following characteristics:

- Allotments Front to Back:
  - Allotments generally graded between 1 and 2% from back to front; with some allotments having a front batter from the property boundary to the building envelope and graded to ensure safe vehicle access.
  - Where required, rear of allotment batters will typically consist of either a 1V:1H batter where less than 900 mm high, or a retaining wall.
- Allotments Side to Side:
  - Allotments generally graded between 1 and 2% from side to side.
  - Where required, rear of allotment batters will typically consist of either a 1V:1H batter where less than 900 mm high, or a retaining wall.
- Public Open Space:
  - Public open space shall typically be designed with batter slopes no steeper than 1V:6H.
  - Retaining walls may be implemented as required.

It is envisaged that all inter-allotment batters shall be landscaped by the ultimate property owner. Earthworks cut to fill shall be designed such that the site generally balances and import/export is not required, however this is to be confirmed through future detailed design. Figure 3-2 below shows the general allotment interaction (in section) across the development. Reference is made to Section Markers E13 and E14 at the top of the figure.

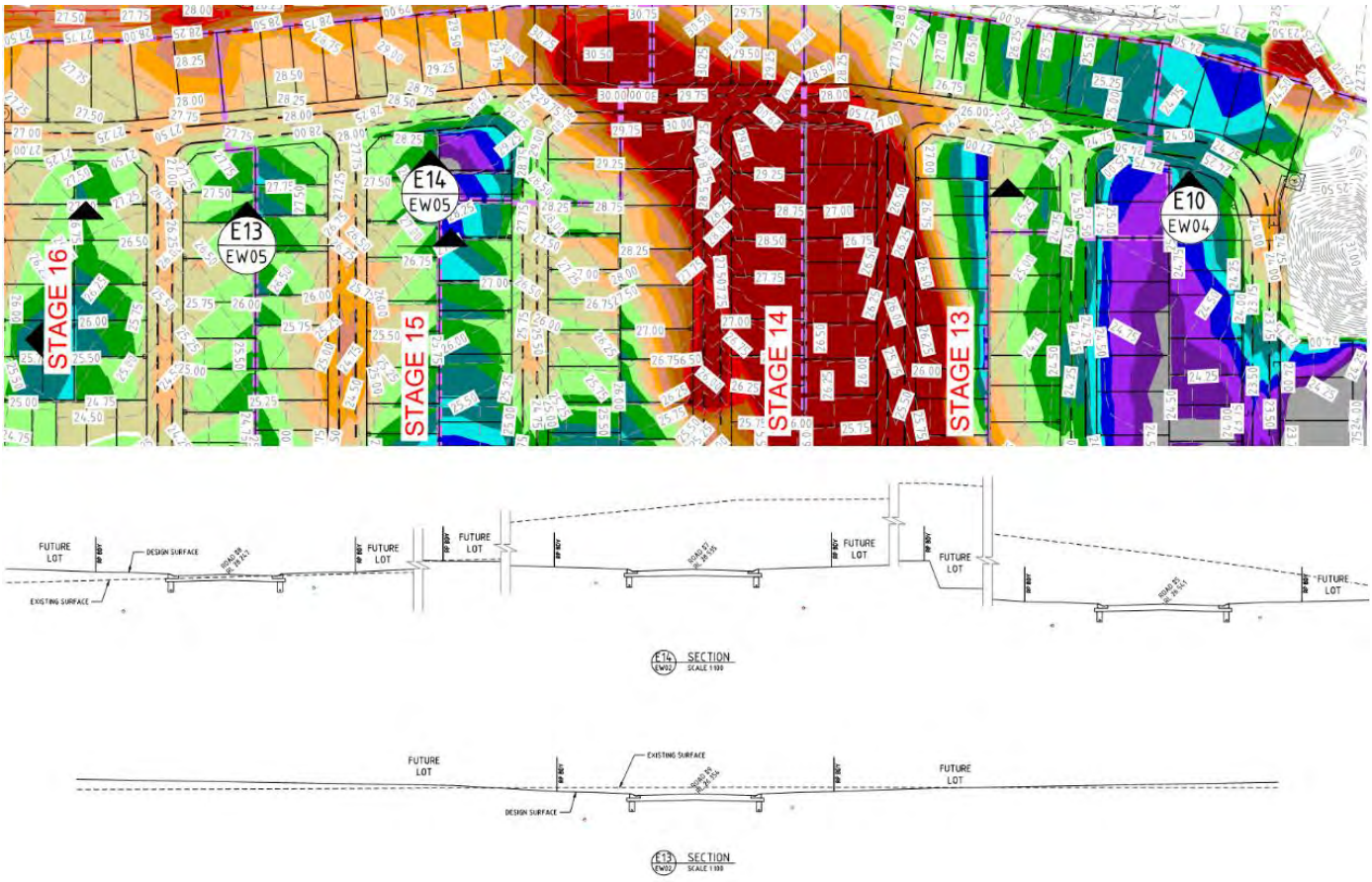



*Figure 3-2 | Typical Earthworks Sections Across Road Reserves*

## 3.3 Stormwater Management

Master planning for stormwater management is included within a separate report titled;

- Stages 12-19 Part 1 - Stormwater Management Plan Preliminary Issue
- The Heights, Durack NT.
- Job # B00610
- Rev A
- Dated 13 February 2026

Notwithstanding, an executive summary of existing and proposed infrastructure is provided herein.

### 3.3.1 Existing Infrastructure

Five existing ponds (labelled as Pond A, Pond B, Pond C, Pond D and Pond E) exist adjacent and to the west of Stages 9, 10 and 11. The stormwater infrastructure discharged to each of the ponds has been designed, documented and approved by CoP. The stormwater network which services parts of Stages 3-7, and 9-11 flows to two of the five ponds which were constructed prior to Urbex's acquisition of the site (Refer Figure 3-5 below for pond arrangement).

### 3.3.2 Adjacent Tiger Brennan Drive Infrastructure

A large detention basin exists adjacent to Tiger Brennan Drive immediately upstream of the proposed development site. The basin outlet structure consists of a broad crested high flow weir and a low flow culvert arrangement (4 x 1200 x 600 RCBC Units). The inlet to the basin consists of 3 x 1800 x 900 RCBC's under Tiger Brennan Drive.

The existing basin has been presented below in Figure 3-3. The Tiger Brennan Drive basin shall be included in all stormwater modelling. We have assumed that appropriate maintenance shall be undertaken by DLI. It is noted that the modelling of the basin shall assume that sufficient capacity exists within the 3 x 1800 x 900 RCBC Units under Tiger Brennan Drive such that nil overtopping of stormwater occurs during the 1% AEP Event. This consideration is outside the scope of the development site in any case.




*Figure 3-3 | Existing Tiger Brennan Drive Detention Basin - imagery from July 2012*

## 3.3.3 Proposed Infrastructure

The site is separated into two stormwater catchments: east and west. The Eastern and Western catchments are shown in Figure 3-4 below. The discharge points for each of the catchments are shown as arrows.




*Figure 3-4 | Stormwater Catchments Overview*

### 3.3.3.1 Eastern Catchment

The eastern catchment discharges to an open drain within the fairway waters development. Prior to Urbex's acquisition of the site, and as part of the previous stages of the development, a stormwater strategy was developed which consisted of five interconnected ponds which flow to the eastern discharge point of the site. These ponds are shown in Figure 3-5 below. The constructed extent of the stormwater network within stages 4-7 and 9-11 have controlling levels such that no other option exists but to retain the ponds. Once flows are discharged to Fairway Waters, they are conveyed through a series of existing lakes downstream of the subject site.

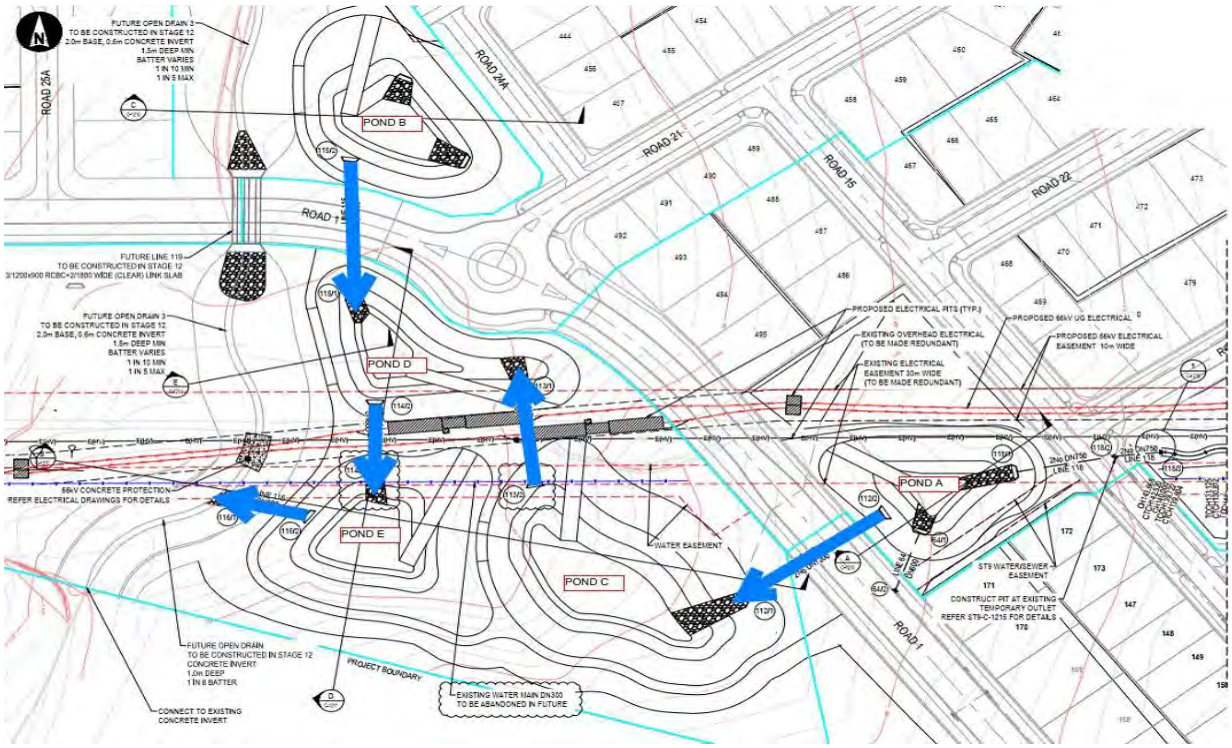



*Figure 3-5 | Pond Arrangement as per Design prepared by others.*

The proposed arrangement for the management of stormwater quality and quantity for the proposed development at the eastern discharge point site consists of the following engineering features:

- Five existing ponds as detailed in Figure 3-5 above on the eastern side of the drainage channel.
  - Ponds A and B act as sediment forebays
  - Ponds C to E act as macrophyte zones, and
  - Ponds A to E act as detention basins.
- A new combined detention basin and ephemeral wetland on the western side of the drainage channel.
  - To consist of a dry sediment forebay and a dry macrophyte zone.

Flow from the Tiger Brennan drive basin shall be conveyed through the site within an open swale. The general stormwater management arrangement for the eastern discharge point can be seen in Figure 3-6 below. The detailed modelling undertaken during the detailed design shall confirm no increase in pre-development peak discharge and compliance with the pollutant reduction targets nominated within the NT SDG.

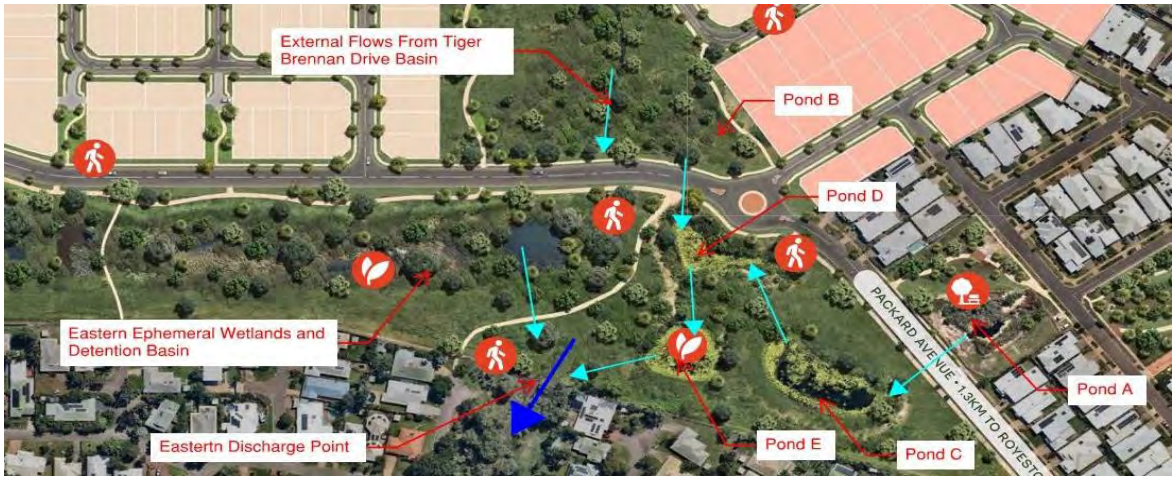



*Figure 3-6 | Eastern Discharge Point and Stormwater Management*

### 3.3.3.2 Western Catchment

The western catchment discharges to an open drain within the fairway waters development. The proposed arrangement for the management of stormwater quality and quantity for the proposed development at the western discharge point site consists of the following engineering features:

- Central combined Detention Basin and Ephemeral Wetlands
  - To consist of a dry sediment forebay and a dry macrophyte zone.
- Western Central combined Detention Basin and Ephemeral Wetlands
  - To consist of two dry sediment forebay and a dry macrophyte zone.

Once flows are discharged to Fairway Waters, they are conveyed through a series of existing lakes.
The general stormwater management arrangement for the western discharge point can be seen in Figure 3-7 below. The detailed modelling undertaken during the detailed design shall confirm no increase in pre-development peak discharge and compliance with the pollutant reduction targets nominated within the NT SDG.




*Figure 3-7 | Western Discharge Point and Stormwater Management*

## 3.4 Mobility Network (Roads, Pathways and Public Transport)

### 3.4.1 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared for the development by MFY. Their assessment is contained within a report titled;

- The Heights, Durack NT Planning Scheme Amendment: Traffic Impact Assessment.
- Rev A
- Dated 6 March 2026

An extract of salient points includes the following;

> *The development will be serviced by the extension of Packard Avenue and therefore, traffic will distribute to and from the site via the Roystonea Avenue/Yarrawonga Road/Packard Avenue signalised intersection, albeit there could be a small demand for vehicles to exit the development via Nichols Street. Accordingly, the assessment, has included an intersection analysis of the Packard Avenue/Roystonea Avenue/Yarrawonga Road signalised intersection and a review of the status and functionality of Packard Avenue.*
>
> *The analysis of the Packard Avenue/Roystonea Avenue/Yarrawonga Road intersection has been completed for a 20-year design horizon with annual growth rate of 1.5%. In addition, a sensitivity analysis with a higher annual growth of 3.0% as determined by the Department of Logistics and Infrastructure (DLI) has been completed.*
>
> *The analysis identified the development will not warrant any additional treatment at the signal over and above that required to accommodate the growth in traffic volume on Roystonea Avenue.*
>
> *This report has been prepared in accordance with the Austroads "Guide to traffic management – Part 12: Traffic Impacts of Developments". Specifically, it has been based on the Traffic Impact Assessment report structure outlined in Appendix C of the Austroads Guide*
>
> *The provision of the bus route and bus stops will be subject to approval by relevant authorities, but it is proposed that the road network provide for the existing bus route on Packard Avenue to be extended to service the land division. The road network will be designed to facilitate the movements of a bus. Bus stops could be located along the extension of Packard Avenue. Potential bus stop locations are identified within the Empower concept design, albeit there is flexibility with the location of these facilities.*
>
> *As the development will be limited to one access route, which is via Packard Avenue, consideration has been given to an alternative access route for emergency services (such as the Northern Territory Fire and Rescue Service (NTFRS)). Given that Packard Avenue will provide access from the east, it would be pertinent to provide an access from the west. Borassus Court is the westernmost road that extends to the boundary of the site. A trafficable route (by way of a shared pathway) could be established to facilitate emergency access to the development site.*

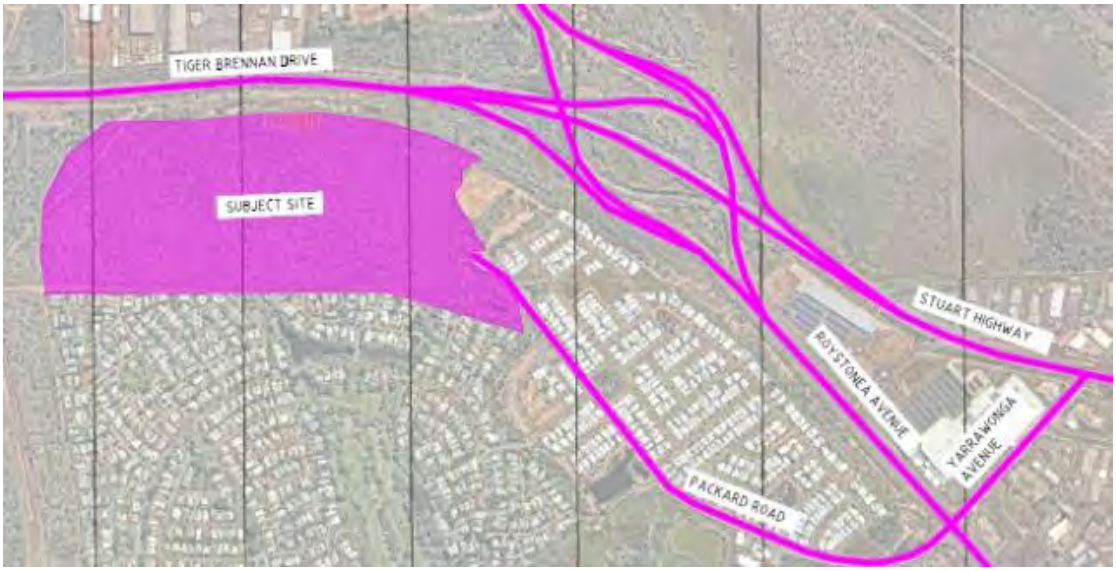



*Figure 3-8 | Site Access Excerpt*

### 3.4.2 Existing Infrastructure

A number of existing road reserves (with associated roads and pathways) interface exist with the proposed development; these including;

1. Packard Avenue: Secondary Collector (un-divided single carriageway) Profile with a 21.6 m Road Reserve Constructed as part of the Stage 11 Development, along with multiple previous stages of The Heights.
2. Kooyoonga Parade East: 13.0 m Road Reserve based on superseded design guidelines.
3. Sorrento Close: 13.0 m Road Reserve based on superseded design guidelines.
4. Huntingdale Court: 13.0 m Road Reserve based on superseded design guidelines.
5. Kooyoonga Parade West: Looped Road with a road reserve width at boundary of approximately 30.0 m.
6. Carpentaria Court: 13.0 m Road Reserve based on superseded design guidelines.
7. Borassus Court: 13.0 m Road Reserve based on superseded design guidelines.

Each of the existing roads are Controlled by City of Palmerston.

### 3.4.3 Proposed Infrastructure

An internal road network within the development has been prepared based on the NT SDG Guidance and typical road cross sections; this being supported by the above-referenced TIA. The road network shall also encompass a pedestrian movement network within the road reserve and within Public Open Space. The proposed road hierarchy, based on the current masterplan, can be seen in Appendix B. The following road and pedestrian connections are proposed as part of the masterplan:

- Road connection
  - A single permanent road connection is provided via an existing roundabout at the northern termination of Packard Avenue.
- Pedestrian connections to the Fairway Waters Development:
  - Borassus Court,
  - Capenteria Court,
  - Huntingdale Court, and
  - Kooyoonga Parade East.
- Emergency Connection
  - The network of pathway connections can be augmented, so that they are able to provide for an alternative route from the proposed development in the case of emergency
  - The TIA recommends that it would be pertinent to provide an access to the west; most likely at Borassus Court. The form of this would likely be a widened concrete profile with removable bollards.

### 3.4.4 Public Transport

Empower and Urbex have met with the Department of Logistics and Infrastructure to discuss public transport requirements for the development.

Based on these discussions and feedback, a public transport/bus route has been proposed along the extension of Packard Avenue with 2 new bus stops to be built. Refer to Appendix D for the bus route and proposed indicative location of the new bus stops. The detail of the bus stops and their exact locations will be worked through with the relevant service authority at the detailed design stage.

## 3.5 Potable Water Supply

Urbex and Empower have been engaging with PWC (Power and Water Corporation) in conjunction with the development of the Water Network Masterplan. Master planning for the proposed potable water supply network, and associated staging of connection into the existing water supply network are contained within a separate report titled;

- Stages 12-19 Water Network Modelling Masterplan Report
- The Heights, Durack NT.
- Job # B00610
- Rev B
- Dated 23 January 2026

## 3.6 Sewerage

Urbex and Empower have been engaging with PWC (Power and Water Corporation) in conjunction with the development of the Sewerage Masterplan. Master planning for the proposed sewerage network, and associated staging of connection into the existing sewer network are contained within a separate report titled;

- Stages 12-19 Sewerage Masterplan Report
- The Heights, Durack NT.
- Job # B00610
- Rev A
- Dated 23 February 2026

## 3.7 Electrical Power (LV and HV) and Streetlighting

Urbex and its electrical engineering consultant AGA Consulting have been engaging with Power Water Corporation on all HV masterplanning matters for the past 24 months. The updated proposed HV masterplan as prepared by AGA, following detailed review from PWC, will be available for review by the relevant authorities during the development application process.

## 3.8 NBN

Master planning for NBN infrastructure is coordinated directly by Urbex. Suitable telecommunications connectivity will be provided by the developer.

## 3.9 Clearance between Services

All utilities services should be designed, documented and coordinated to ensure appropriate vertical and horizontal clearances are provided.

**City of Palmerston (CoP) Assets**

Minimum clearances between CoP Stormwater assets and other services shall be adopted as 300 mm in accordance with AS3500.3.

Furthermore, Driveway locations shall be designed such that the following clearances are achieved:

- 500 mm from street signs
- 600 mm from any stormwater drainage pit
- 1000 mm from overhead power/street light poles
- 1200 mm clear of service pits, pillars, valve boxes etc.
- 6.0 metres from the tangent point of any intersections

**Power and Water Corporation's** amendment to WSA02 and WSA03 identify minimum clearance requirements of other services to Power Water Corp assets. Figure 3-9 and Figure 3-10 below outline the minimum clearances to PWC's Sewer and Water assets respectively.

**TABLE 4.2(NT)**
**CLEARANCES BETWEEN SEWERS AND OTHER UNDERGROUND SERVICES**

| Utility (Existing Service) | Minimum Horizontal Clearance (mm) New Sewer Size | | Minimum Vertical Clearance[1] (mm) |
|---|---|---|---|
| | ≤DN 300 | >DN 300 | |
| Sewers | 600 | 600 | 300 |
| Gas Mains | 600 | 600 | 300 |
| Telecommunication conduits and cables | 600 | 600 | 300 |
| Electricity conduits and cables | 600 | 1000 | 300[2] |
| Drains | 600 | 600 | 300 |
| Water mains | 1000[3]/600 | 1000[3]/600 | 500[4] |
| Kerbs | 150 | 600[5] | 150 |

NOTES:
1. Vertical clearances apply when sewers cross one another and other utility services, except in the case of water mains when a vertical separation shall always be maintained, even when the sewer and water main are parallel. *The sewer should always be located below the water main to minimise the possibility of backflow contamination in the event of a water main break.*
2. For minimum vertical clearances for electrical services refer to PWC Power Networks requirements.
3. When the sewer is at the minimum vertical clearance below the water main (500mm), maintain a minimum horizontal clearance of 1000mm. *This minimum horizontal clearance can be progressively reduced to 600mm as the vertical clearance is increased to 750mm.*
4. *Sewers should always cross under water mains and stormwater drains.* For cases where there is no alternative and the sewer must crossover a water main, construction shall be in accordance with Standard Drawing WAT-1211 of WSA 03.
5. Clearance from kerbs shall be measured from the nearest point of the kerb.

*Figure 3-9 | Minimum Clearances to PWC Sewer Assets*

**TABLE 4.1(NT)**
**CLEARANCES BETWEEN WATER MAINS AND UNDERGROUND SERVICES**

| Utility (Existing Service) | Minimum Horizontal Clearance (mm) New Main Size | | Minimum Vertical Clearance[1] (mm) |
|---|---|---|---|
| | ≤DN 200 | >DN 200 | |
| Water mains >DN 375 | 600 | 600 | 500 |
| Water mains ≤DN 375 | 600 | 600 | 300 |
| Gas Mains | 600 | 600 | 300 |
| Telecommunication conduits and cables | 600 | 600 | 300 |
| Electricity conduits and cables | 600 | 1000 | 300[2] |
| Drains | 600 | 600 | 300 |
| Sewers | 1000[3]/600 | 1000[3]/600 | 500[4] |
| Kerbs | 150 | 600[5] | 150 |

NOTES:
1. Vertical clearances apply when water mains cross one another and other utility services, except in the case of sewers when a vertical separation shall always be maintained, even when the water main and sewer are parallel. *The water main should always be located above the sewer to minimise the possibility of backflow contamination in the event of a water main break.*
2. For minimum vertical clearances for electrical services refer to PWC Power Networks requirements.
3. When the sewer is at the minimum vertical clearance below the water main (500mm), maintain a minimum horizontal clearance of 1000mm. *This minimum horizontal clearance can be progressivel reduced to 600mm as the vertical clearance is increased to 750mm.*
4. *Water mains should always cross over sewers and stormwater drains.* For cases where there is no alternative and the main must cross under the sewer, construction shall be in accordance with Standard Drawing WAT-1211.
5. Clearance from kerbs shall be measured from the nearest point of the kerb. For water mains ≤DN 375, clearances from kerbs can be progressively reduced until the minimum of 150mm is reached for water mains ≤DN 200."

*Figure 3-10 | Minimum Clearances to PWC Water Assets*

## 3.10 Acoustic Fencing

An acoustic assessment shall be undertaken by others as part of the master planning considerations for the site. It is expected that Acoustic Fencing may be necessary at the interface to Tiger Brennan Drive.

# 4. Public Open Space

Public Open Space within the proposed development shall be designed and documented by others. We understand that Clouston has been engaged by Urbex to undertake suitable master planning.

The preliminary Public open space design can be seen within Figure 4-1 below. Some usable public open space shall also serve a stormwater engineering purpose with a high level of amenity. Public Open Space dedications shall be consistent with the parameters set out in the Northern territory Subdivision Development Guidelines.

Appendix C includes layout plans demonstrating Strategic Intent and Master Planning for proposed Public Open Space within the development.




*Figure 4-1 | Public Open Space Concept Design*

# 5. Conclusions & Recommendations

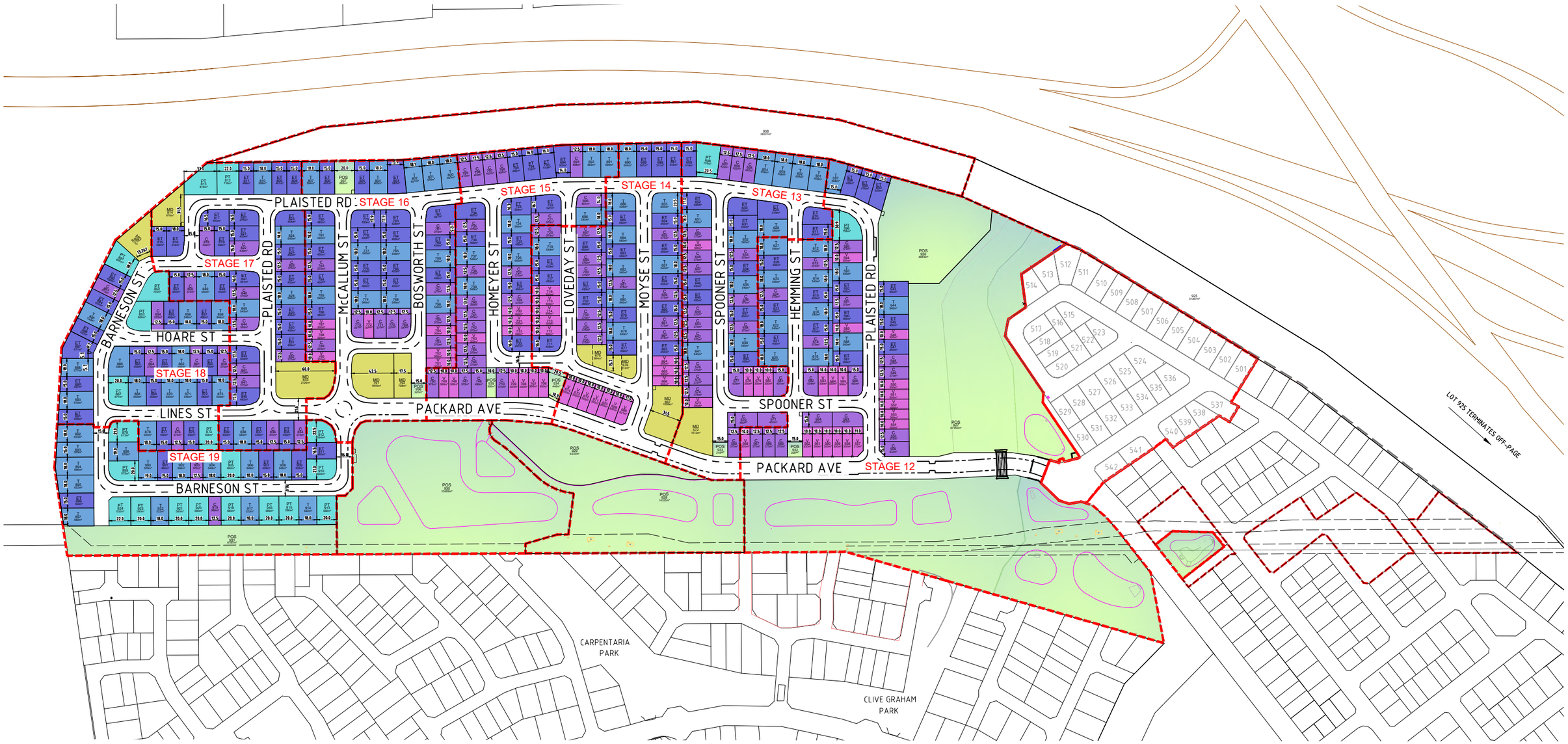
The proposed future stages of The Heights residential development at Durack have been presented within the appendices of this report. A number of engineering infrastructure considerations have been presented within this report and it's appendices. The engineering concepts presented within this report and it's appendices confirm the existing infrastructure which interfaces the development are sufficient to cater for the proposed development.

It is proposed that the concepts detailed within this plan are to be further refined and submitted to the appropriate authorities for approval as part of the future stages of the development.

EMPOWER

# Appendix A - Lot Yield and Staging Plans

POWERING FUTURES,
CREATING LEGACIES.




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 40 80 120 160 200m
40 30 20 10

SCALE 1:2000 (A1) 1:4000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

**Stage 12**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 18 | 30% | 5412$m^2$ | 301$m^2$ |
| C | 12.5m | 16 | 26% | 6327$m^2$ | 395$m^2$ |
| ET | 15m | 14 | 23% | 6405$m^2$ | 457$m^2$ |
| T | 18m | 12 | 20% | 6508$m^2$ | 542$m^2$ |
| PT | 20m | 1 | 2% | 756$m^2$ | 756$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 61 | 100% | 25408$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 74861$m^2$ | 24954$m^2$ |

**Stage 13**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 5 | 10% | 1500$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 40% | 7901$m^2$ | 395$m^2$ |
| ET | 15m | 12 | 24% | 5651$m^2$ | 471$m^2$ |
| T | 18m | 10 | 20% | 5672$m^2$ | 567$m^2$ |
| PT | 20m | 1 | 2% | 770$m^2$ | 770$m^2$ |
| MD | - | 1 | 2% | 1512$m^2$ | 1512$m^2$ |
| Total | - | 49 | 100% | 23006$m^2$ | 471$m^2$ |
| POS | - | 1 | - | 215$m^2$ | 215$m^2$ |

**Stage 14**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 15 | 25% | 4521$m^2$ | 301$m^2$ |
| C | 12.5m | 12 | 20% | 4500$m^2$ | 375$m^2$ |
| ET | 15m | 18 | 31% | 8295$m^2$ | 461$m^2$ |
| T | 18m | 9 | 15% | 4969$m^2$ | 552$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 3 | 5% | 2876$m^2$ | 959$m^2$ |
| Total | - | 57 | 100% | 25157$m^2$ | 441$m^2$ |
| POS | - | 2 | - | 20660$m^2$ | 10330$m^2$ |

**Stage 15**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 10 | 21% | 3000$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 42% | 7781$m^2$ | 389$m^2$ |
| ET | 15m | 11 | 23% | 5344$m^2$ | 486$m^2$ |
| T | 18m | 7 | 15% | 3891$m^2$ | 556$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 48 | 100% | 20016$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 26234$m^2$ | 8745$m^2$ |

**Stage 16**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 7 | 14% | 2100$m^2$ | 300$m^2$ |
| C | 12.5m | 10 | 20% | 3702$m^2$ | 370$m^2$ |
| ET | 15m | 18 | 36% | 8536$m^2$ | 474$m^2$ |
| T | 18m | 13 | 26% | 7308$m^2$ | 562$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 2 | 4% | 2603$m^2$ | 1301$m^2$ |
| Total | - | 50 | 100% | 24249$m^2$ | 485$m^2$ |
| POS | - | 2 | - | 891$m^2$ | 445$m^2$ |

**Stage 17**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 11 | 25% | 4257$m^2$ | 387$m^2$ |
| ET | 15m | 23 | 52% | 10685$m^2$ | 465$m^2$ |
| T | 18m | 6 | 14% | 3286$m^2$ | 548$m^2$ |
| PT | 20m | 2 | 5% | 1525$m^2$ | 763$m^2$ |
| MD | - | 2 | 5% | 3102$m^2$ | 1551$m^2$ |
| Total | - | 44 | 100% | 22855$m^2$ | 519$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 18**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 6 | 15% | 2250$m^2$ | 375$m^2$ |
| ET | 15m | 15 | 38% | 7096$m^2$ | 473$m^2$ |
| T | 18m | 12 | 31% | 6648$m^2$ | 554$m^2$ |
| PT | 20m | 5 | 13% | 3226$m^2$ | 645$m^2$ |
| MD | - | 1 | 3% | 987$m^2$ | 987$m^2$ |
| Total | - | 39 | 100% | 20207$m^2$ | 518$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 19**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 2 | 6% | 737$m^2$ | 369$m^2$ |
| ET | 15m | 5 | 15% | 2354$m^2$ | 471$m^2$ |
| T | 18m | 14 | 41% | 7980$m^2$ | 570$m^2$ |
| PT | 20m | 13 | 38% | 7679$m^2$ | 591$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 34 | 100% | 18751$m^2$ | 551$m^2$ |
| POS | - | 1 | - | 8187$m^2$ | 8187$m^2$ |

**All Stages**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 55 | 14% | 16533$m^2$ | 301$m^2$ |
| C | 12.5m | 97 | 25% | 37455$m^2$ | 386$m^2$ |
| ET | 15m | 116 | 30% | 54366$m^2$ | 469$m^2$ |
| T | 18m | 83 | 22% | 46262$m^2$ | 557$m^2$ |
| PT | 20m | 22 | 6% | 13956$m^2$ | 634$m^2$ |
| MD | - | 9 | 2% | 11080$m^2$ | 1231$m^2$ |
| Total | - | 382 | 100% | 179652$m^2$ | 470$m^2$ |
| POS | - | 12 | - | 130985$m^2$ | 10915$m^2$ |

NOTE:
1. LOTS 925 & 938 PROPOSED AS NTG ROAD RESERVE

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY01
Drawing No.
Rev A

User: RICHARD FERGUSON File Name: S:\12dx\data\WAN20SYN01\B00610_299214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
Plot Date: 6/03/2026 11:21:59 AM

DA-STAGE 9: STAGE 17 NTG ROAD RESERVE
28,200m²

DA-STAGE 9: STAGE 17 DEVELOPMENT AREA
32,353m²

DA-STAGE 7: STAGE 16 DEVELOPMENT AREA
37,760m²

DA-STAGE 6a: STAGE 15 DEVELOPMENT AREA
29,863m²

DA-STAGE 5a: STAGE 14 DEVELOPMENT AREA
36,822m²

DA-STAGE 3: STAGE 13 DEVELOPMENT AREA
32,584m²

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA
41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
35,210m²

DA-STAGE 10: STAGE 18 DEVELOPMENT AREA
26,617m²

DA-STAGE 11: STAGE 19 DEVELOPMENT AREA
32,989m²

DA-STAGE 6b: STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE
25,489m²

DA-STAGE 5b: STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE
20,660m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
41,202m²

STAGE 17
STAGE 18
STAGE 19
STAGE 14
STAGE 11

EPHEMERIAL BASIN 3
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 1

CARPENTARIA CRT
CARPENTARIA PARK
FAIRWAY WATERS
PACKARD AVE

FOR CONTINUATION REFER INSERT BELOW

DA-STAGE 2B: STAGE 12 NTG ROAD RESERVE
31,273m²

FOR CONTINUATION REFER ABOVE
KING STREET

LEGEND

- BULK EARTHWORKS PACKAGE 1 BOUNDARY: DA-STAGE1
- BULK EARTHWORKS PACKAGE 2 BOUNDARY: DA-STAGE 4
- BULK EARTHWORKS PACKAGE 3 BOUNDARY: DA-STAGE 8
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3
- STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 2b
- STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 5b
- STAGE 14 DEVELOPMENT AREA: DA-STAGE 5a
- STAGE 15 DEVELOPMENT AREA: DA-STAGE 6a
- STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 6b
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9
- STAGE 18 DEVELOPMENT AREA: DA-STAGE 10
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\72bk\data\MAN1205SYN01\B0606_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:20:56 AM

REVISION IN PROGRESS

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Registered Engineer
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ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL STAGE AREA PLAN

Datum AHD
PSM .
RL .
CDU COORD

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Project No. B00612
Drawing No. DA-EG01
Rev A

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EMPOWER

# Appendix B - Civil Engineering Master Plans

POWERING FUTURES,
CREATING LEGACIES.

DA STAGE 4 - BULK EARTHWORKS PACKAGE 2

DA STAGE 1 - BULK EARTHWORKS PACKAGE 1

DA STAGE 8 - BULK EARTHWORKS STAGE 3

STAGE 17

STAGE 16

STAGE 15

STAGE 14

STAGE 13

STAGE 12

STAGE 18

STAGE 19

STAGE 11

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

FOR CONTINUATION REFER INSERT BELOW

FOR CONTINUATION REFER ABOVE

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: POND W1

Total cut: -18189.784
Total fill: 4357.840
Total balance: -13831.944
Polygon plan area: 25537.251

Polygon name: STAGE 19

Total cut: -1220.640
Total fill: 24290.401
Total balance: 23069.761
Polygon plan area: 35158.643

Polygon name: STAGE 18

Total cut: -8145.953
Total fill: 9560.182
Total balance: 1414.229
Polygon plan area: 29452.077

Polygon name: STAGE 17

Total cut: -22125.432
Total fill: 3003.662
Total balance: -19121.770
Polygon plan area: 33258.972

Polygon name: STAGE 16

Total cut: -6455.446
Total fill: 12584.087
Total balance: 6128.641
Polygon plan area: 36829.888

Polygon name: STAGE 15

Total cut: -7606.455
Total fill: 15922.355
Total balance: 8315.900
Polygon plan area: 30779.672

Polygon name: STAGE 14

Total cut: -30139.376
Total fill: 22239.398
Total balance: -7899.979
Polygon plan area: 37547.473

Polygon name: STAGE 13

Total cut: -58813.208
Total fill: 8005.822
Total balance: -50807.387
Polygon plan area: 30553.517

Polygon name: STAGE 12

Total cut: -3310.303
Total fill: 73505.516
Total balance: 70195.213
Polygon plan area: 100532.248

Polygon name: POND W2

Total cut: -566.638
Total fill: 17358.950
Total balance: 16792.312
Polygon plan area: 19608.572

Polygon name: POND C1

Total cut: -3490.751
Total fill: 6912.897
Total balance: 3422.146
Polygon plan area: 18171.616

Polygon name: RAPID TRANSIT CORRIDOR

Total cut: -11286.296
Total fill: 2141.173
Total balance: -9145.123
Polygon plan area: 28127.545

SUMMARY
Total cut: -171350.282
Total fill: 199882.281
Total balance: 28531.999

STAGE BOUNDARY

FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–

LOT BOUNDARY

TOP OF BATTER

BARRIER TYPE KERB AND CHANNEL

MOUNTABLE TYPE KERB AND CHANNEL

BULK EWKS PACKAGE 1 BOUNDARY
BULK EWKS PACKAGE 2 BOUNDARY
BULK EWKS PACKAGE 3 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 01

Total cut: -103110.548
Total fill: 96810.620
Total balance: -6299.928
Polygon plan area: 233168.883

Polygon name: BULK EWKS PACKAGE 02

Total cut: -53734.682
Total fill: 66373.577
Total balance: 12638.895
Polygon plan area: 190996.685

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL BULK EARTHWORKS PLAN

Datum AHD
PSM .
RL .
CDU COORD

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Project No. B00612-DA-EW01
Drawing No.
Rev A

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MAN\2025\MAN\B00612_2092\4. CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-EW

Plot Date: 6/03/2026 11:20:25 AM

# DA STAGE 1 - BULK EARTHWORKS PACKAGE 1

STAGE 17 | STAGE 16 | STAGE 15 | STAGE 14 | STAGE 13 | STAGE 12 | STAGE 18 | STAGE 19 | STAGE 11

EPHEMERIAL BASIN 3 | EPHEMERIAL BASIN 2 | EPHEMERIAL BASIN 1

STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 1 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 01

Total cut: -103110.548
Total fill: 96810.620
Total balance: -6299.928
Polygon plan area: 233168.883

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 1
BULK EARTHWORKS PACKAGE 1

Datum: AHD
PSM .
RL .
CDU COORD

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|---|---|---|
| B00612 | DA-EW02 | A |

User: RICHARD FERGUSON File Name: S:\Jobs\data\MAN\2025\YN\B00610_2992\4. CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:29 AM

# DA STAGE 4 - BULK EARTHWORKS PACKAGE 2




STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 2 BOUNDARY

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS PACKAGE 02

Total cut: -53734.682
Total fill: 66373.577
Total balance: 12638.895
Polygon plan area: 190996.685

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

**NOTE:** LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

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Registered Engineer
Date Register
ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 4
BULK EARTHWORKS PACKAGE 2

Datum: AHD
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Project No. B00612 | Drawing No. DA-EW03 | Rev A

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User: RICHARD FERGUSON File Name: S:\726s\data\MANDSYN01\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:33 AM

# DA STAGE 8 - BULK EARTHWORKS STAGE 3

STAGE 17 | STAGE 16 | STAGE 15 | STAGE 14 | STAGE 13 | STAGE 12 | STAGE 18 | STAGE 19 | STAGE 11

EPHEMERIAL BASIN 3 | EPHEMERIAL BASIN 2 | EPHEMERIAL BASIN 1

STAGE BOUNDARY
FINISHED SURFACE CONTOURS (0.25m INTERVALS) –57.50–
LOT BOUNDARY
TOP OF BATTER
BARRIER TYPE KERB AND CHANNEL
MOUNTABLE TYPE KERB AND CHANNEL
BULK EWKS PACKAGE 3 BOUNDARY

ORIGINAL TIN super existing pre STAGE 12
NEW TIN DESIGN FUTURE ST combined
RANGE FILE
CUT VOLUME POSITIVE false

Polygon name: BULK EWKS STAGE 03

Total cut: -14505.412
Total fill: 36705.662
Total balance: 22200.249
Polygon plan area: 103593.725

## EARTHWORKS DEPTH RANGE

tin EXISTING TO tin DESIGN

| | |
|---|---|
| FILL 3.50m + | CUT 0m – 0.50m |
| FILL 3.00m – 3.50m | CUT 0.50m – 1.00m |
| FILL 2.50m – 3.00m | CUT 1.00m – 1.50m |
| FILL 2.00m – 2.50m | CUT 1.50m – 2.00m |
| FILL 1.50m – 2.00m | CUT 2.00m – 2.50m |
| FILL 1.00m – 1.50m | CUT 2.50m – 3.00m |
| FILL 0.50m – 1.00m | CUT 3.00m – 3.50m |
| FILL 0m – 0.50m | CUT 3.50m + |

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NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

0 30 60 90 120 150m
30 22.5 15 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 8
BULK EARTHWORKS PACKAGE 3

Datum AHD
PSM .
RL .
CDU COORD

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| B00612-DA-EW04 | | A |

User: RICHARD FERGUSON File Name: S:\Tzds\data\MAN\2025YM01\B00610_2092\4_CIVIL_DRGS\4-2 CURRENT\DA\B00612 STAGE 12\B00610-DA-EW
Plot Date: 6/03/2026 11:20:37 AM

DA-STAGE 9: STAGE 17 NTG ROAD RESERVE
28,200m²

DA-STAGE 9: STAGE 17 DEVELOPMENT AREA
32,353m²

DA-STAGE 7: STAGE 16 DEVELOPMENT AREA
37,760m²

DA-STAGE 6a: STAGE 15 DEVELOPMENT AREA
29,863m²

DA-STAGE 5a: STAGE 14 DEVELOPMENT AREA
36,822m²

DA-STAGE 3: STAGE 13 DEVELOPMENT AREA
32,584m²

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA
41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
35,210m²

DA-STAGE 10: STAGE 18 DEVELOPMENT AREA
26,617m²

DA-STAGE 11: STAGE 19 DEVELOPMENT AREA
32,989m²

DA-STAGE 6b: STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE
25,489m²

DA-STAGE 5b: STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE
20,660m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
41,202m²

STAGE 17
STAGE 18
STAGE 19
STAGE 14
STAGE 11

EPHEMERIAL BASIN 3
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 1

CARPENTARIA CRT
CARPENTARIA PARK
FAIRWAY WATERS
PACKARD AVE

FOR CONTINUATION REFER INSERT BELOW

DA-STAGE 2B: STAGE 12 NTG ROAD RESERVE
31,273m²

FOR CONTINUATION REFER ABOVE
KING STREET

LEGEND

- BULK EARTHWORKS PACKAGE 1 BOUNDARY: DA-STAGE1
- BULK EARTHWORKS PACKAGE 2 BOUNDARY: DA-STAGE 4
- BULK EARTHWORKS PACKAGE 3 BOUNDARY: DA-STAGE 8
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3
- STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 2b
- STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 5b
- STAGE 14 DEVELOPMENT AREA: DA-STAGE 5a
- STAGE 15 DEVELOPMENT AREA: DA-STAGE 6a
- STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 6b
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9
- STAGE 18 DEVELOPMENT AREA: DA-STAGE 10
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\72bk\data\MAN1205SYN01\B0606_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:20:56 AM

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL STAGE AREA PLAN

Datum AHD
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Project No. B00612
Drawing No. DA-EG01
Rev A

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DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA
41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
35,210m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE
41,202m²

DA-STAGE 2B: STAGE 12 NTG ROAD RESERVE
31,273m²

FUTURE STAGE

STAGE 11

STAGE 13

STAGE 14

STAGE 15

STAGE 16

STAGE 17

STAGE 18

STAGE 19

EPHEMERIAL BASIN 1

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 3

938
28,200m²

926

925

927

929

930

931

933

934

936

CARPENTARIA CRT

CARPENTARIA PARK

FAIRWAY WATERS

PACKARD AVE

KING STREET

FOR CONTINUATION REFER INSERT BELOW

FOR CONTINUATION REFER ABOVE

LEGEND

- STAGE 12 DEVELOPMENT BOUNDARY
- STAGE 12 PUBLIC OPEN SPACE BOUNDARY
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a
- STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 2b

0 30 60 90 120 150m
28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 2A & 2B
STAGE 12 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

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| B00612-DA-EG02 | | A |

User: RICHARD FERGUSON File Name: S:\12bs\data\MAN\12DSYN01\B00612_2092\v.L CIVIL_DRGS\v.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:20:58 AM

938
28,200m²

DA-STAGE 3: STAGE 13 DEVELOPMENT AREA
32,584m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE 35,210m²

DA-STAGE 2a: STAGE 12 DEVELOPMENT AREA 41,690m²

DA-STAGE 2b: STAGE 12 PUBLIC OPEN SPACE, PARKS & DRAINAGE 41,202m²

DA-STAGE 2b: STAGE 12 NTG ROAD RESERVE 31,273m²

STAGE 11

STAGE 12

STAGE 13

STAGE 14

STAGE 15

STAGE 16

STAGE 17

STAGE 18

STAGE 19

FUTURE STAGE

EPHEMERIAL BASIN 1

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 3

PACKARD AVE

CARPENTARIA CRT

CARPENTARIA PARK

FAIRWAY WATERS

## LEGEND

- STAGE 13 DEVELOPMENT BOUNDARY
- DA STAGES 2a & 2B : PREVIOUS STAGES
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

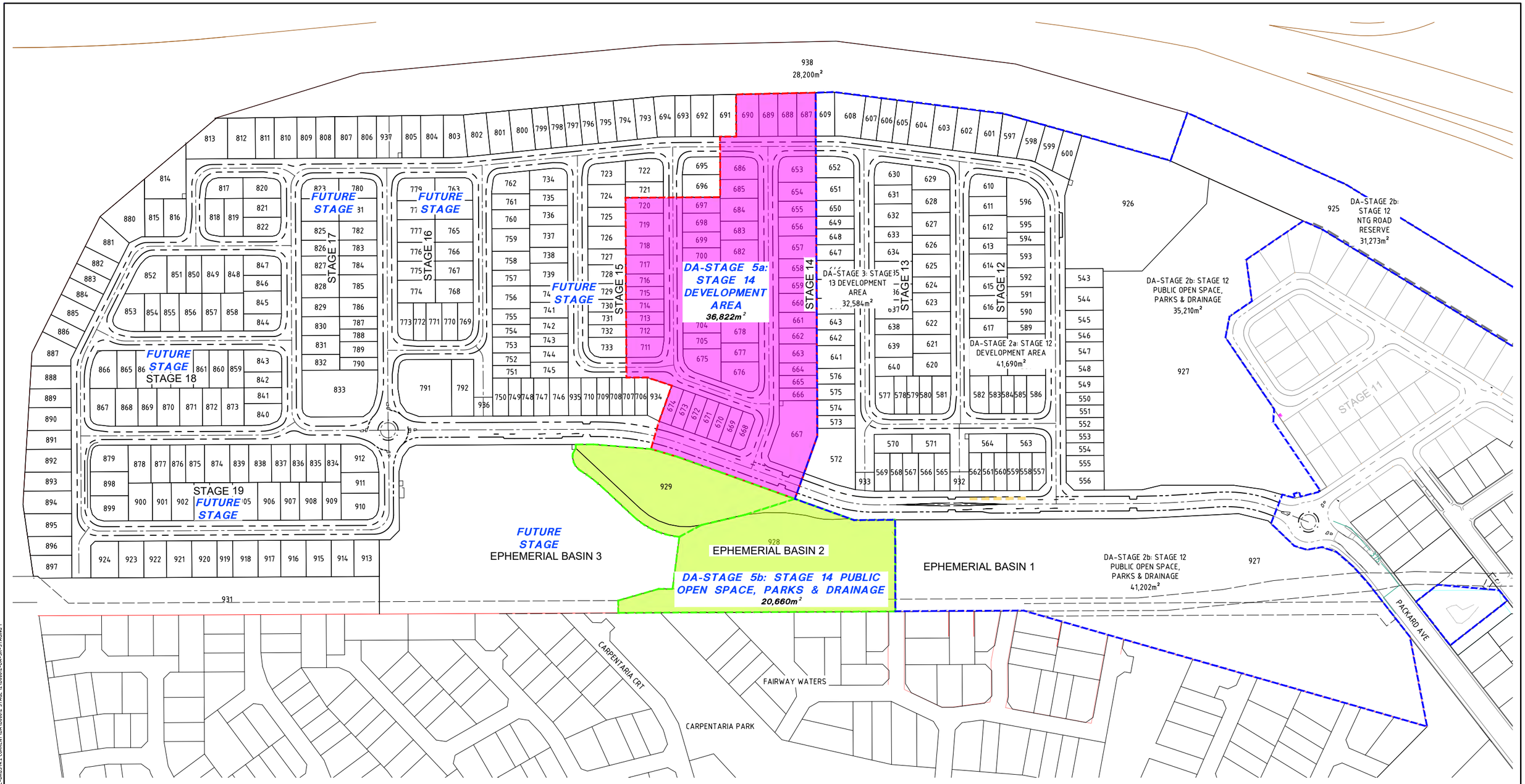
Title: DA STAGE 3
STAGE 13 DEVELOPMENT AREA

Datum
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PSM .
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Project No. B00612 | Drawing No. DA-EG03 | Rev A

User: RICHARD.FERGUSON File Name: S:\Data\MANUDSYN01\B00612_2992\4_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:26:59 AM




## LEGEND

- STAGE 14 DEVELOPMENT BOUNDARY
- STAGE 14 PUBLIC OPEN SPACE BOUNDARY
- DA STAGES 2 & 3 : PREVIOUS STAGES
- STAGE 14 DEVELOPMENT AREA: STAGE 5a
- STAGE 14 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 5b

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Date Register

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THE HEIGHTS
DURACK

EMPOWER

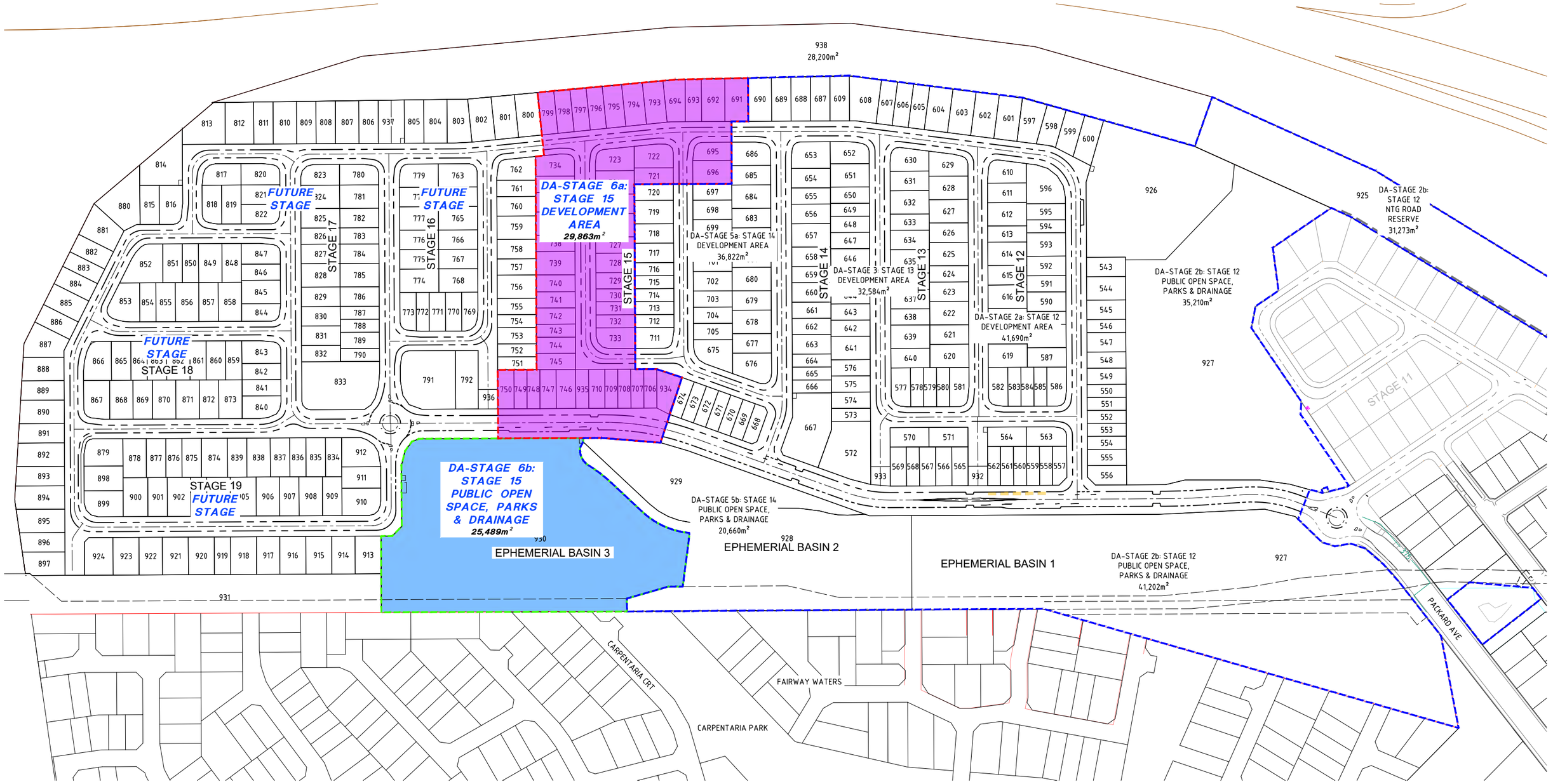
Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 5A & 5B STAGE 14 DEVELOPMENT AREA

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG04
Rev A

User: RICHARD.FERGUSON File Name: S:\12da\data\MANUDSYN\M1\B00612_25_12_CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:00 AM




## LEGEND

- STAGE 15 DEVELOPMENT BOUNDARY
- STAGE 15 PUBLIC OPEN SPACE BOUNDARY
- DA STAGES 2, 3, & 5 : PREVIOUS STAGES
- STAGE 15 DEVELOPMENT AREA: STAGE 6a
- STAGE 15 PUBLIC OPEN SPACE, PARKS & DRAINAGE: DA-STAGE 6b

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

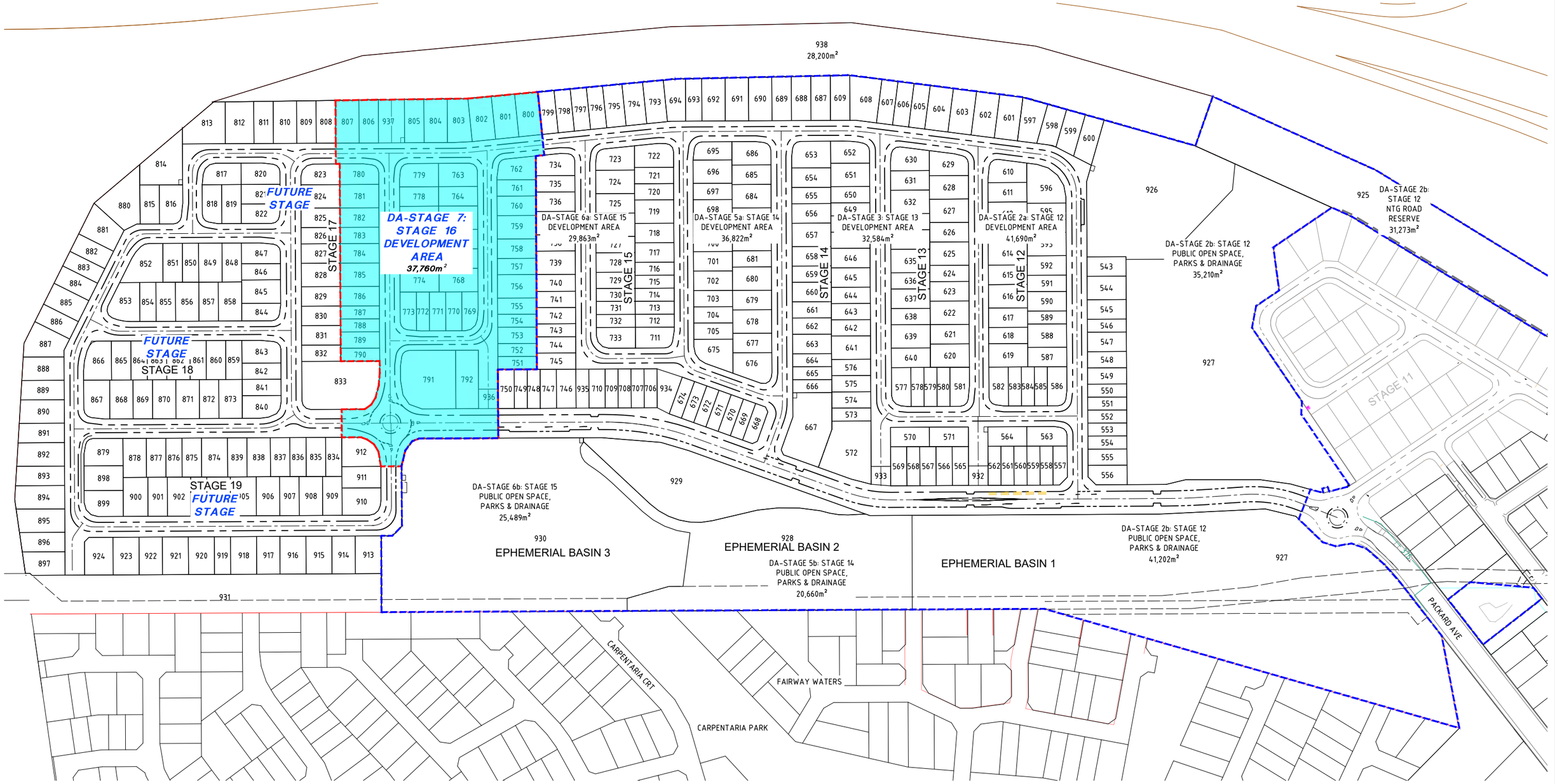
Title DA STAGE 6 & 6B
STAGE 15 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG05 Rev A

User: RICHARD FERGUSON File Name: S:\Jobs\data\MANJOBSYNC\B00610_299214 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:01 AM




LEGEND

- STAGE 16 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, & 6 : PREVIOUS STAGES
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 7
STAGE 16 DEVELOPMENT AREA

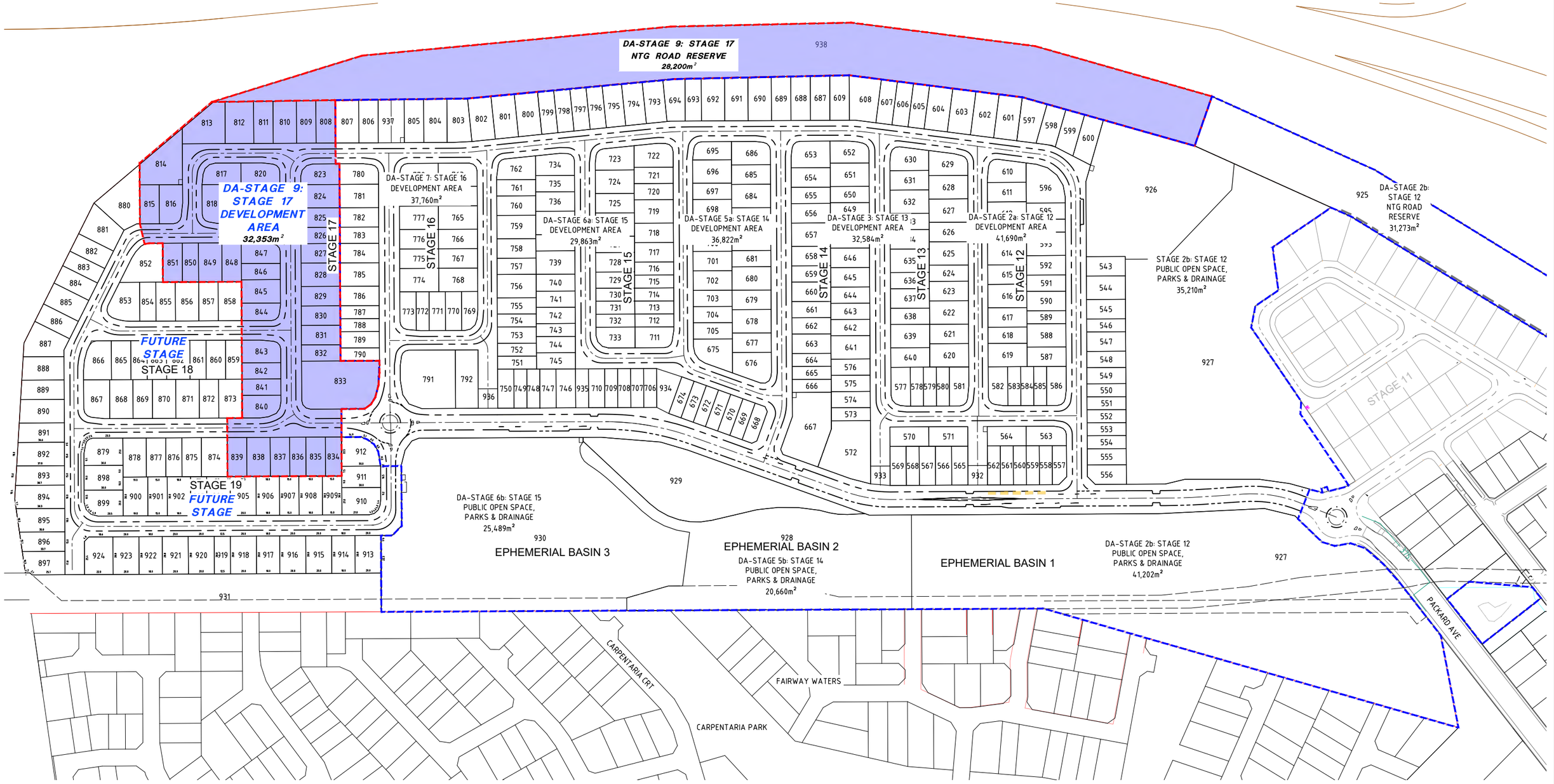
Datum AHD
PSM .
RL .
CDU COORD

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Project No. B00612 Drawing No. EG06 Rev A

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Plot Date: 6/03/2026 11:21:02 AM




LEGEND

- STAGE 17 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, 6, & 7 : PREVIOUS STAGES
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 9
STAGE 17 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

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Project No. B00612 | Drawing No. DA-EG07 | Rev A

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User: RICHARD.FERGUSON File Name: S:\Jobs\Jobs\YMANTZIOS\YMON\B00610_329214 CIVIL_DRGS\14.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:03 AM

DA-STAGE 8: STAGE 17
NTG ROAD RESERVE
28,200m²

DA-STAGE 9: STAGE 17
DEVELOPMENT AREA
32,353m²

DA-STAGE 7: STAGE 16
DEVELOPMENT AREA
37,760m²

DA-STAGE 6a: STAGE 15
DEVELOPMENT AREA
29,863m²

DA-STAGE 5a: STAGE 14
DEVELOPMENT AREA
36,822m²

DA-STAGE 3: STAGE 13
DEVELOPMENT AREA
32,584m²

DA-STAGE 2a: STAGE 12
DEVELOPMENT AREA
41,690m²

DA-STAGE 2b:
STAGE 12
NTG ROAD
RESERVE
31,273m²

DA-STAGE 2b: STAGE 12
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
35,210m²

STAGE 18

**DA-STAGE 10:
STAGE 18
DEVELOPMENT
AREA
26,617m²**

STAGE 19
*FUTURE
STAGE*

DA-STAGE 6b: STAGE 15
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
25,489m²

DA-STAGE 5b: STAGE 14
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
20,660m²

DA-STAGE 2b: STAGE 12
PUBLIC OPEN SPACE,
PARKS & DRAINAGE
41,202m²

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

STAGE 11

PACKARD AVE

CARPENTARIA CRT

CARPENTARIA PARK

FAIRWAY WATERS

## LEGEND

STAGE 18 DEVELOPMENT BOUNDARY

DA STAGES 2, 3, 5, 6, 7, & 9 :
PREVIOUS STAGES

STAGE 18 DEVELOPMENT
AREA: DA-STAGE 10

0 30 60 90 120 150m
28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

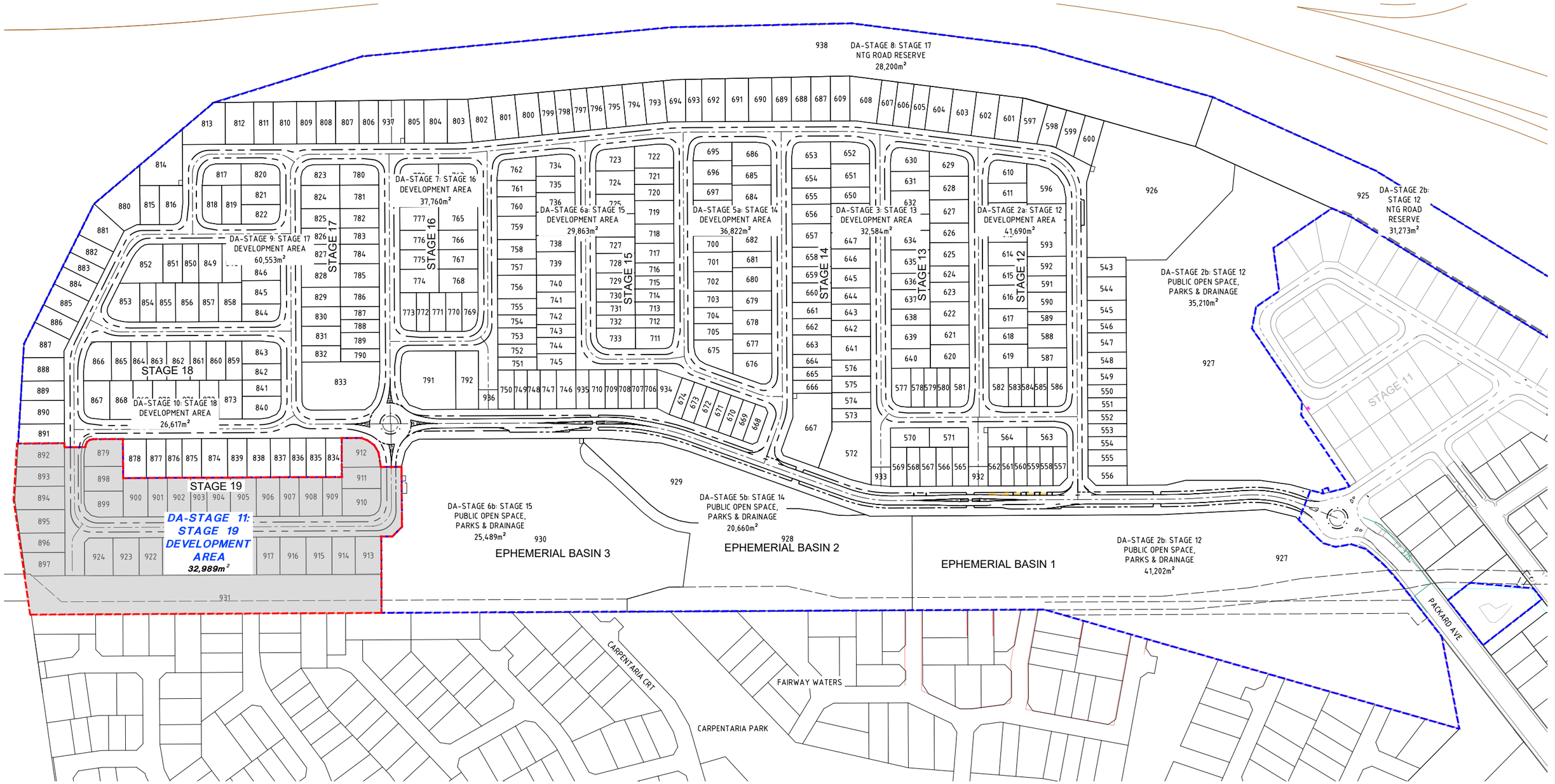
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 10
STAGE 18 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG08
Rev A

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MANJO\SYN01\B00612_2992\4_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:03 AM




## LEGEND

- STAGE 19 DEVELOPMENT BOUNDARY
- DA STAGES 2, 3, 5, 6, 7, 9, & 10 : PREVIOUS STAGES
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

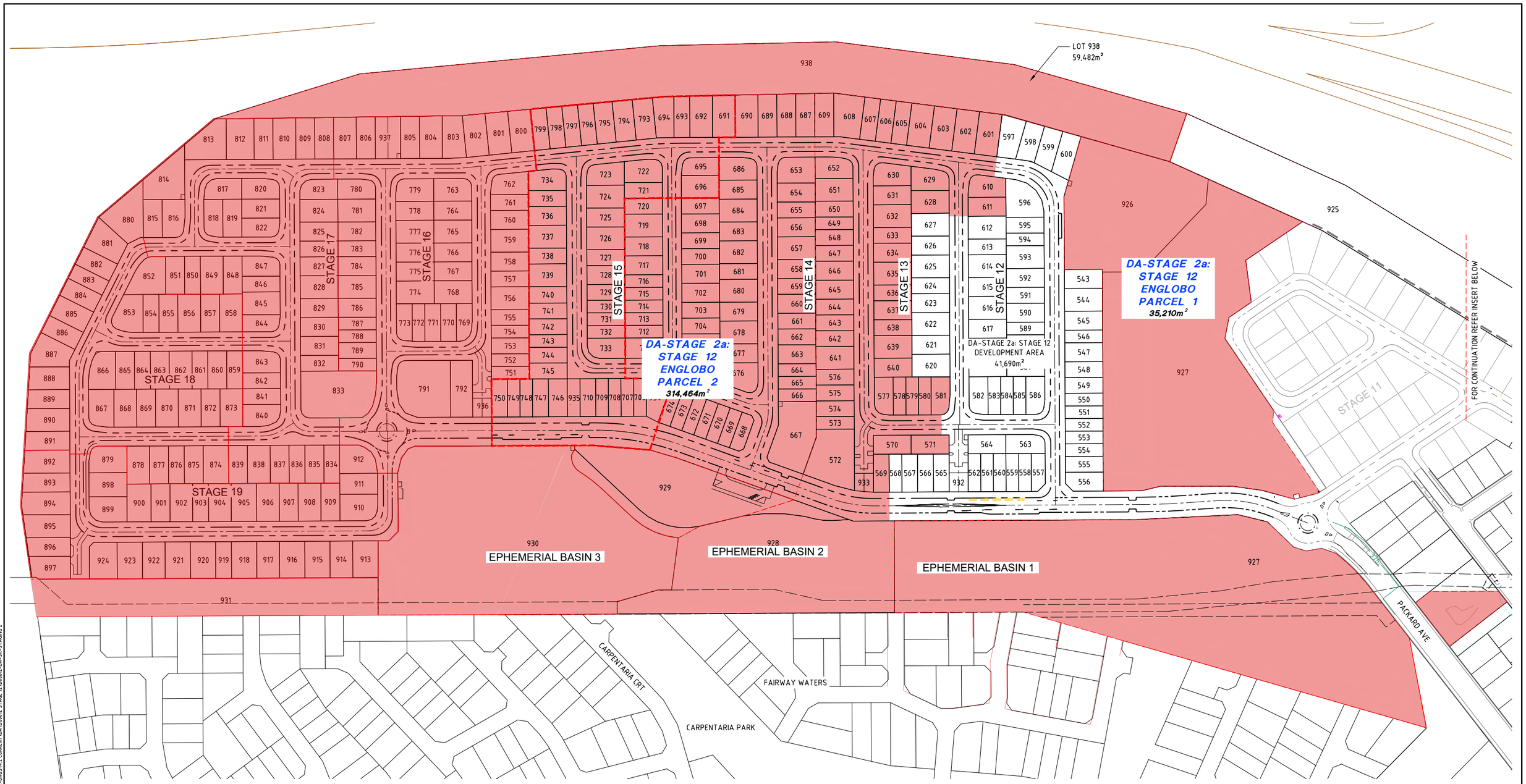
Title: DA STAGE 11
STAGE 19 DEVELOPMENT AREA

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG09 | Rev A

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MANJOBS\MN\B00612_2992\4_CIVIL_ENGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 1
Plot Date: 6/03/2026 11:21:04 AM

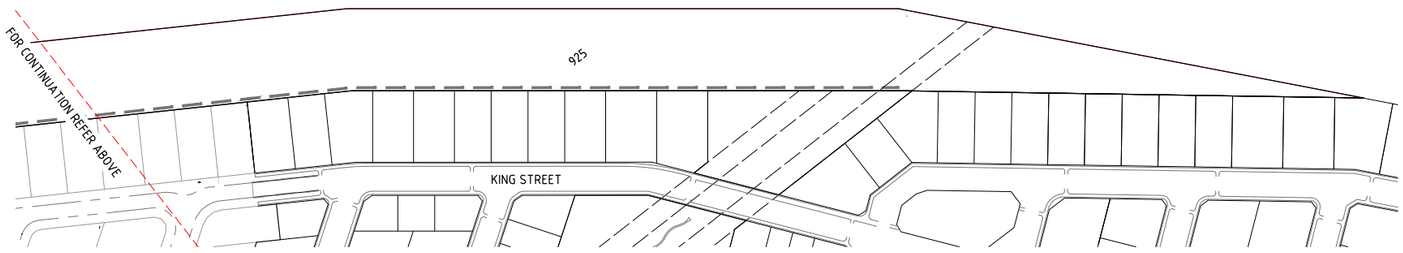



## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. DA-STAGE 1 OF THE STAGED DA CONSISTS OF BULK EARTHWORKS ONLY. NO TITLING TO OCCUR AS PART OF THIS STAGE
2. 61 SD ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 2A WORKS.
3. ENGLOBO AREA AS SHOWN ON PLAN.




0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register
ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 2A
STAGE 12 ENGLOBO PARCELS PLAN

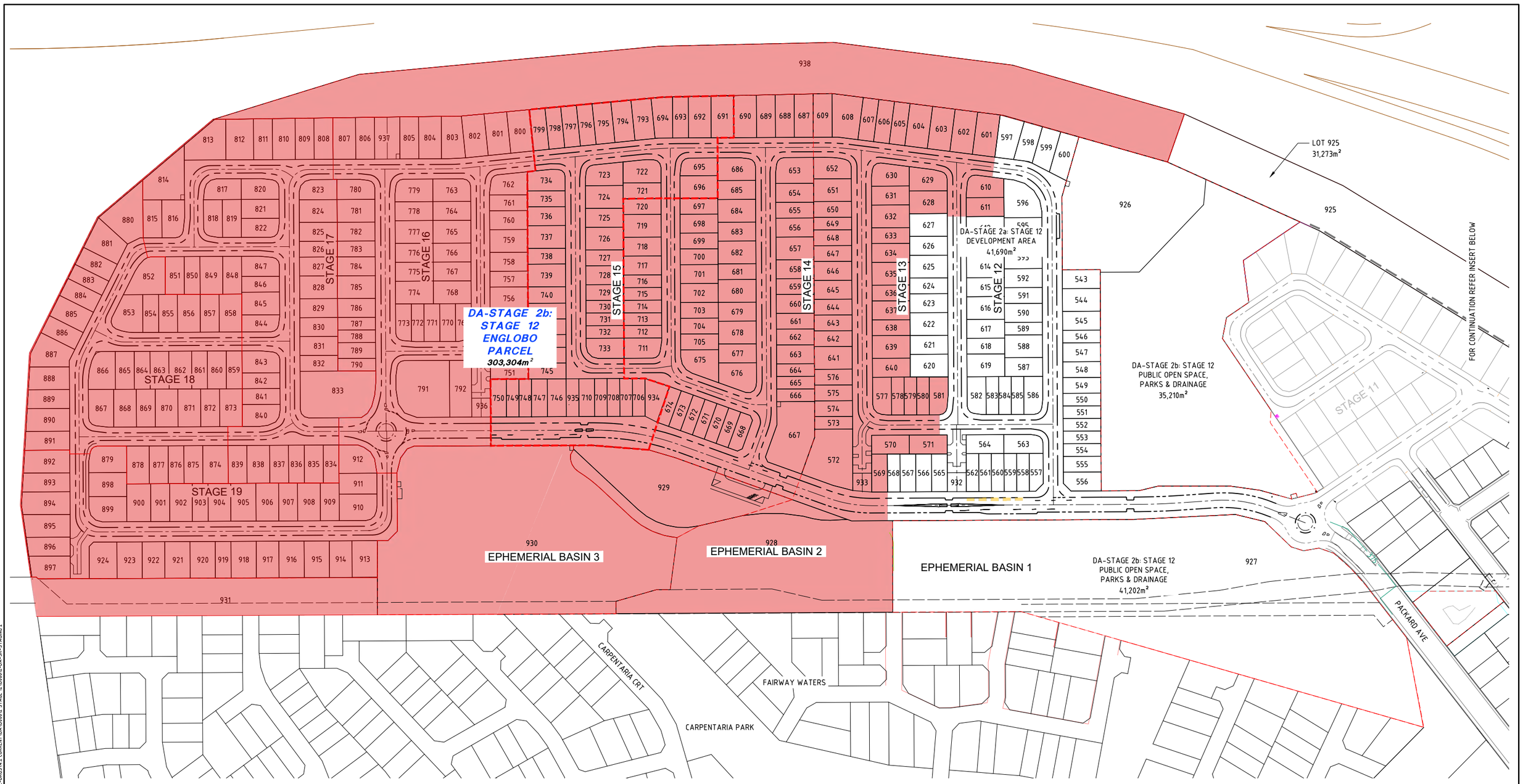
Datum
AHD
PSM .
RL .
CDU COORD

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Project No. B00612-DA-EG11
Drawing No.
Rev A

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User: RICHARD FERGUSONFile Name: S:\126s\data\MANUDSYN\th\B00610_289214_CIVIL_DRGS\v4.2 (CURRENT)\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:23 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 2 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 2B WORKS.
2. LOT 925 INTENDED TO BE TRANSFERRED TO NTG AS ROAD RESERVE.
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

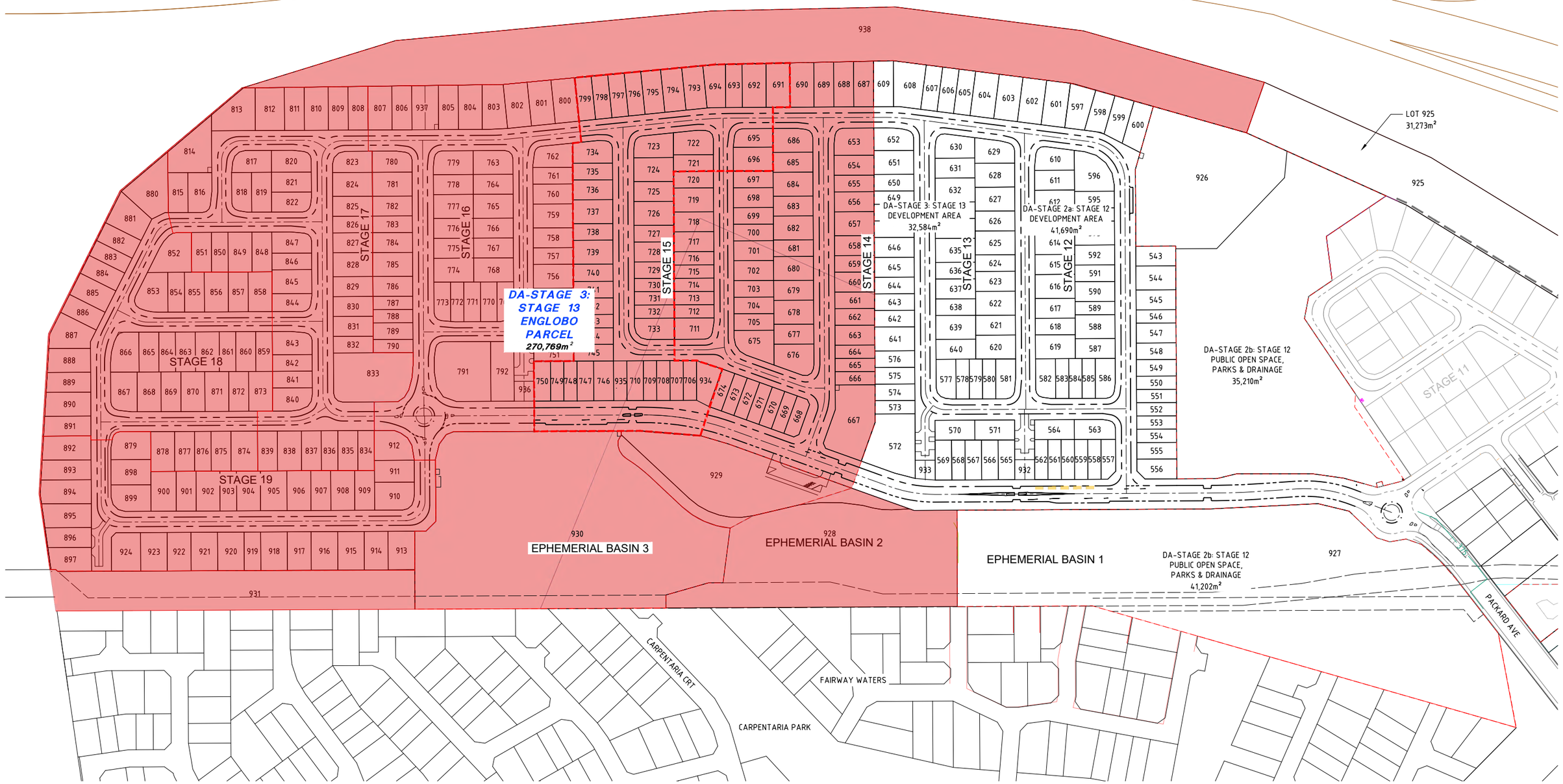
Title DA STAGE 2B
STAGE 12 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG12 Rev A

User: RICHARD.FERGUSON File Name: S:\12es\data\MANTIDS\YNO\1B00610_299214 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:24 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 50 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 3 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

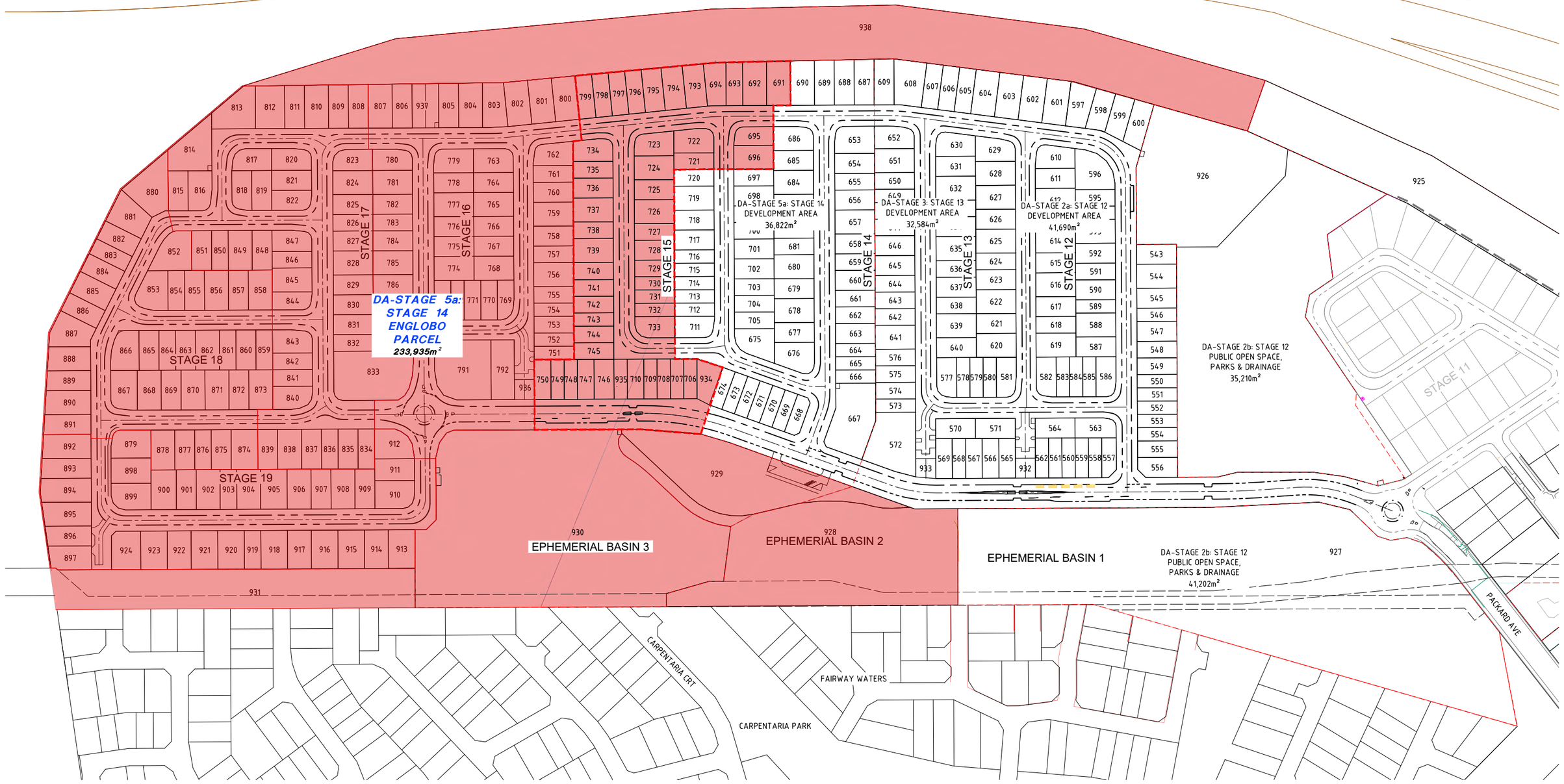
Title: DA STAGE 3
STAGE 13 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-EG13 | Rev A

User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTOOLSYNO\1\B00610_239214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:26 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. STAGES 4 OF THE STAGED DA CONSISTS OF BULK EARTHWORKS ONLY. NO LAND TITLING TO OCCUR AS PART OF THIS STAGE
2. 57 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 5A WORKS.
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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|---|---|---|---|---|---|---|
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 5A
STAGE 14 ENGLOBO PARCEL PLAN

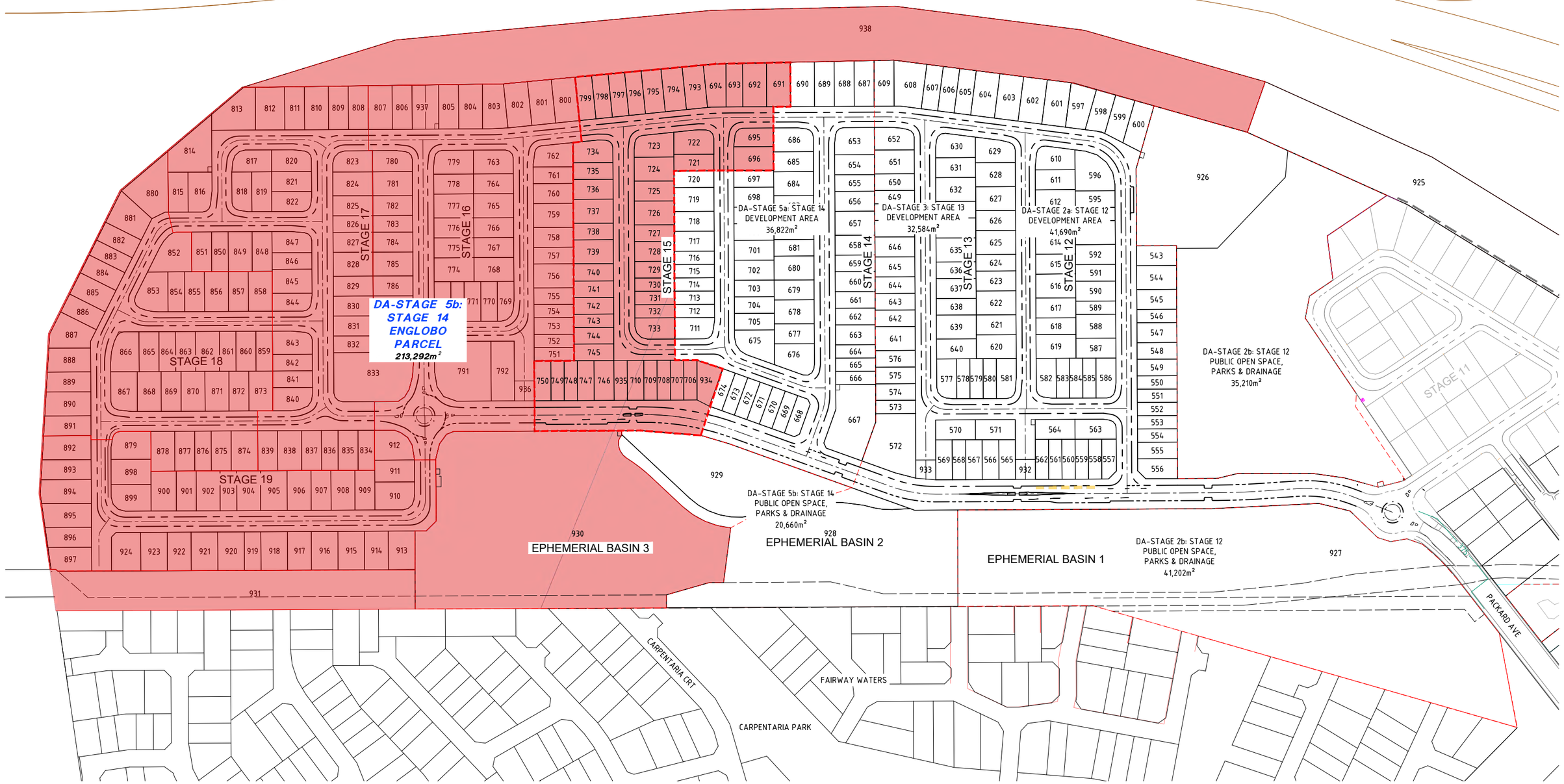
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RL .
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Project No. B00612 Drawing No. DA-EG14 Rev A

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Plot Date: 6/03/2026 11:21:27 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 2 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 5B WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

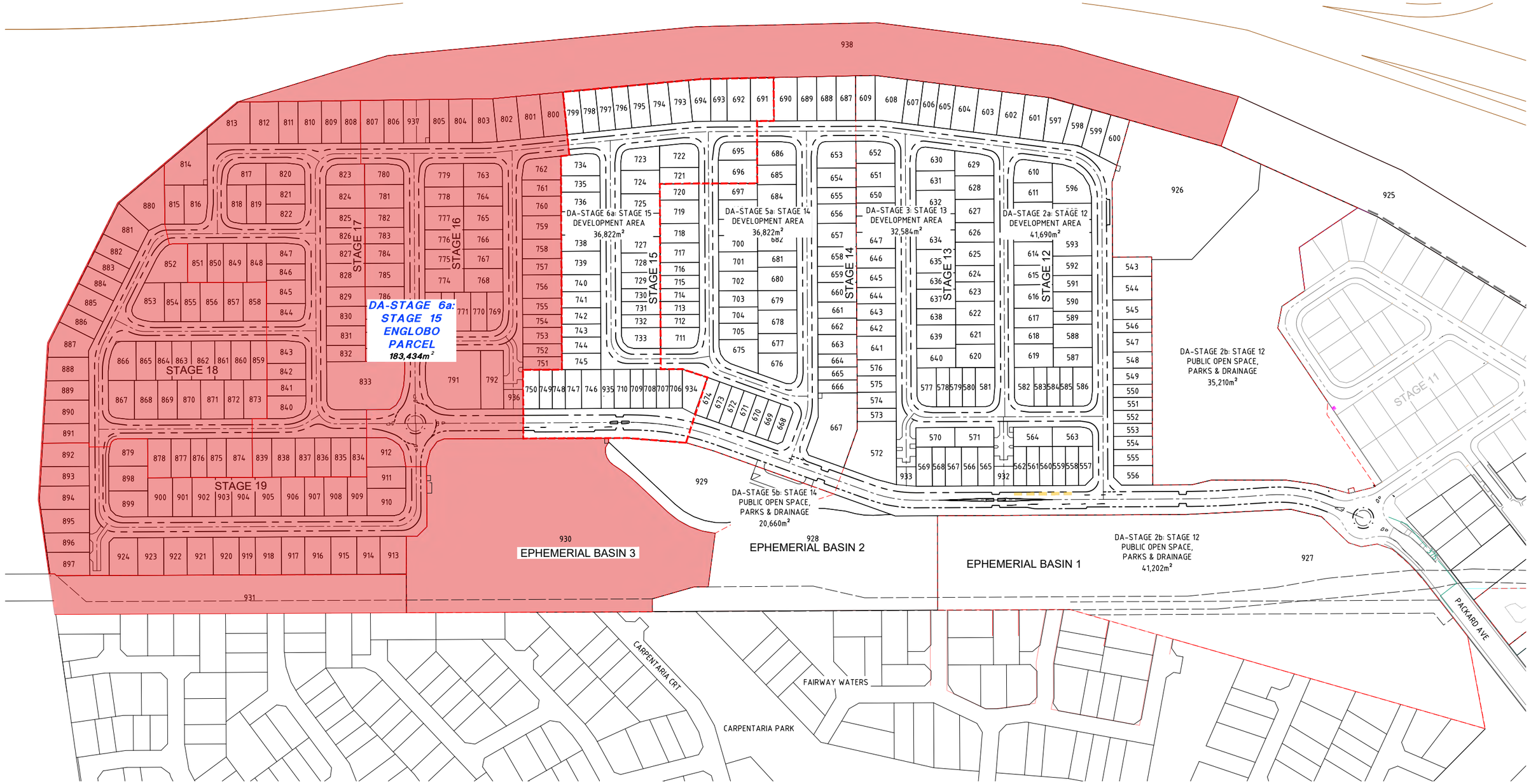
Title DA STAGE 5B
STAGE 14 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG15 Rev A

User: RICHARD.FERGUSON File Name: S:\126\data\MAN\2025\YW\1\B00612_269214_CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:28 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 51 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 6A WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
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EMPOWER

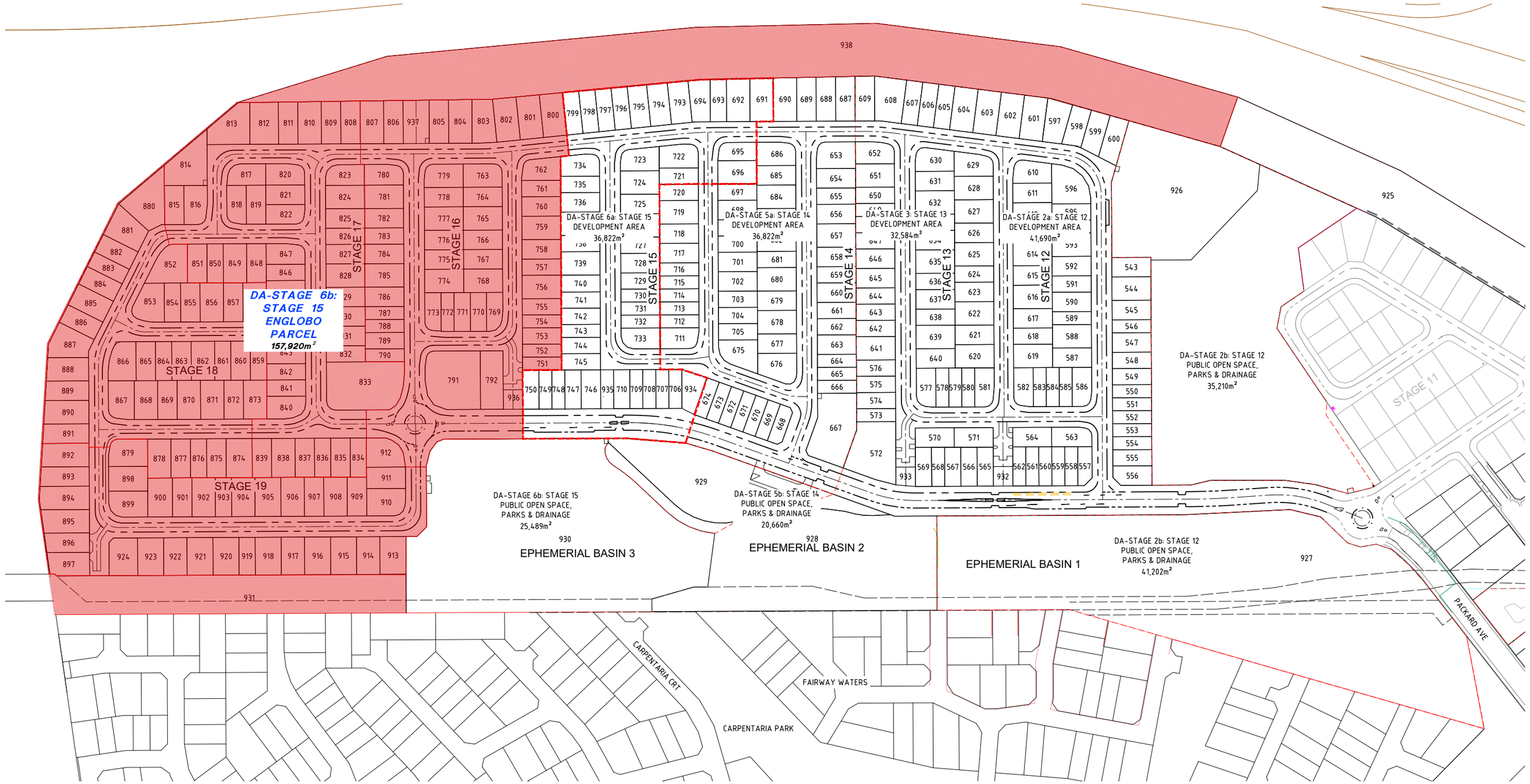
Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 6A
STAGE 15 ENGLOBO PARCEL PLAN

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG16 | A |

User: RICHARD.FERGUSON File Name: S:\12bb\data\MAN12DS\N01\B00612_2092\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:29 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 43 ALLOTMENTS TO BE TITLED AS PART OF STAGE 6b WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

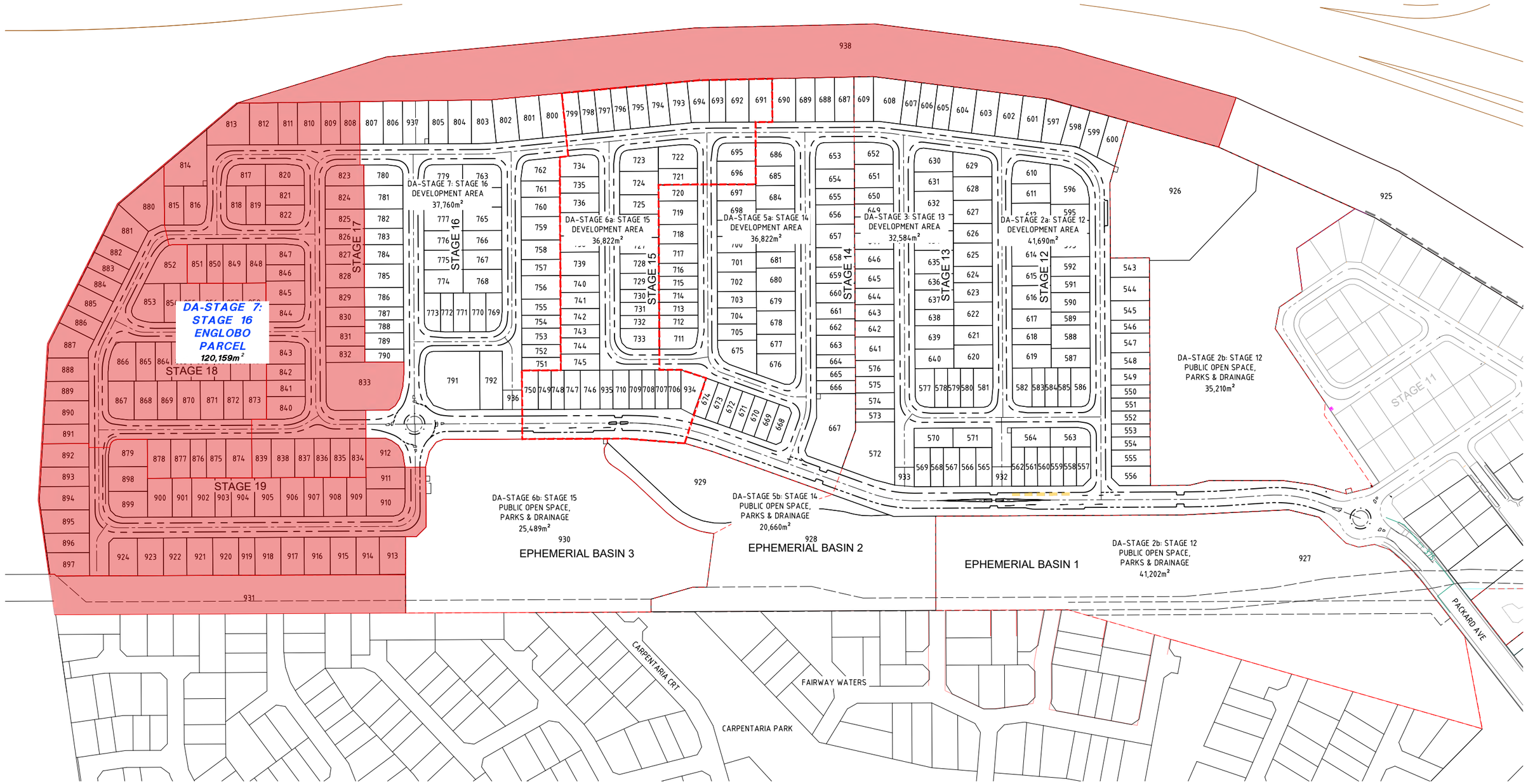
Title DA STAGE 6B
STAGE 15 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG17 Rev A

User:RICHARD FERGUSONFile Name:S:\Jobs\data\MANDOSYN01\B00612_209214_CIVIL_ENGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:39 AM




LEGEND

ENGLOBO PARCEL LAND

NOTES:

1. 51 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 7 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

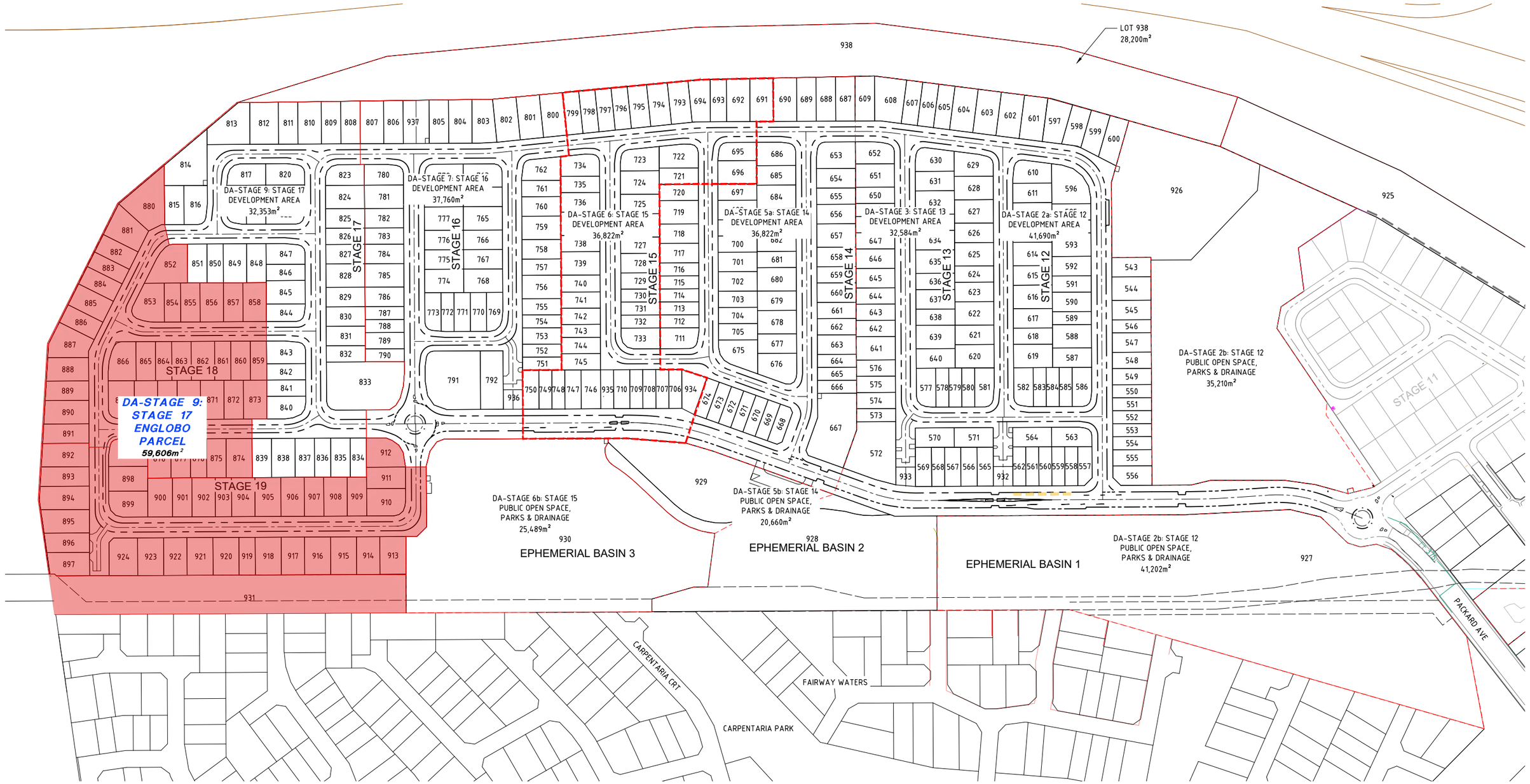
Title DA STAGE 7
STAGE 16 ENGLOBO PARCEL PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG18 Rev A

User:RICHARD FERGUSONFile Name:S:\Jobs\data\MANJOBSYN01\B00612_209214_CIVIL_ENGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:31 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 44 ALLOTMENTS TO BE TITLED AS PART OF STAGE 9 WORKS.
2. LOT 938 INTENDED TO BE TRANSFERRED TO NTG AS ROAD RESERVE
3. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
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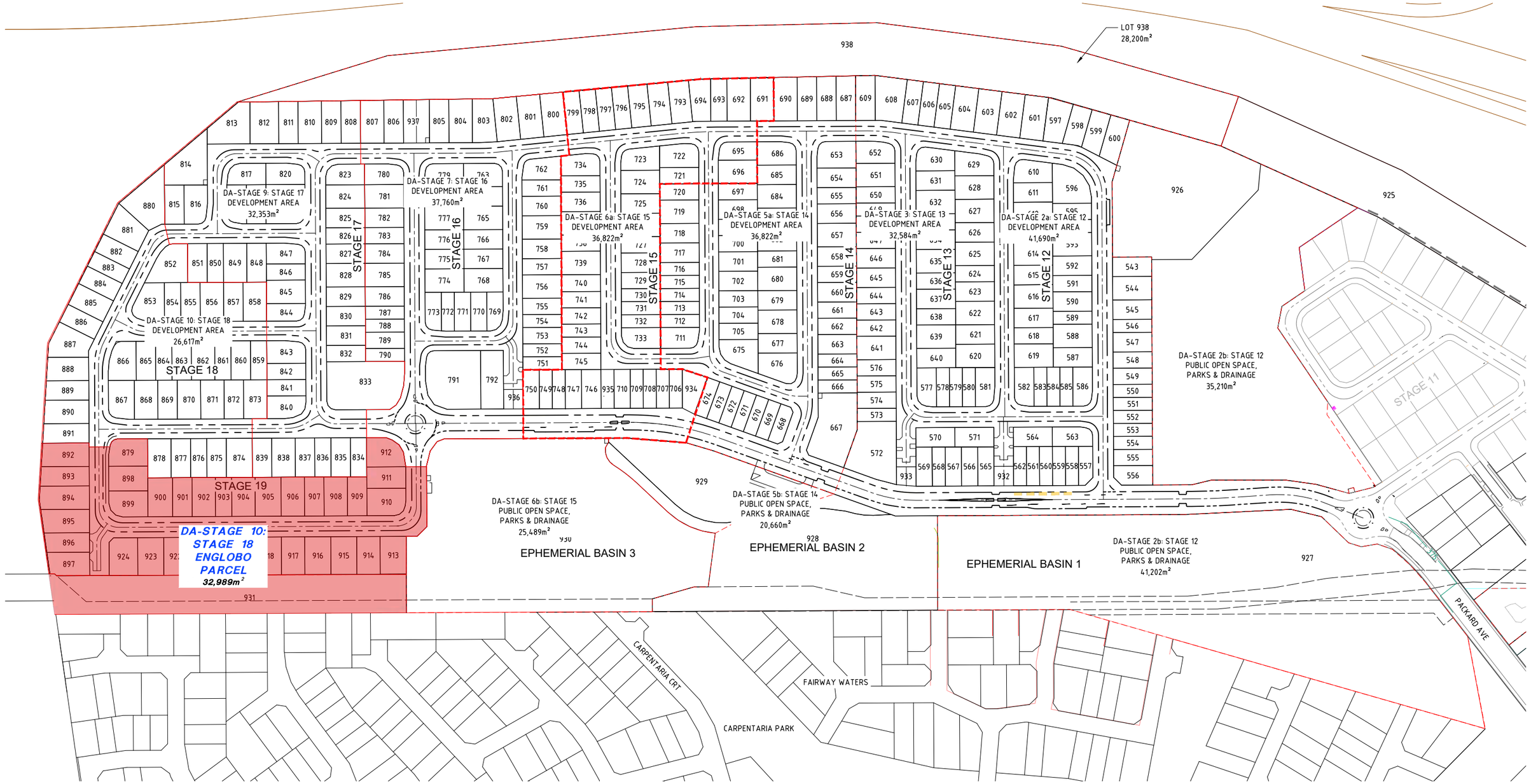
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title DA STAGE 9
STAGE 17 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612
Drawing No. DA-EG19
Rev A

User:RICHARD FERGUSONFile Name:S:\Data\MANUDSYN01\B00612_209214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:32 AM




## LEGEND

ENGLOBO PARCEL LAND

## NOTES:

1. 41 ALLOTMENTS TO BE TITLED AS PART OF STAGE 10 WORKS.
2. ENGLOBO AREA AS SHOWN ON PLAN.

0 30 60 90 120 150m

28 21.5 14 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
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EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

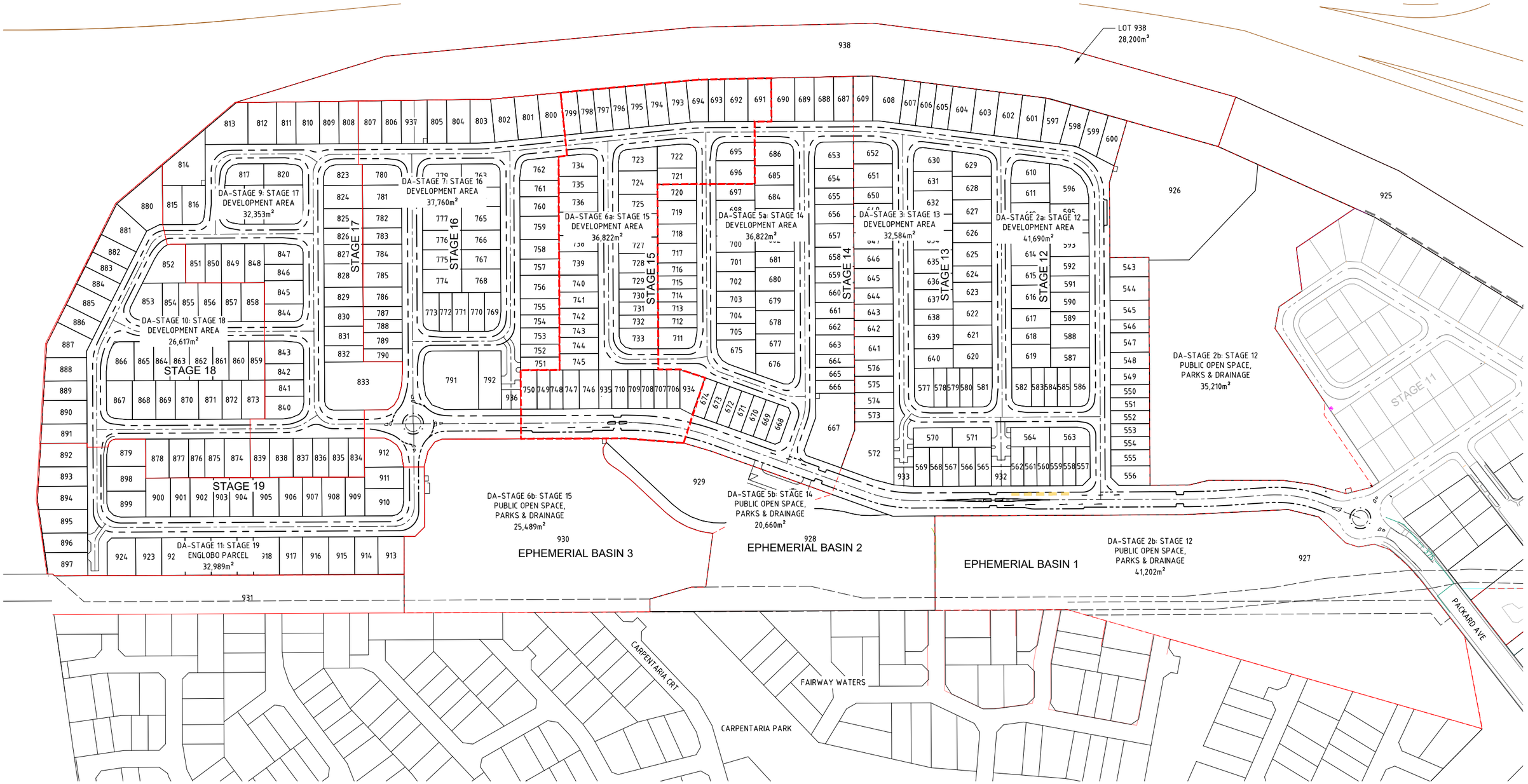
Title: DA STAGE 10
STAGE 18 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-EG20 Rev A

User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTDOS\NON\B00610_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:33 AM




NOTES:

1. 34 ALLOTMENTS TO BE TITLED AS PART OF DA STAGE 11 WORKS.
2. NO ENGLOBO PARCEL REMAINS FOLLOWING COMPLETION OF DA STAGE 11 WORKS.

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD.FERGUSON File Name: S:\Jobs\data\MANUDSY\901\B0061\B_209214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SK-STAGING 2
Plot Date: 6/03/2026 11:21:33 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
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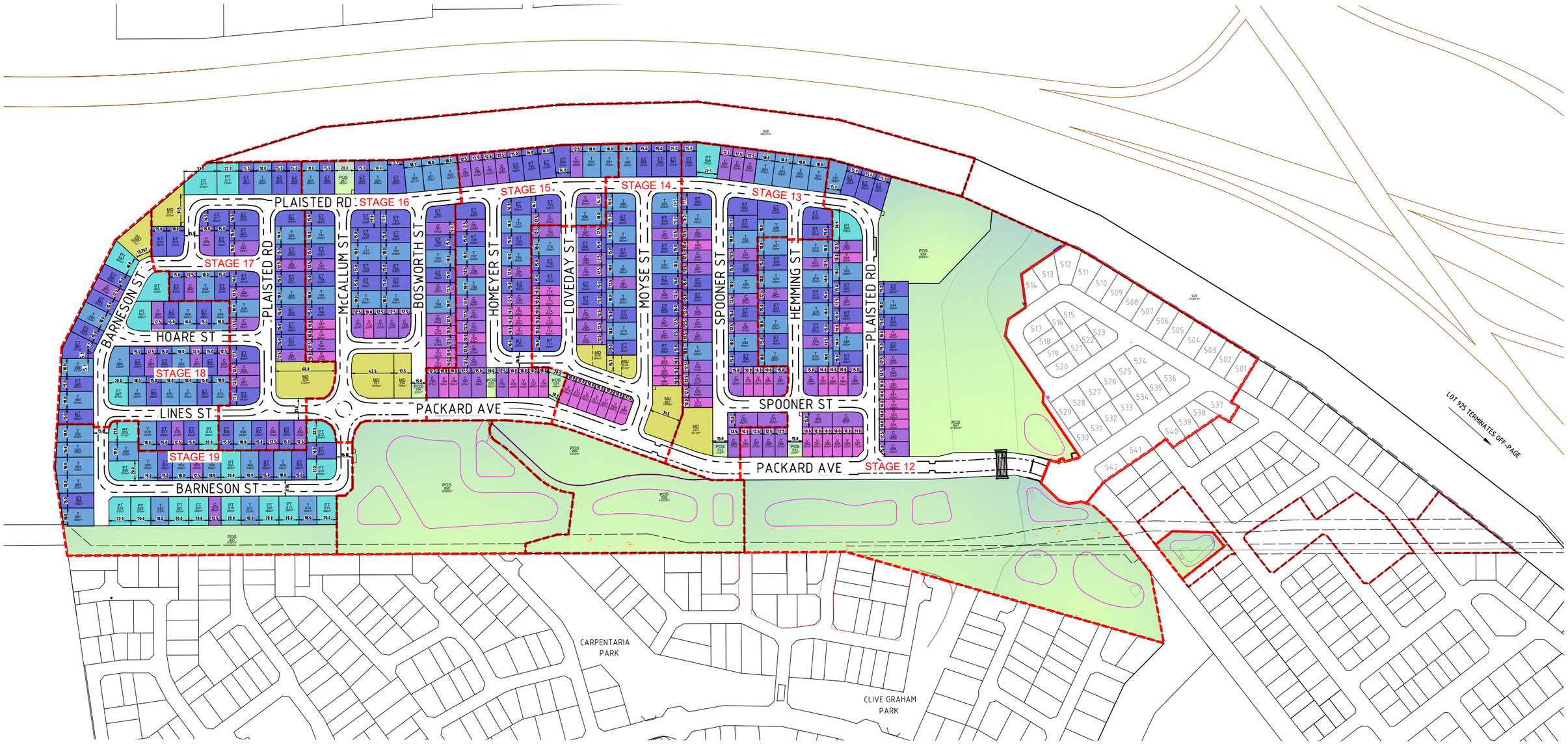
EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 11
STAGE 19 ENGLOBO PARCEL PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-EG21 | A |




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 40 80 120 160 200m
40 30 20 10

SCALE 1:2000 (A1) 1:4000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

**Stage 12**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 18 | 30% | 5412$m^2$ | 301$m^2$ |
| C | 12.5m | 16 | 26% | 6327$m^2$ | 395$m^2$ |
| ET | 15m | 14 | 23% | 6405$m^2$ | 457$m^2$ |
| T | 18m | 12 | 20% | 6508$m^2$ | 542$m^2$ |
| PT | 20m | 1 | 2% | 756$m^2$ | 756$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 61 | 100% | 25408$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 74861$m^2$ | 24954$m^2$ |

**Stage 13**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 5 | 10% | 1500$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 40% | 7901$m^2$ | 395$m^2$ |
| ET | 15m | 12 | 24% | 5651$m^2$ | 471$m^2$ |
| T | 18m | 10 | 20% | 5672$m^2$ | 567$m^2$ |
| PT | 20m | 1 | 2% | 770$m^2$ | 770$m^2$ |
| MD | - | 1 | 2% | 1512$m^2$ | 1512$m^2$ |
| Total | - | 49 | 100% | 23006$m^2$ | 471$m^2$ |
| POS | - | 1 | - | 215$m^2$ | 215$m^2$ |

**Stage 14**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 15 | 25% | 4521$m^2$ | 301$m^2$ |
| C | 12.5m | 12 | 20% | 4500$m^2$ | 375$m^2$ |
| ET | 15m | 18 | 31% | 8295$m^2$ | 461$m^2$ |
| T | 18m | 9 | 15% | 4969$m^2$ | 552$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 3 | 5% | 2876$m^2$ | 959$m^2$ |
| Total | - | 57 | 100% | 25157$m^2$ | 441$m^2$ |
| POS | - | 2 | - | 20660$m^2$ | 10330$m^2$ |

**Stage 15**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 10 | 21% | 3000$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 42% | 7781$m^2$ | 389$m^2$ |
| ET | 15m | 11 | 23% | 5344$m^2$ | 486$m^2$ |
| T | 18m | 7 | 15% | 3891$m^2$ | 556$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 48 | 100% | 20016$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 26234$m^2$ | 8745$m^2$ |

**Stage 16**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 7 | 14% | 2100$m^2$ | 300$m^2$ |
| C | 12.5m | 10 | 20% | 3702$m^2$ | 370$m^2$ |
| ET | 15m | 18 | 36% | 8536$m^2$ | 474$m^2$ |
| T | 18m | 13 | 26% | 7308$m^2$ | 562$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 2 | 4% | 2603$m^2$ | 1301$m^2$ |
| Total | - | 50 | 100% | 24249$m^2$ | 485$m^2$ |
| POS | - | 2 | - | 891$m^2$ | 445$m^2$ |

**Stage 17**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 11 | 25% | 4257$m^2$ | 387$m^2$ |
| ET | 15m | 23 | 52% | 10685$m^2$ | 465$m^2$ |
| T | 18m | 6 | 14% | 3286$m^2$ | 548$m^2$ |
| PT | 20m | 2 | 5% | 1525$m^2$ | 763$m^2$ |
| MD | - | 2 | 5% | 3102$m^2$ | 1551$m^2$ |
| Total | - | 44 | 100% | 22855$m^2$ | 519$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 18**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 6 | 15% | 2250$m^2$ | 375$m^2$ |
| ET | 15m | 15 | 38% | 7096$m^2$ | 473$m^2$ |
| T | 18m | 12 | 31% | 6648$m^2$ | 554$m^2$ |
| PT | 20m | 5 | 13% | 3226$m^2$ | 645$m^2$ |
| MD | - | 1 | 3% | 987$m^2$ | 987$m^2$ |
| Total | - | 39 | 100% | 20207$m^2$ | 518$m^2$ |
| POS | - | - | - | $m^2$ | - |

**Stage 19**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0$m^2$ | - |
| C | 12.5m | 2 | 6% | 737$m^2$ | 369$m^2$ |
| ET | 15m | 5 | 15% | 2354$m^2$ | 471$m^2$ |
| T | 18m | 14 | 41% | 7980$m^2$ | 570$m^2$ |
| PT | 20m | 13 | 38% | 7679$m^2$ | 591$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 34 | 100% | 18751$m^2$ | 551$m^2$ |
| POS | - | 1 | - | 8187$m^2$ | 8187$m^2$ |

**All Stages**

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 55 | 14% | 16533$m^2$ | 301$m^2$ |
| C | 12.5m | 97 | 25% | 37455$m^2$ | 386$m^2$ |
| ET | 15m | 116 | 30% | 54366$m^2$ | 469$m^2$ |
| T | 18m | 83 | 22% | 46262$m^2$ | 557$m^2$ |
| PT | 20m | 22 | 6% | 13956$m^2$ | 634$m^2$ |
| MD | - | 9 | 2% | 11080$m^2$ | 1231$m^2$ |
| Total | - | 382 | 100% | 179652$m^2$ | 470$m^2$ |
| POS | - | 12 | - | 130985$m^2$ | 10915$m^2$ |

NOTE:
1. LOTS 925 & 938 PROPOSED AS NTG ROAD RESERVE

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Registered Engineer
Date Register
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THE HEIGHTS
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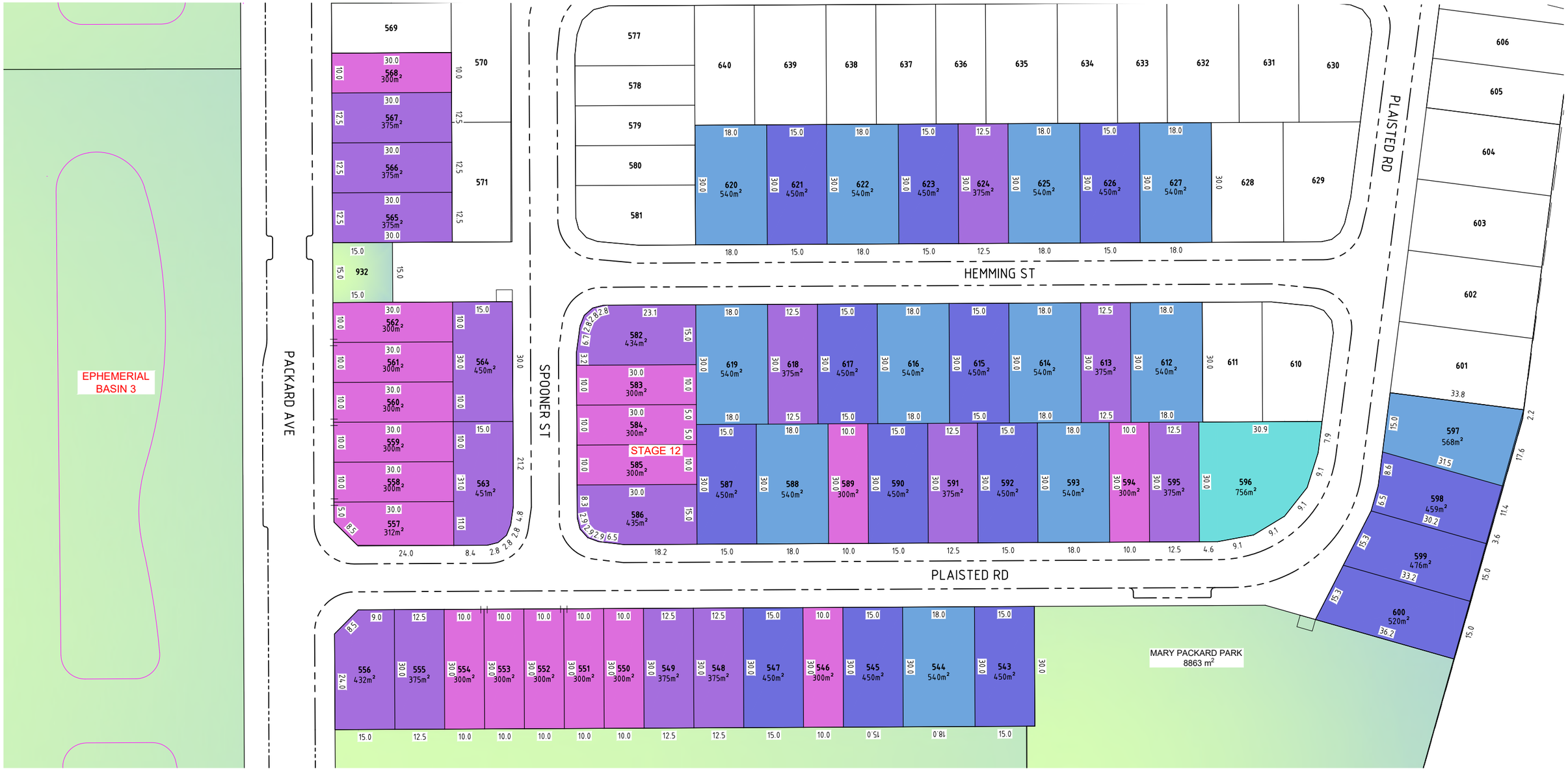
Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title OVERALL YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY01
Drawing No.
Rev A

User: RICHARD FERGUSON File Name: S:\12dx\data\WAN20SYN01\B00610_299214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
Plot Date: 6/03/2026 11:21:59 AM




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 12

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 18 | 30% | 5412$m^2$ | 301$m^2$ |
| C | 12.5m | 16 | 26% | 6327$m^2$ | 395$m^2$ |
| ET | 15m | 14 | 23% | 6405$m^2$ | 457$m^2$ |
| T | 18m | 12 | 20% | 6508$m^2$ | 542$m^2$ |
| PT | 20m | 1 | 2% | 756$m^2$ | 756$m^2$ |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 61 | 100% | 25408$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 74861$m^2$ | 24954$m^2$ |

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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Date

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THE HEIGHTS
DURACK

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Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STAGE 12 YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

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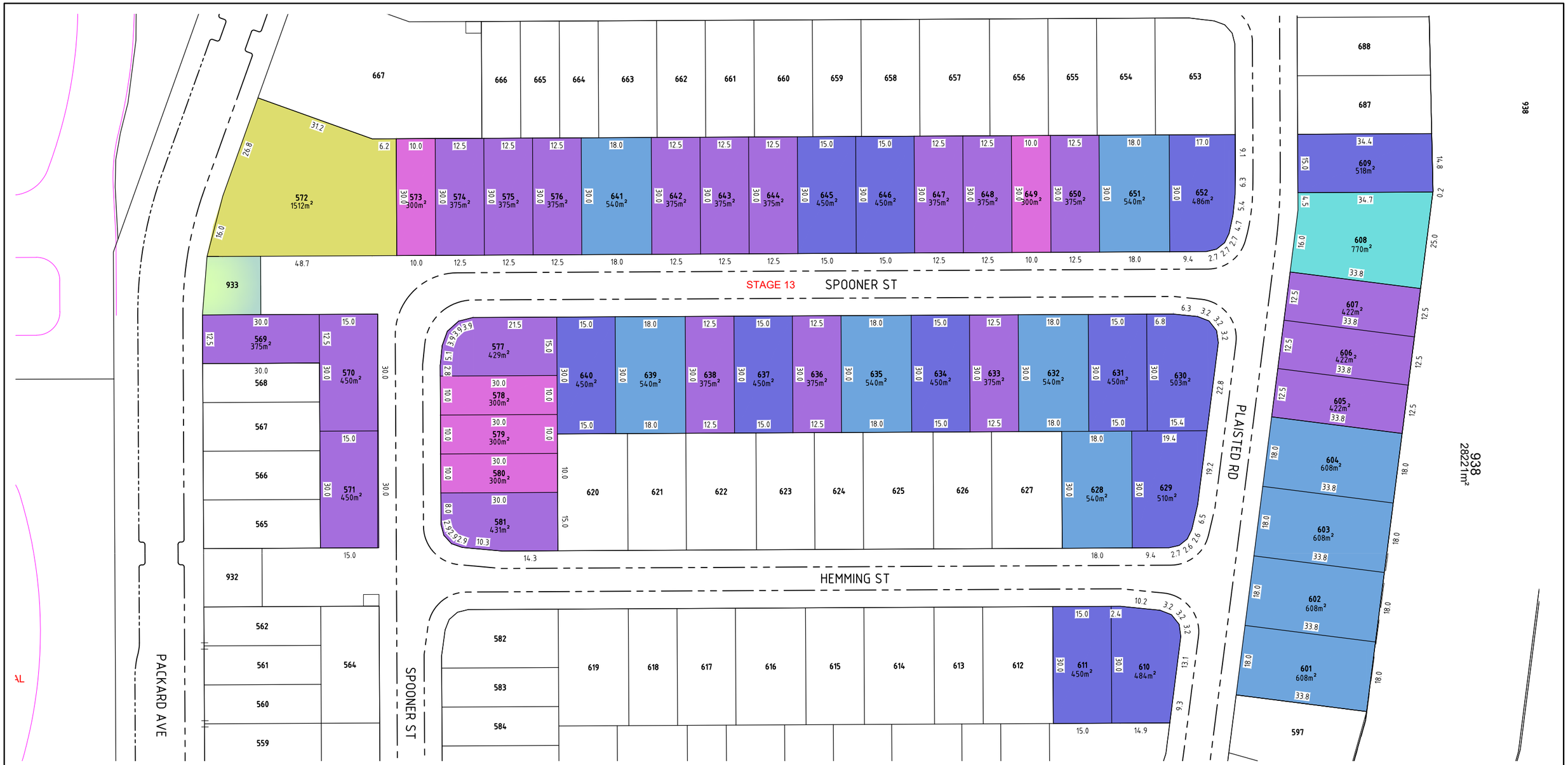
Project No. B00612

Drawing No. DA-LY02

Rev A

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Plot Date 6/03/2026 11:22:00 AM
File Name S:\12Gis\Data\MAINTDOS\YNOB\B00690_2092\4 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 13

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 5 | 10% | $1500m^2$ | $300m^2$ |
| C | 12.5m | 20 | 40% | $7901m^2$ | $395m^2$ |
| ET | 15m | 12 | 24% | $5651m^2$ | $471m^2$ |
| T | 18m | 10 | 20% | $5672m^2$ | $567m^2$ |
| PT | 20m | 1 | 2% | $770m^2$ | $770m^2$ |
| MD | - | 1 | 2% | $1512m^2$ | $1512m^2$ |
| Total | - | 49 | 100% | $23006m^2$ | $471m^2$ |
| POS | - | 1 | - | $215m^2$ | $215m^2$ |

0 20 40 60 80 100m
20 15 10 5
SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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THE HEIGHTS
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Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: STAGE 13 YIELD PLAN

Datum: AHD
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Project No. B00612-DA-LY03
Drawing No.
Rev A

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File Name: S:\126x\data\MAN\205YNW\B00610_209214-CIVIL-DRGS\4-2 CURRENT\DA\B00612 STAGE 13\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 14

| Lot Size (m²) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 15 | 25% | 4521m² | 301m² |
| C | 12.5m | 12 | 20% | 4500m² | 375m² |
| ET | 15m | 18 | 31% | 8295m² | 461m² |
| T | 18m | 9 | 15% | 4969m² | 552m² |
| PT | 20m | 0 | 0% | 0m² | - |
| MD | - | 3 | 5% | 2876m² | 959m² |
| Total | - | 57 | 100% | 25157m² | 441m² |
| POS | - | 2 | - | 20660m² | 10330m² |

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STAGE 14 YIELD PLAN

Datum AHD
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RL .
CDU COORD

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Project No. B00612 | Drawing No. DA-LY04 | Rev A

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File Name: S:\Jobs\data\MANJOBS\YNO1\B00600_2092\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 15

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 10 | 21% | 3000$m^2$ | 300$m^2$ |
| C | 12.5m | 20 | 42% | 7781$m^2$ | 389$m^2$ |
| ET | 15m | 11 | 23% | 5344$m^2$ | 486$m^2$ |
| T | 18m | 7 | 15% | 3891$m^2$ | 556$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 0 | 0% | 0$m^2$ | - |
| Total | - | 48 | 100% | 20016$m^2$ | 417$m^2$ |
| POS | - | 3 | - | 26234$m^2$ | 8745$m^2$ |

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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Registered Engineer
Date
Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title STAGE 15 YIELD PLAN

Datum AHD
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Project No. B00612 | Drawing No. DA-LY05 | Rev A

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File Name: S:\126x\data\MAN\205YNO\B00610_209214_CIVIL-DRGS\4.2 CURRENT\DA B00612 STAGE 12\B00612-DA-Yield plan




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 16

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 7 | 14% | 2100$m^2$ | 300$m^2$ |
| C | 12.5m | 10 | 20% | 3702$m^2$ | 370$m^2$ |
| ET | 15m | 18 | 36% | 8536$m^2$ | 474$m^2$ |
| T | 18m | 13 | 26% | 7308$m^2$ | 562$m^2$ |
| PT | 20m | 0 | 0% | 0$m^2$ | - |
| MD | - | 2 | 4% | 2603$m^2$ | 1301$m^2$ |
| Total | - | 50 | 100% | 24249$m^2$ | 485$m^2$ |
| POS | - | 2 | - | 891$m^2$ | 445$m^2$ |

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STAGE 16 YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-LY06 Rev A

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Plot Date: 6/03/2026 11:22:07 AM
File Name: S:\Jobs\data\MANI\20SYM01\B00612_20924\4 CIVIL-DRGS\4 2 CURRENT\DA\B00612 STAGE 12\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 17

| Lot Size (m²) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | 0m² | - |
| C | 12.5m | 11 | 25% | 4257m² | 387m² |
| ET | 15m | 23 | 52% | 10685m² | 465m² |
| T | 18m | 6 | 14% | 3286m² | 548m² |
| PT | 20m | 2 | 5% | 1525m² | 763m² |
| MD | - | 2 | 5% | 3102m² | 1551m² |
| Total | - | 44 | 100% | 22855m² | 519m² |
| POS | - | - | - | m² | - |

0 20 40 60 80 100m
20 15 10 5
SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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ENGINEERING CERTIFICATION
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Date
Registered Accreditation

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: STAGE 17 YIELD PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY07
Drawing No.
Rev A

Plot Date: 6/03/2026 11:22:09 AM
File Name: S:\126\data\MAN\20SYN01\B00612_209214_CIVIL_DRGS\14.2 CURRENT\DA\B00612 STAGE 17\B00612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Stage 18

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | $0m^2$ | - |
| C | 12.5m | 6 | 15% | $2250m^2$ | $375m^2$ |
| ET | 15m | 15 | 38% | $7096m^2$ | $473m^2$ |
| T | 18m | 12 | 31% | $6648m^2$ | $554m^2$ |
| PT | 20m | 5 | 13% | $3226m^2$ | $645m^2$ |
| MD | - | 1 | 3% | $987m^2$ | $987m^2$ |
| Total | - | 39 | 100% | $20207m^2$ | $518m^2$ |
| POS | - | - | - | $m^2$ | - |

REVISION IN PROGRESS

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ENGINEERING CERTIFICATION

Registered Engineer

Date

Registered Accreditation

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STAGE 18 YIELD PLAN

Datum AHD
PSM .
RL .
CDU COORD

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NOT FOR CONSTRUCTION

Project No. B00612-DA-LY08

Drawing No.

Rev A

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File Name: S:\1Jobs\data\MANJOBS\N\N1\B0860_2092\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-B0612-DA-Yield plan
User: RICHARD FERGUSON




## LEGEND

- V (VILLA)
- C (COURTYARD)
- ET (ECO-TRADITIONAL)
- T (TRADITIONAL)
- PT (PREM-TRADITIONAL)
- MD (MULTIPLE DWELLING)
- PUBLIC OPEN SPACE (POS)

Stage 19

| Lot Size ($m^2$) | Lot Classification | No. | Mix | Area | Av. Area |
|---|---|---|---|---|---|
| V | 10m | 0 | 0% | $0m^2$ | - |
| C | 12.5m | 2 | 6% | $737m^2$ | $369m^2$ |
| ET | 15m | 5 | 15% | $2354m^2$ | $471m^2$ |
| T | 18m | 14 | 41% | $7980m^2$ | $570m^2$ |
| PT | 20m | 13 | 38% | $7679m^2$ | $591m^2$ |
| MD | - | 0 | 0% | $0m^2$ | - |
| Total | - | 34 | 100% | $18751m^2$ | $551m^2$ |
| POS | - | 1 | - | $8187m^2$ | $8187m^2$ |

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STAGE 19 YIELD PLAN

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612-DA-LY09

Drawing No.

Rev A

Plot Date: 6/03/2026 11:22:12 AM
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User: RICHARD FERGUSON

## LEGEND

- FINISHED SURFACE CONTOURS (0.5m INTERVAL) — 25.0
- LOT BOUNDARY
- LAYBACK KERB
- BARRIER KERB

## EARTHWORKS SLOPE RANGE

tin DESIGN

- 0% - 0.5%
- 0.5% - 1%
- 1% - 1.5%
- 1.5% - 2%
- 2% - 2.5%
- 2.5% - 3%
- 3% - 3.5%
- 3.5% - 4%
- 4% - 4.5%
- 4.5% - 5%
- 5% - 7.5%
- 7.5% - 10%
- 10% - 16.667%
- 16.667% - 25%
- 25% - 100%
- 100% +

STAGE 11
STAGE 12
STAGE 13
STAGE 14
STAGE 15
STAGE 16
STAGE 17
STAGE 18
STAGE 19
EPHEMERIAL BASIN 1
EPHEMERIAL BASIN 2
EPHEMERIAL BASIN 3

0 30 60 90 120 150m

SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

## NOTE:

1. SETBACKS APPLIED AS FOLLOW: 6m TO FRONT, 1.5m TO SIDE AND REAR, 2.5m TO SECONDARY STREET FRONTAGES

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: SLOPE ANALYSIS 0-600M2 LOTS

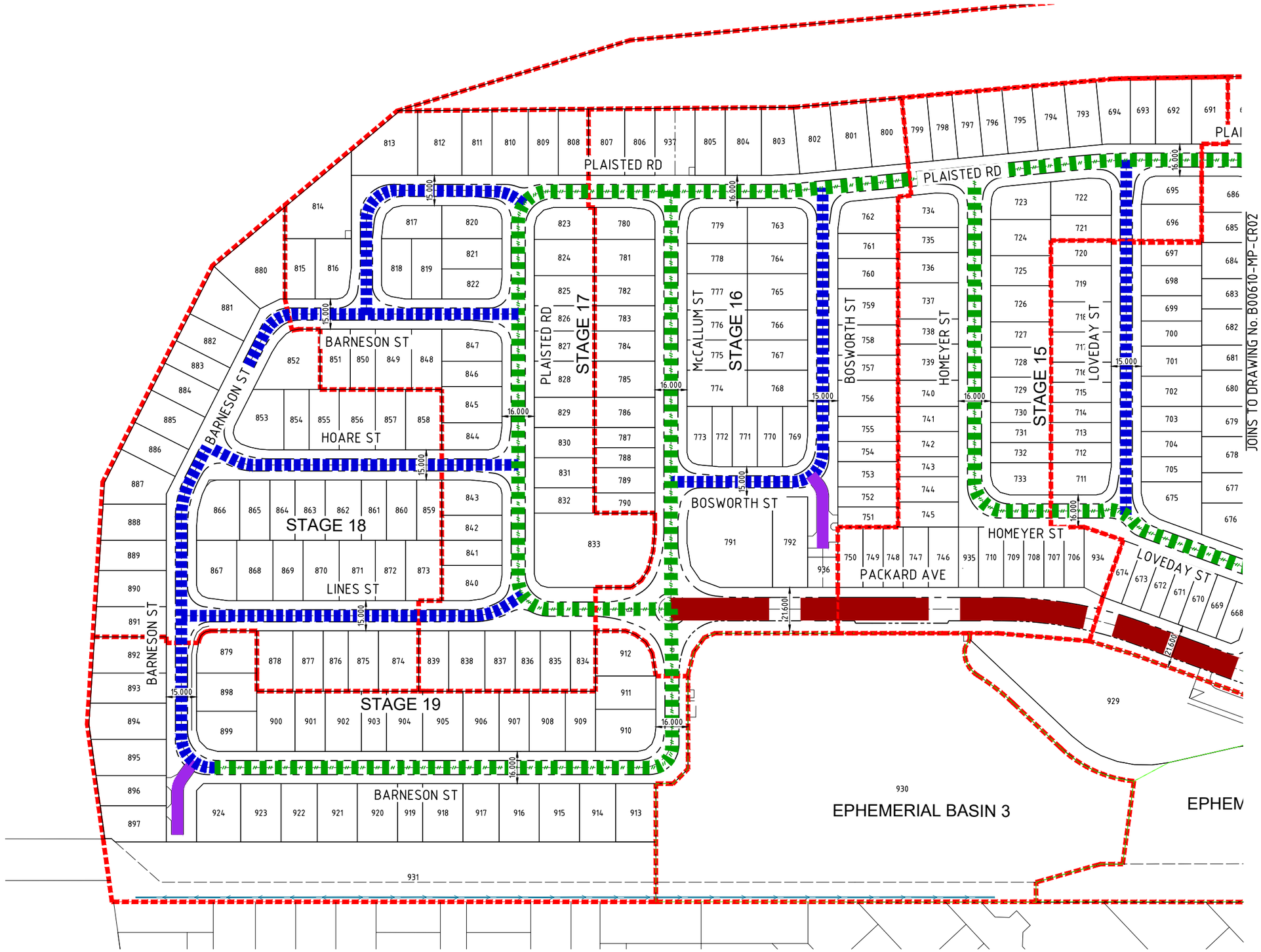
Datum
AHD
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RL .
CDU COORD

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| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-SA01 | A |

Plot Date: 6/03/2026 11:23:35 AM
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User: RICHARD FERGUSON




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS

REVISION IN PROGRESS

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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: ROAD HIERARCHY PLAN
SHEET 1 OF 2

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR01 | A |

User: RICHARD FERGUSONFile Name: S:\12dsVdata\MANTZDSY\N01\B00612_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-RDP
Plot Date: 6/03/2026 11:23:54 AM

LEGEND

PROPOSED STAGE BOUNDARY

PROPOSED LOT BOUNDARY

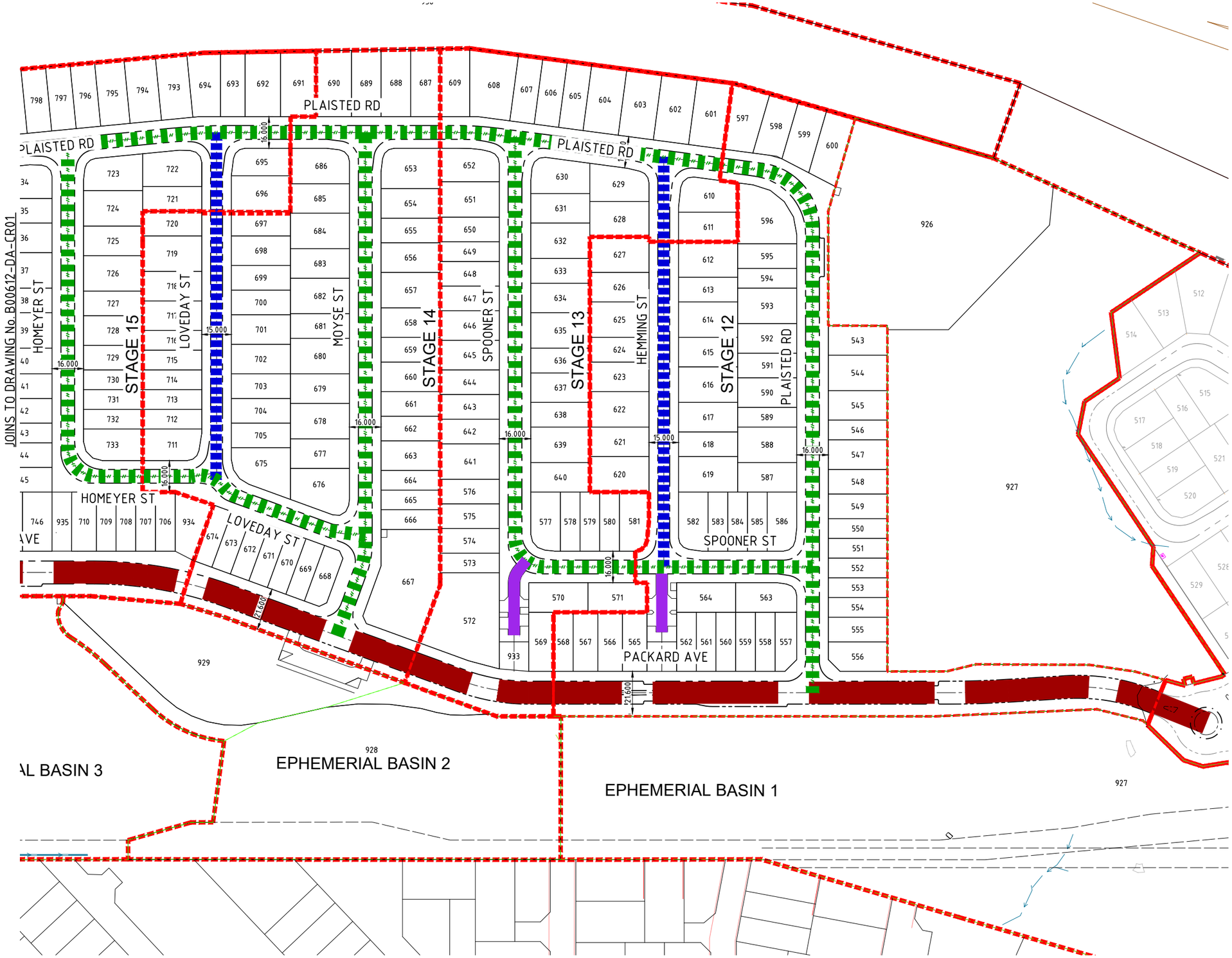
ROAD HIERARCHY

21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001

16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000

15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000

CONCRETE DRIVEWAY ACCESS




0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title ROAD HIERARCHY PLAN
SHEET 2 OF 2

Datum
AHD
PSM .
RL .
CDU COORD

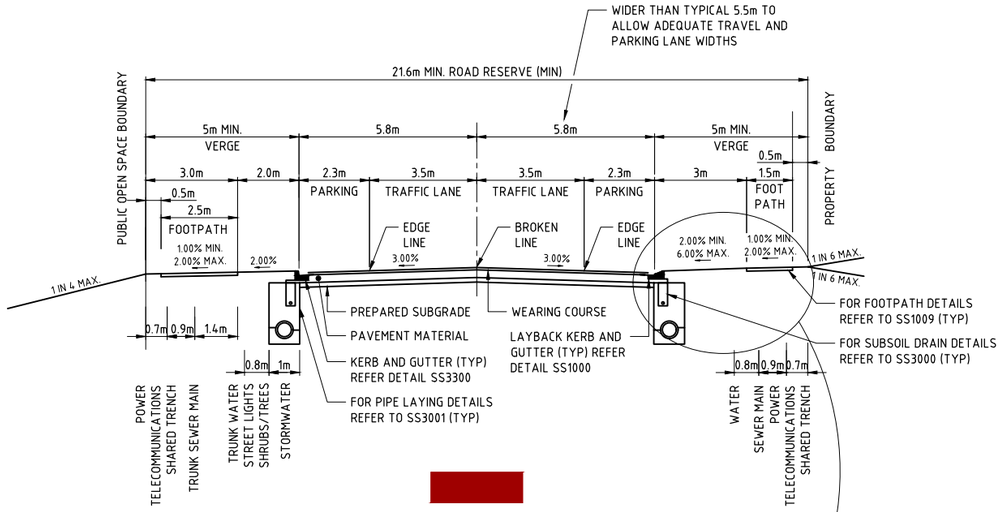
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NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR02 | Rev A

User: RICHARD FERGUSON\File Name: S:\726s\data\MAN2025\YNR\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP

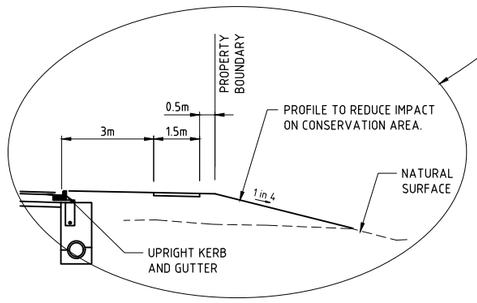
Plot Date: 6/03/2026 11:23:55 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

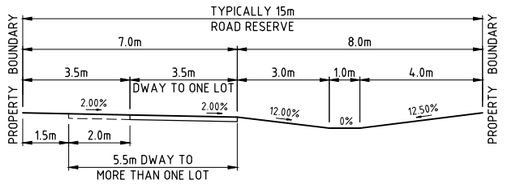
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



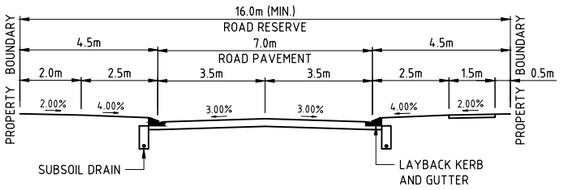

## ALTERNATE SECTION

SCALE 1:100



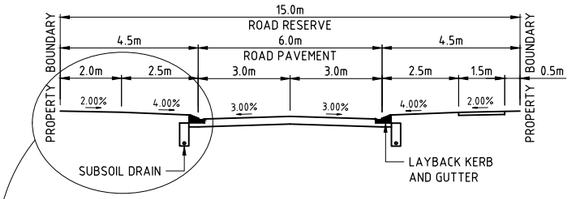

## DRIVEWAY ACCESS

SCALE 1:100



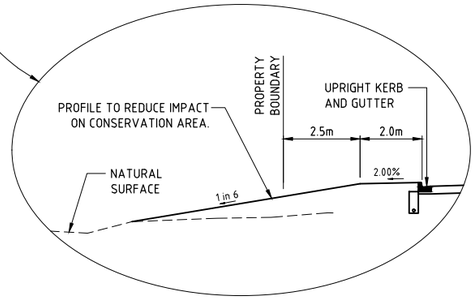

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: ROAD HIERARCHY PLAN TYPICAL SECTIONS

Datum: AHD PSM . RL . CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-CR03 Rev A

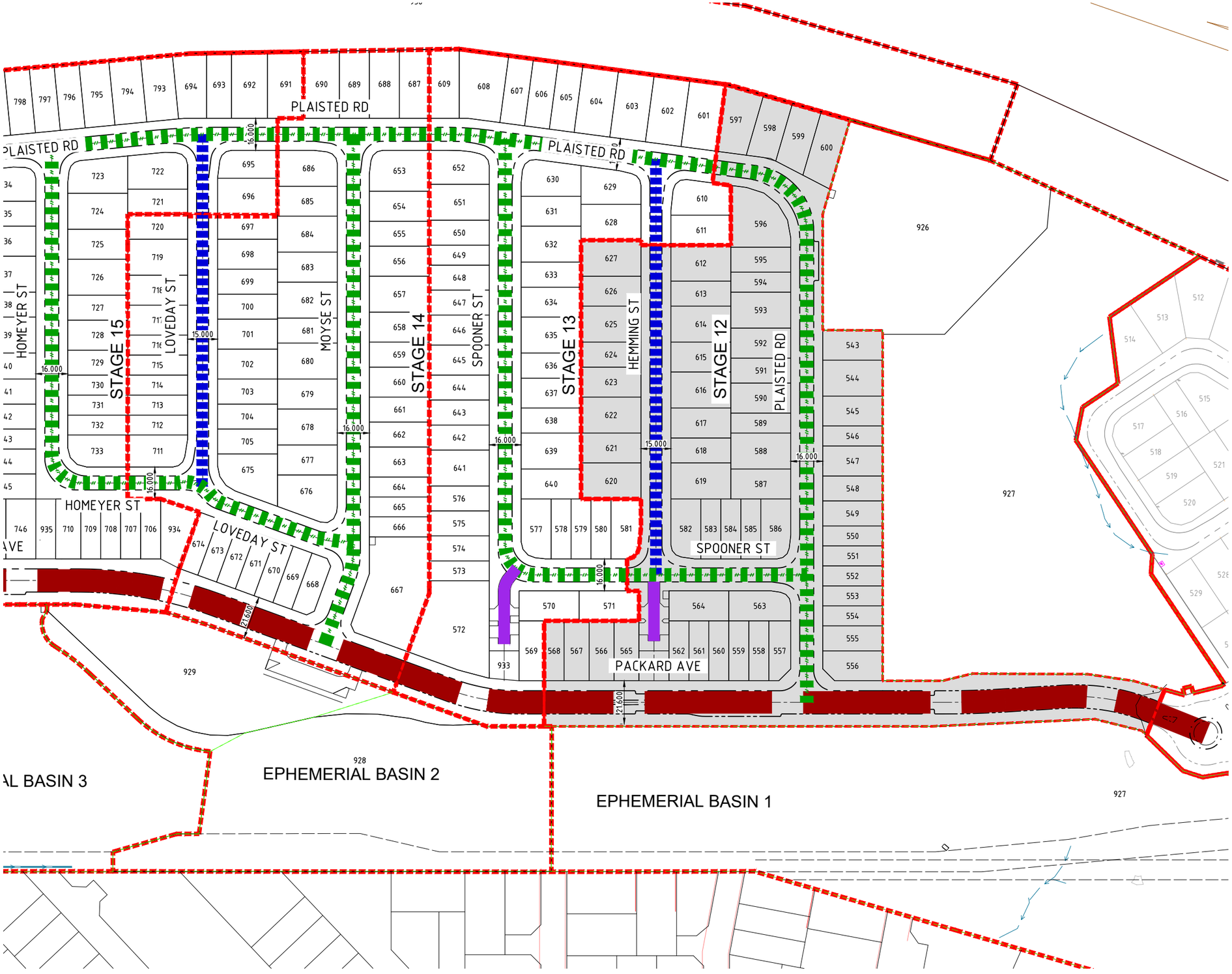
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Plot Date: 6/03/2026 11:23:56 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 12 DEVELOPMENT AREA: DA-STAGE 2a




0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

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REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 2A - STAGE 12
ROAD HIERARCHY PLAN

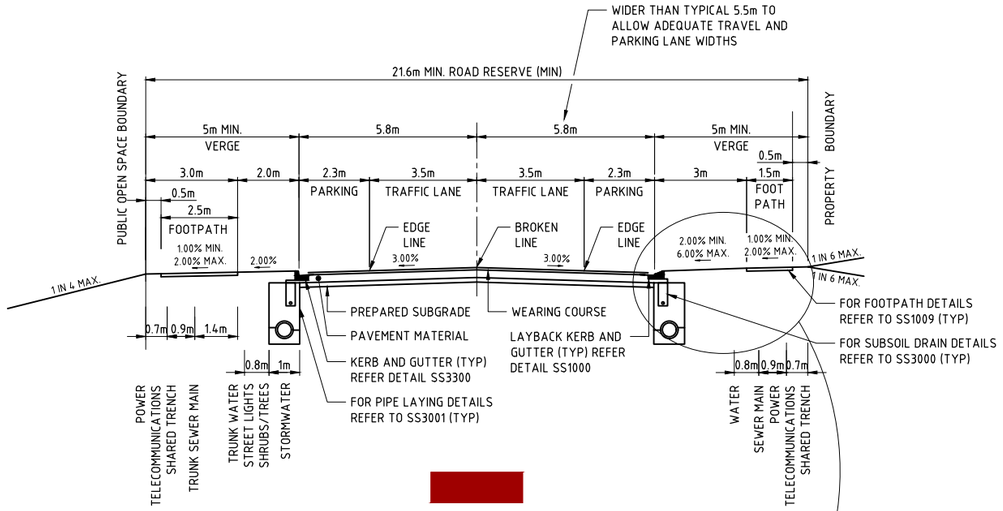
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PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR04 | Rev A

User: RICHARD FERGUSON File Name: S:\Tas\data\MANZOS\YNOT\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP

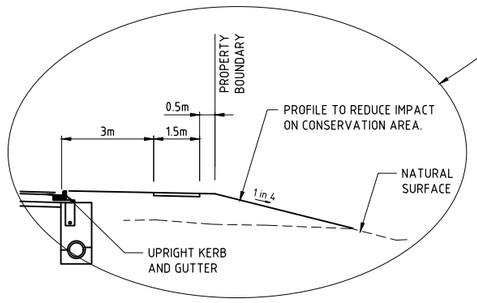
Plot Date: 6/03/2026 11:23:57 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

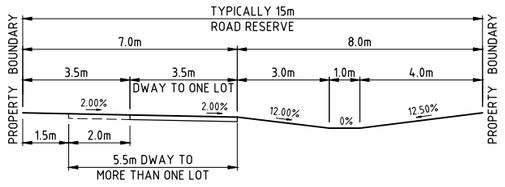
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



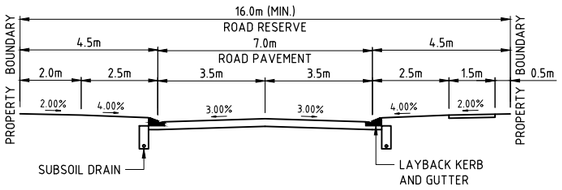

## ALTERNATE SECTION

SCALE 1:100



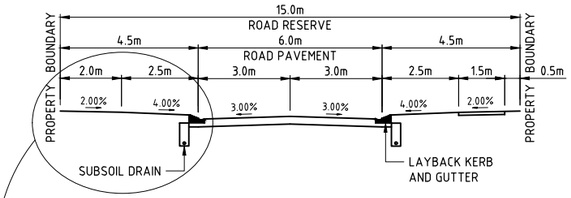

## DRIVEWAY ACCESS

SCALE 1:100



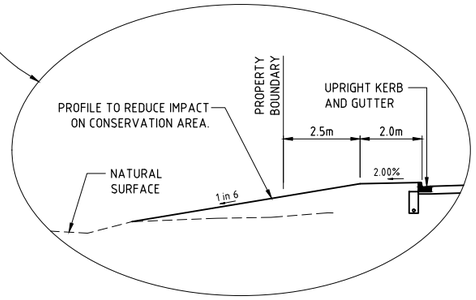

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Registered Engineer

Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 2A - STAGE 12 ROAD HIERARCHY PLAN

Datum: AHD PSM . RL . CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 Drawing No. DA-CR04 Rev A

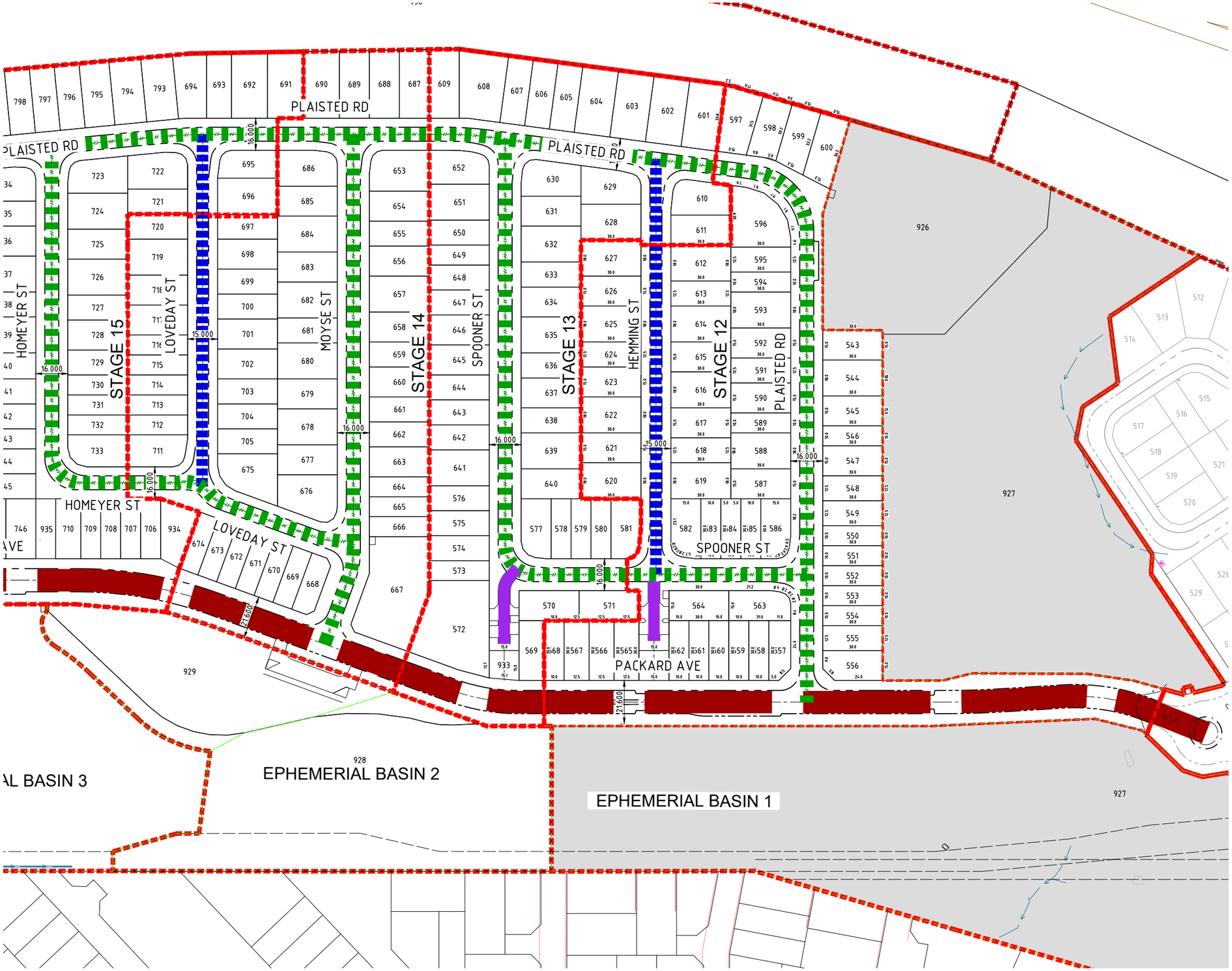
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Plot Date: 6/03/2026 11:23:58 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 12 PUBLIC OPEN SPACE AREA: DA-STAGE 2b




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 2B - STAGE 12
ROAD HIERARCHY PLAN

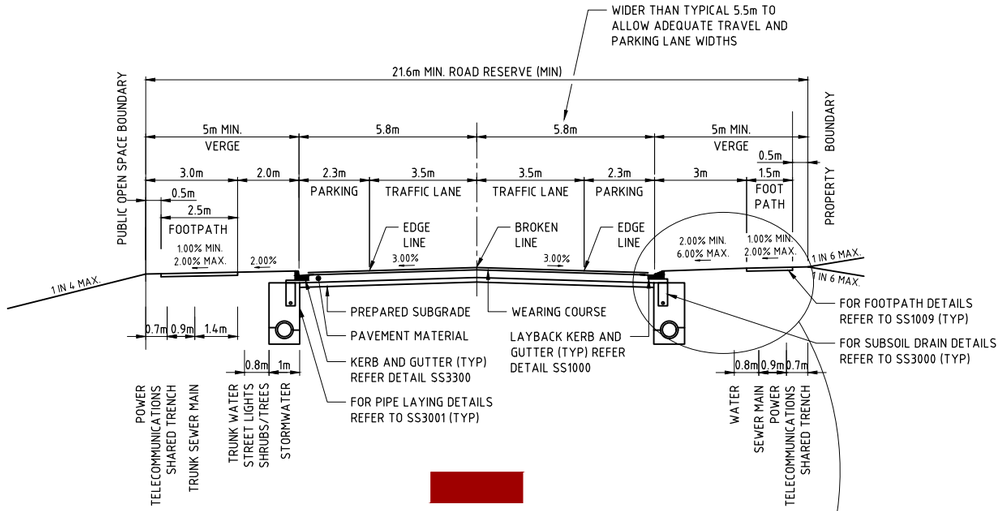
Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR06 | Rev A

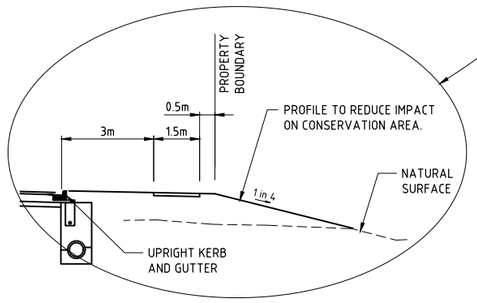
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Plot Date: 6/03/2026 11:24:09 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

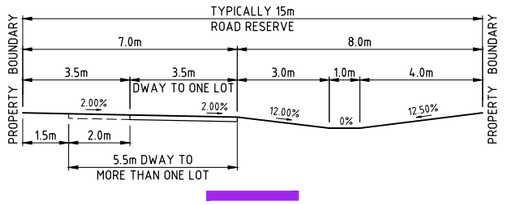
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



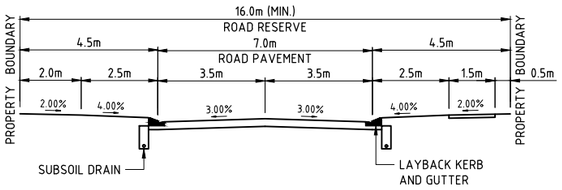

## ALTERNATE SECTION

SCALE 1:100



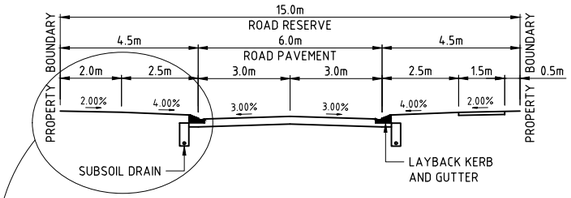

## DRIVEWAY ACCESS

SCALE 1:100



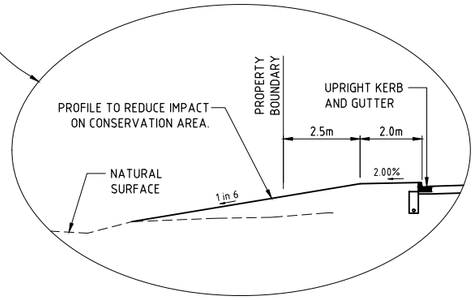

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 2B - STAGE 12
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR07 | Rev A

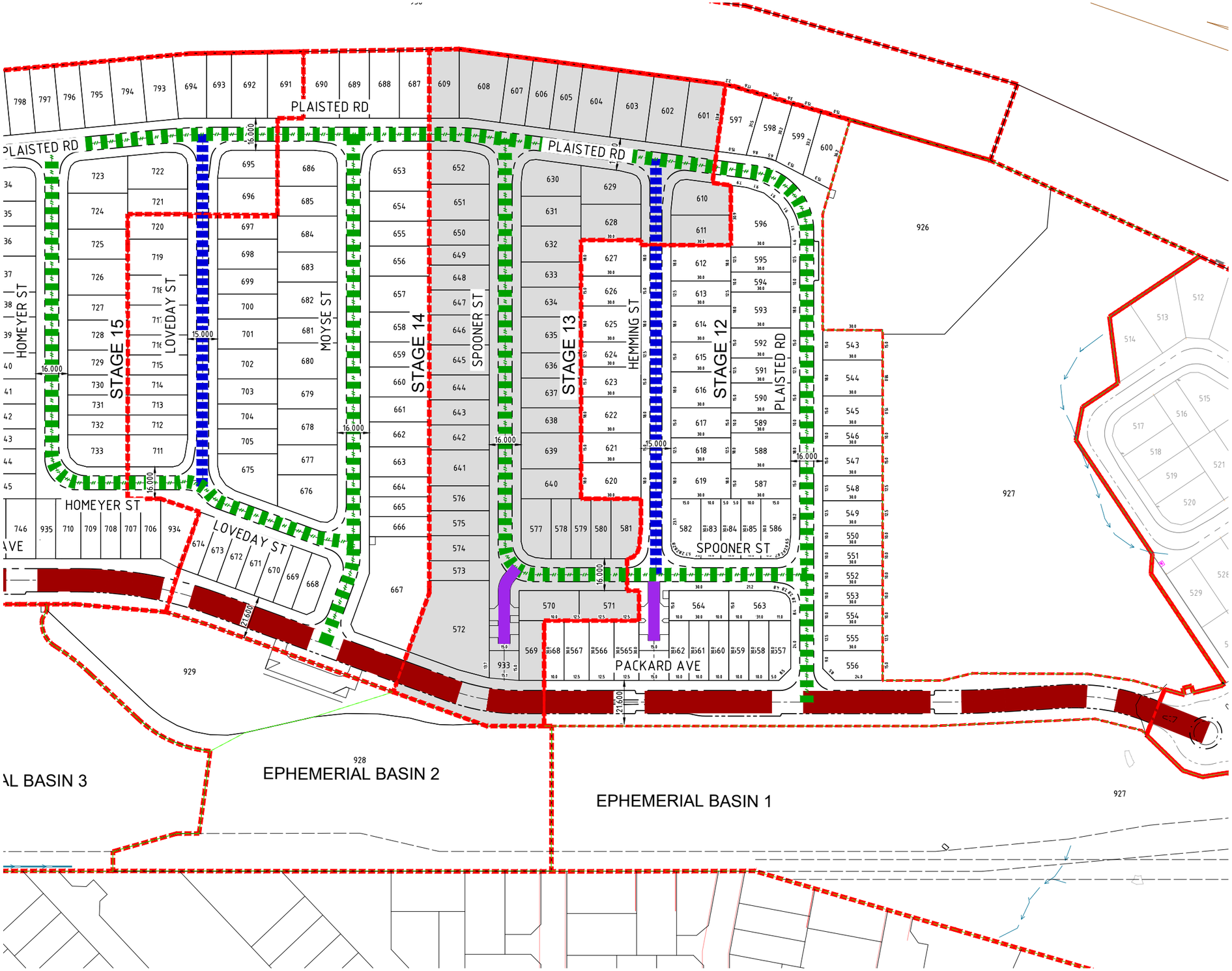
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Plot Date: 6/03/2026 11:24:00 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 13 DEVELOPMENT AREA: DA-STAGE 3




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

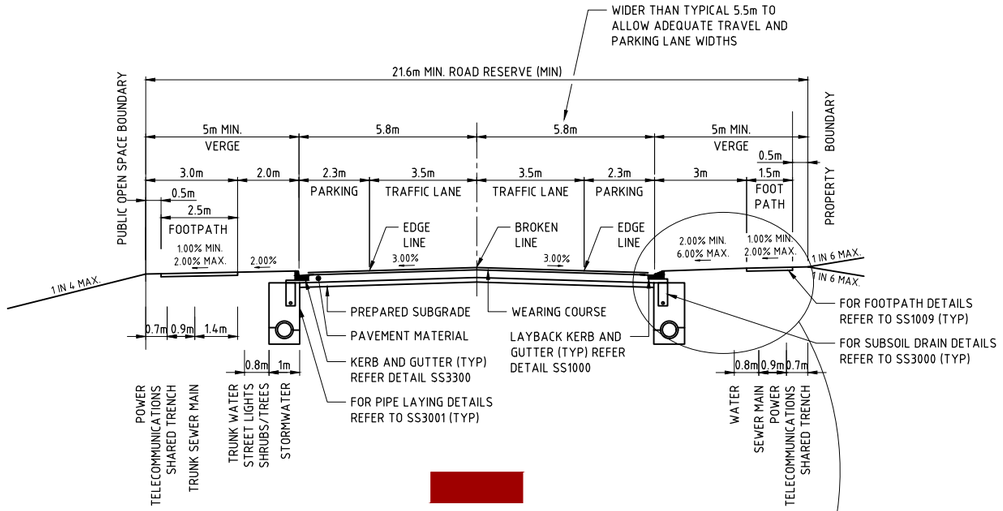
Title DA STAGE 3 - STAGE 13
ROAD HIERARCHY PLAN

Datum
AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR08 | Rev A

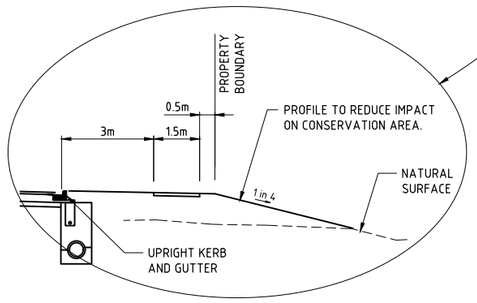
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Plot Date: 6/03/2026 11:24:02 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

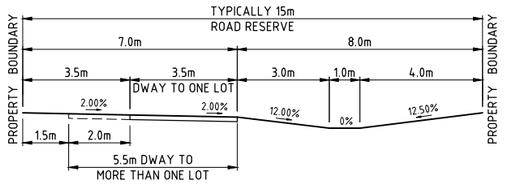
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



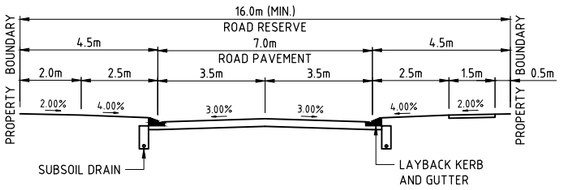

## ALTERNATE SECTION

SCALE 1:100



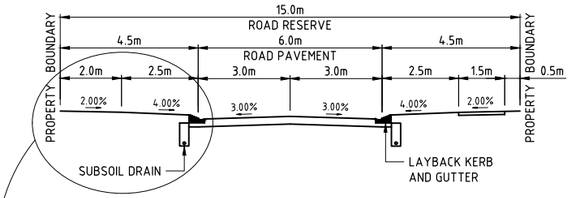

## DRIVEWAY ACCESS

SCALE 1:100



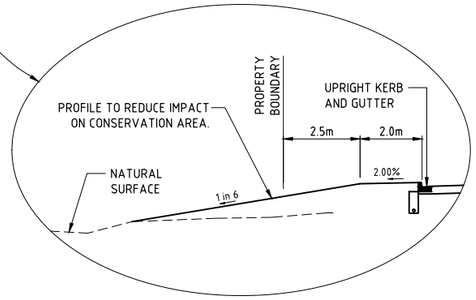

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 3 - STAGE 13
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR09 | Rev A

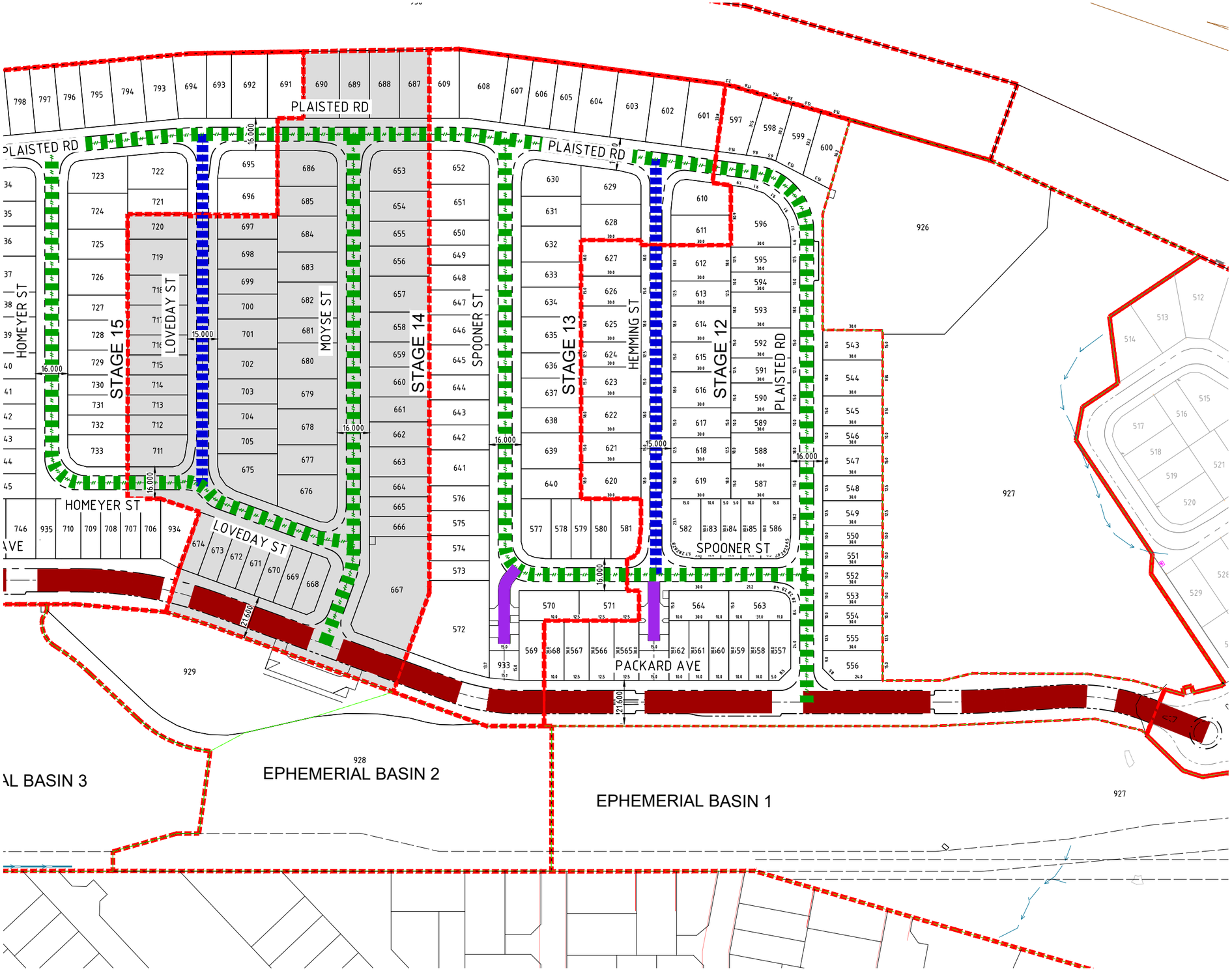
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Plot Date: 6/03/2026 11:24:02 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 14 DEVELOPMENT AREA: DA-STAGE 5a




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 5A - STAGE 14
ROAD HIERARCHY PLAN

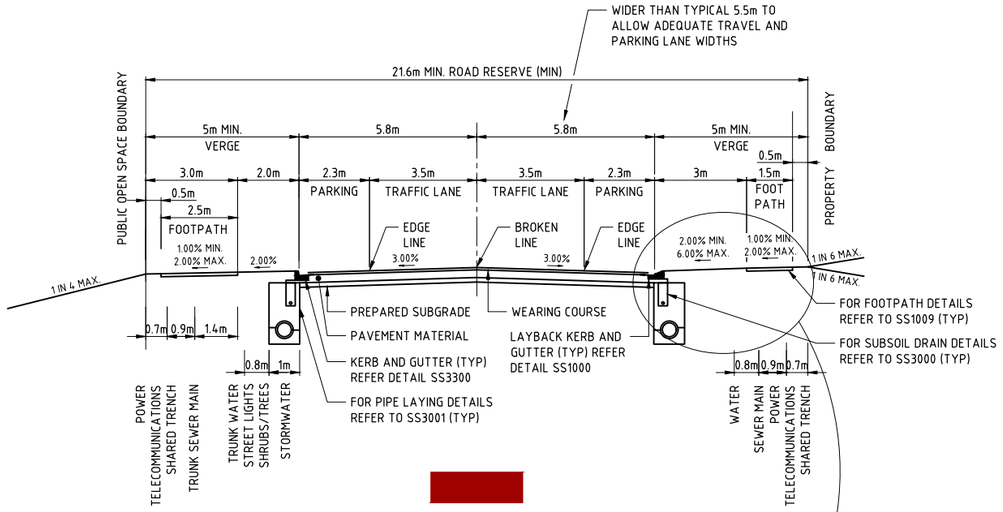
Datum
AHD
PSM .
RL .
CDU COORD

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NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR10 | Rev A

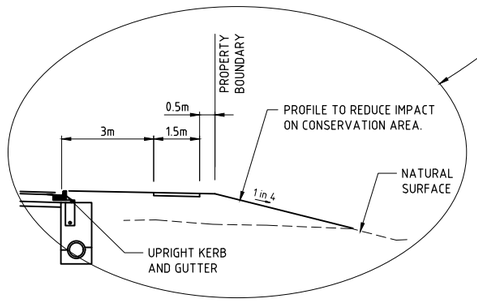
User: RICHARD FERGUSON File Name: S:\726s\data\MANZOSYN01\B00610_299214 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:04 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

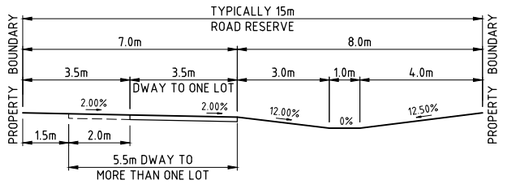
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



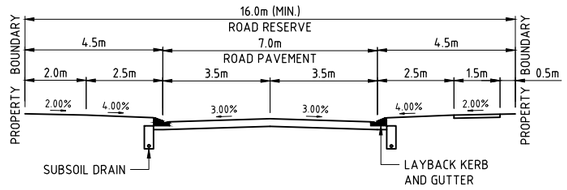

## ALTERNATE SECTION

SCALE 1:100



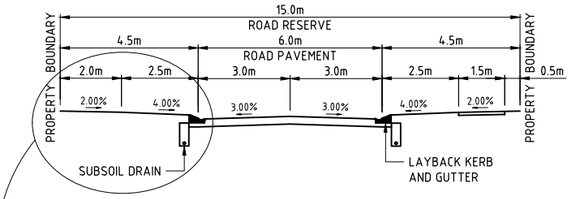

## DRIVEWAY ACCESS

SCALE 1:100



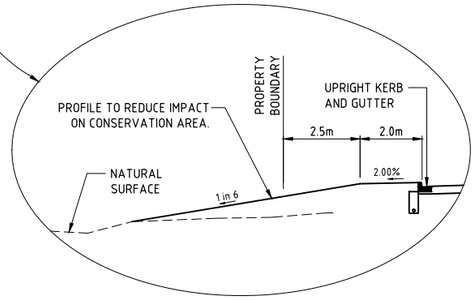

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 5A - STAGE 14
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR11 | Rev A

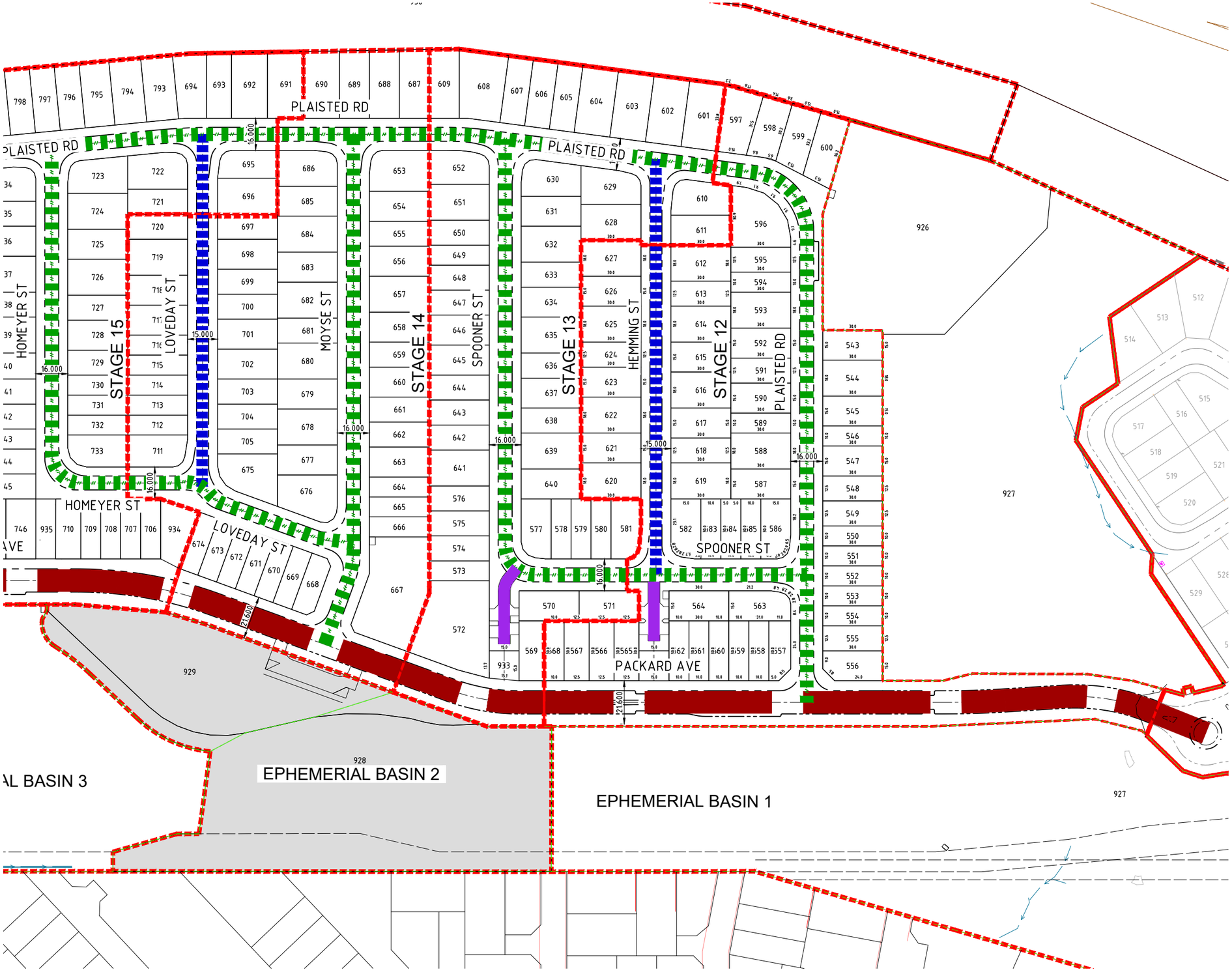
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Plot Date: 6/03/2026 11:24:05 AM

## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 14 PUBLIC OPEN SPACE AREA: DA-STAGE 5b




0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 5B - STAGE 14 ROAD HIERARCHY PLAN

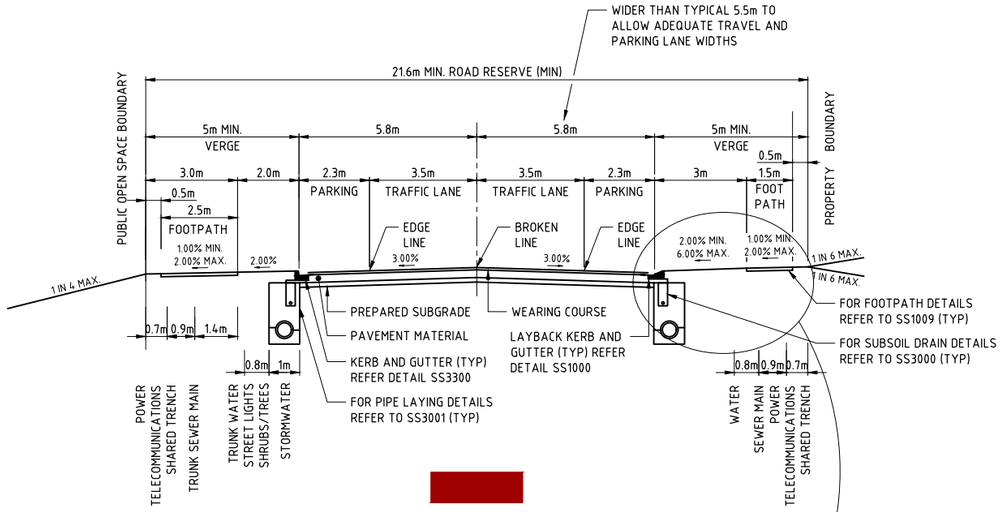
Datum AHD
PSM .
RL .
CDU COORD

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NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR12 | Rev A

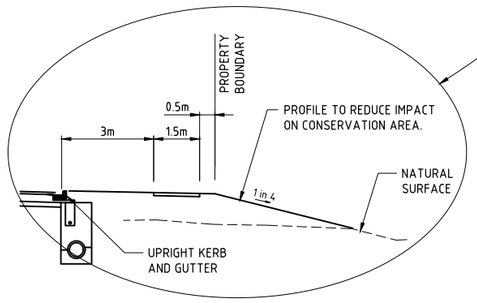
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Plot Date: 6/03/2026 11:24:06 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

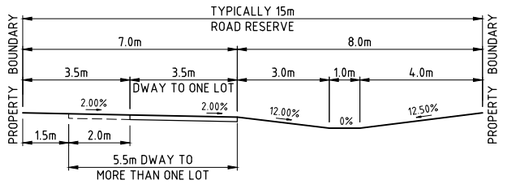
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



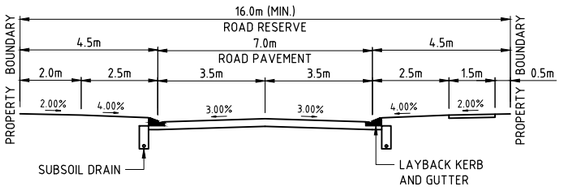

## ALTERNATE SECTION

SCALE 1:100



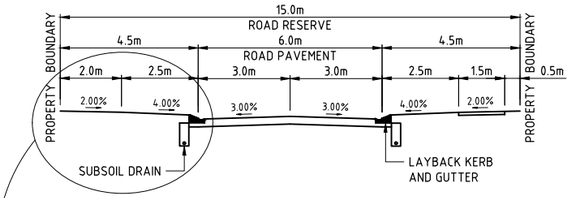

## DRIVEWAY ACCESS

SCALE 1:100



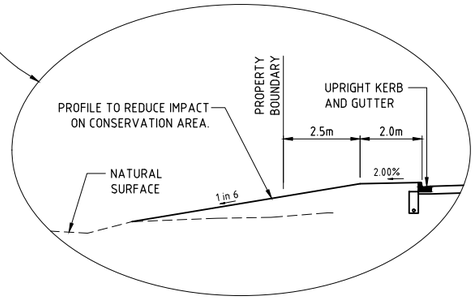

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

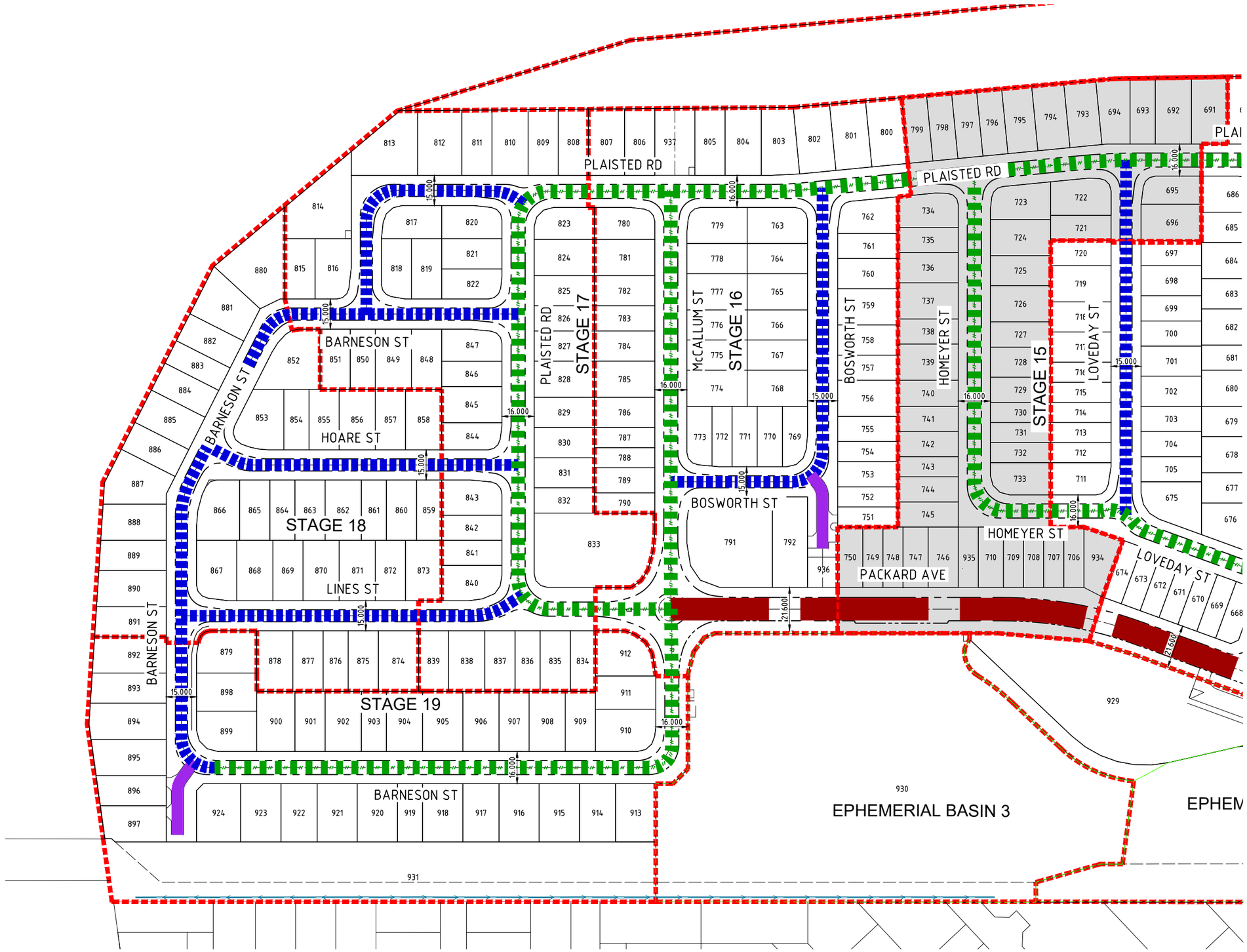
Title: DA STAGE 5B - STAGE 14
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR13 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MAN12DSYN01\B00612_2992\4. CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12 B00612-DA-RDP
Plot Date: 6/03/2026 11:24:07 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 15 DEVELOPMENT AREA: DA-STAGE 6a

0 20 40 60 80 100m

20 15 10 5

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

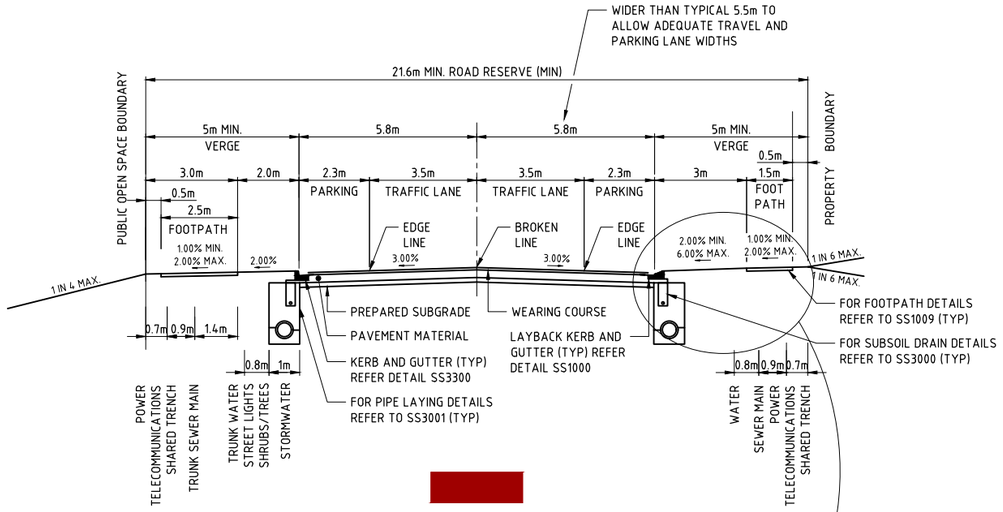
Title DA STAGE 6A - STAGE 15
ROAD HIERARCHY PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR14 | Rev A

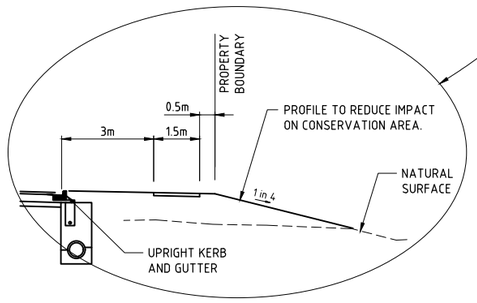
User: RICHARD.FERGUSON File Name: S:\12Ds\data\MAN\2DS\YN01\B00612_2992v4_CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-ROP
Plot Date: 6/03/2026 11:24:08 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

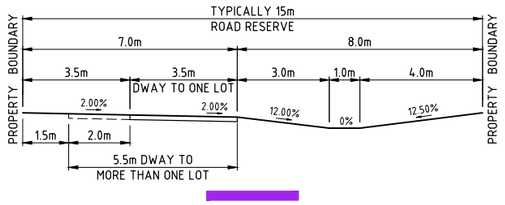
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



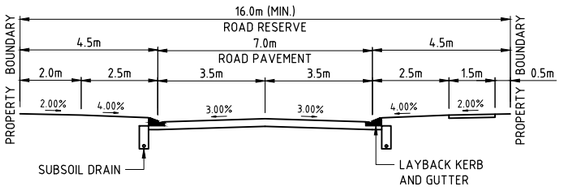

## ALTERNATE SECTION

SCALE 1:100



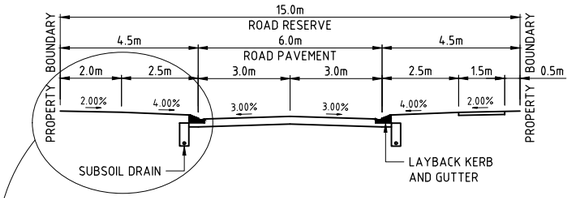

## DRIVEWAY ACCESS

SCALE 1:100



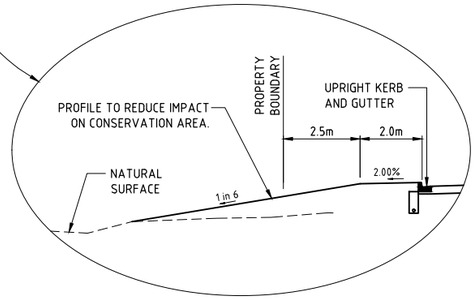

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

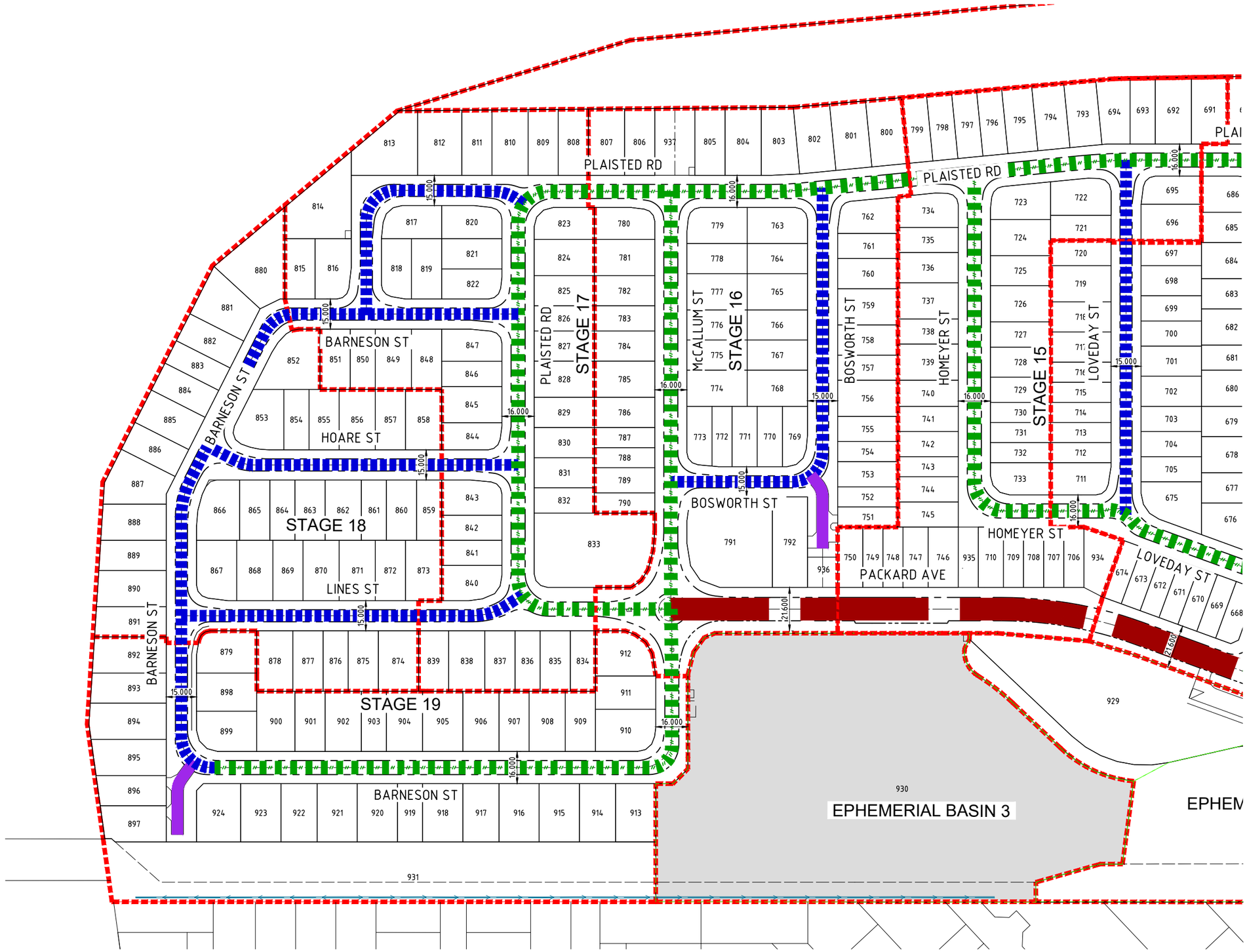
Title: DA STAGE 6A - STAGE 15
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR15 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:08 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 15 PUBLIC OPEN SPACE AREA: DA-STAGE 6b

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12Data\data\MAN12DSY\N01\B00609_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:10 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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THE HEIGHTS
DURACK

EMPOWER

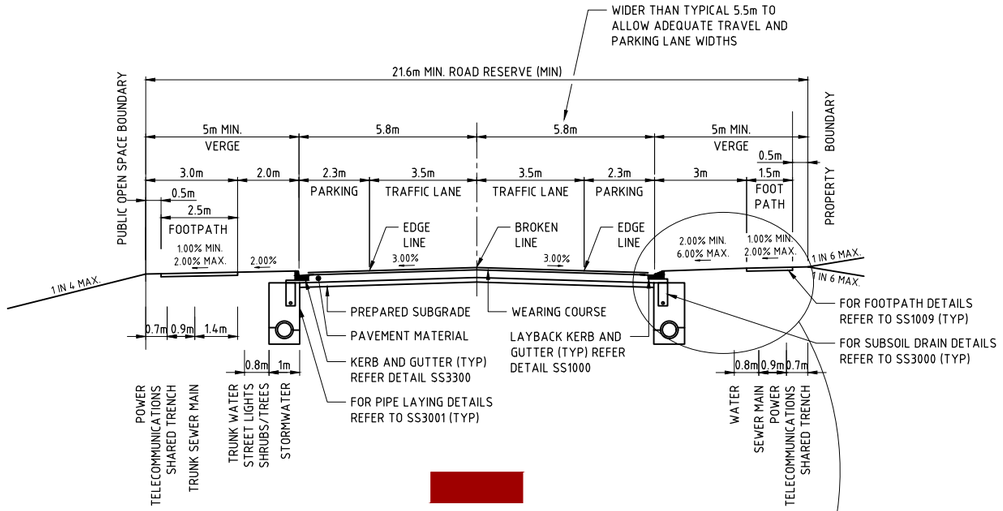
Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 6B - STAGE 15 ROAD HIERARCHY PLAN

Datum: AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

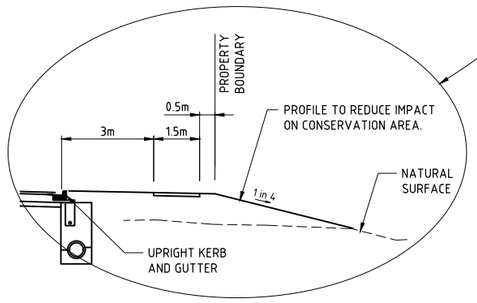
| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR16 | A |




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

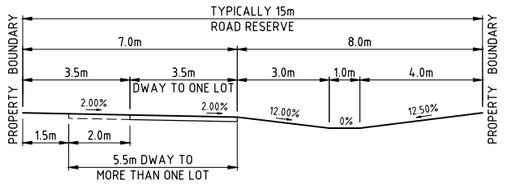
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



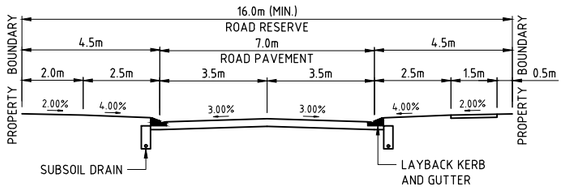

## ALTERNATE SECTION

SCALE 1:100



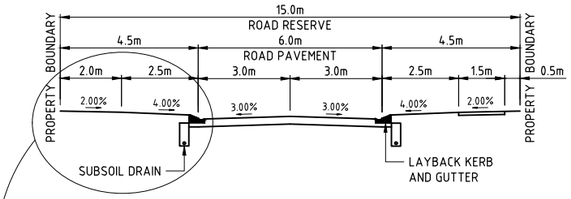

## DRIVEWAY ACCESS

SCALE 1:100



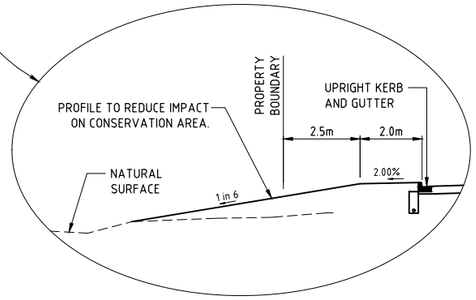

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

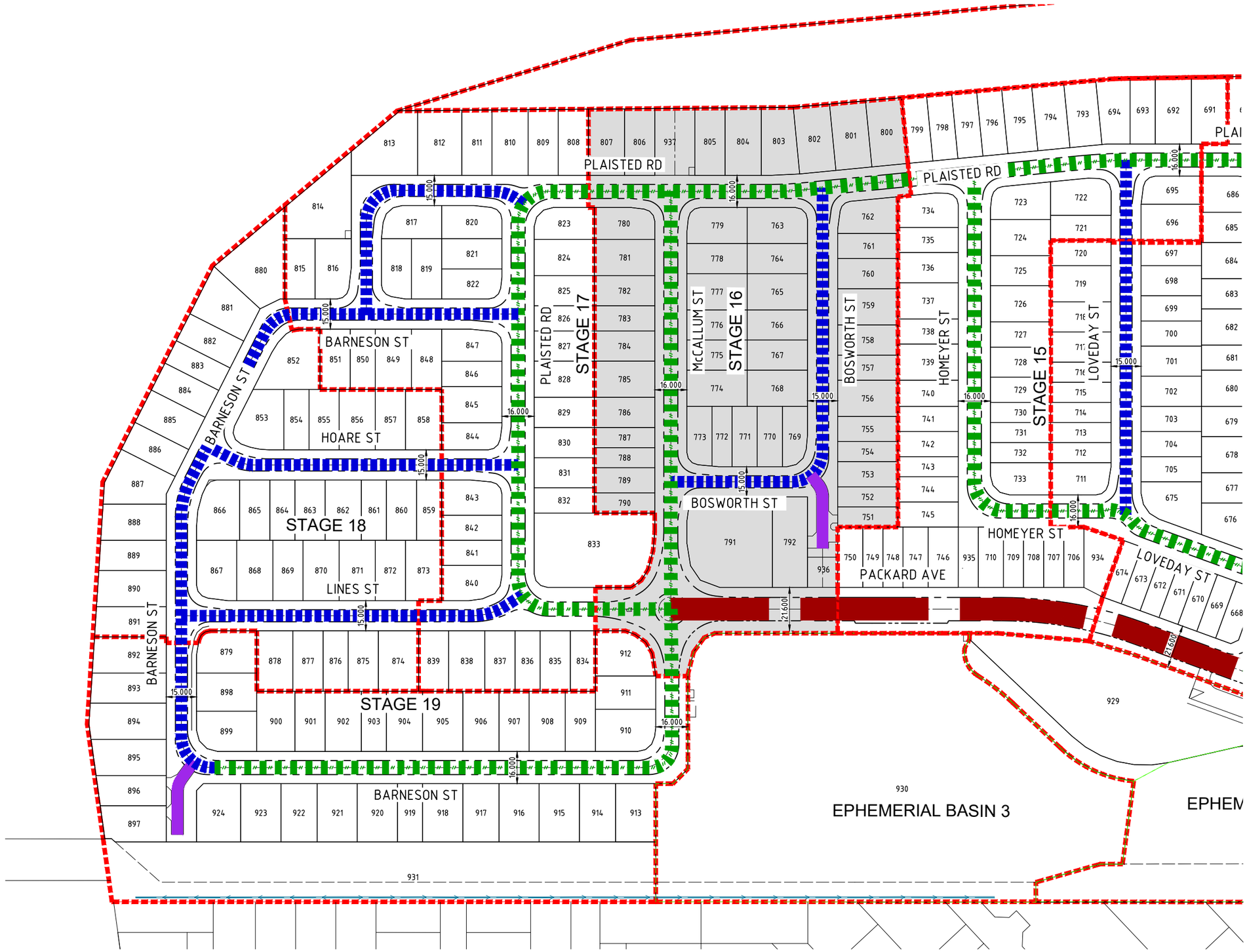
Title: DA STAGE 6B - STAGE 15
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR17 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:10 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 16 DEVELOPMENT AREA: DA-STAGE 7

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12Data\data\MAN12DSYN01\B00612_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-19B00612-DA-RDP
Plot Date: 6/03/2026 11:24:11 AM

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

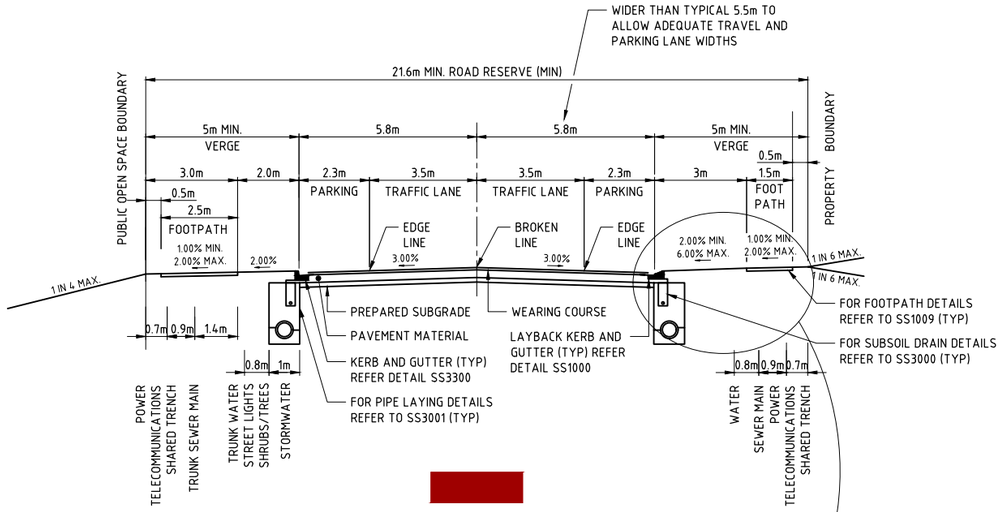
Client: URBEX PTY LTD
Project: THE HEIGHTS STAGES 12-19 DA
Title: DA STAGE 7 - STAGE 16 ROAD HIERARCHY PLAN

Datum
AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

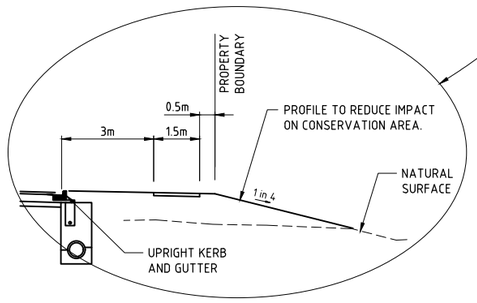
Project No. B00612
Drawing No. DA-CR18
Rev A




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

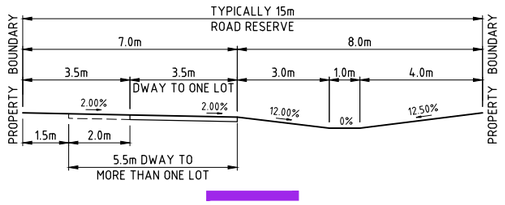
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



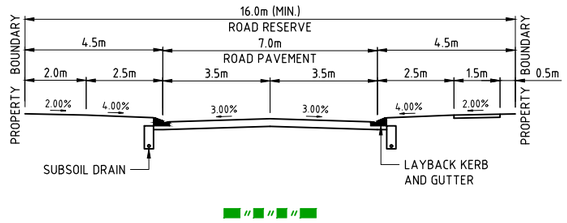

## ALTERNATE SECTION

SCALE 1:100



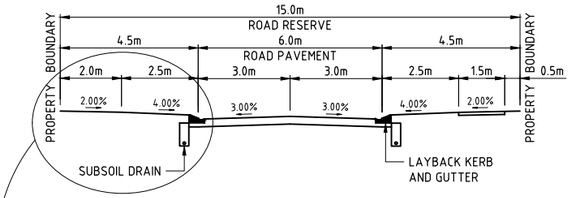

## DRIVEWAY ACCESS

SCALE 1:100



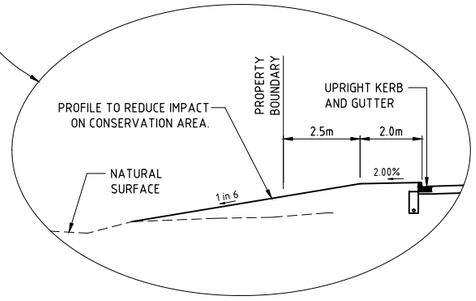

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

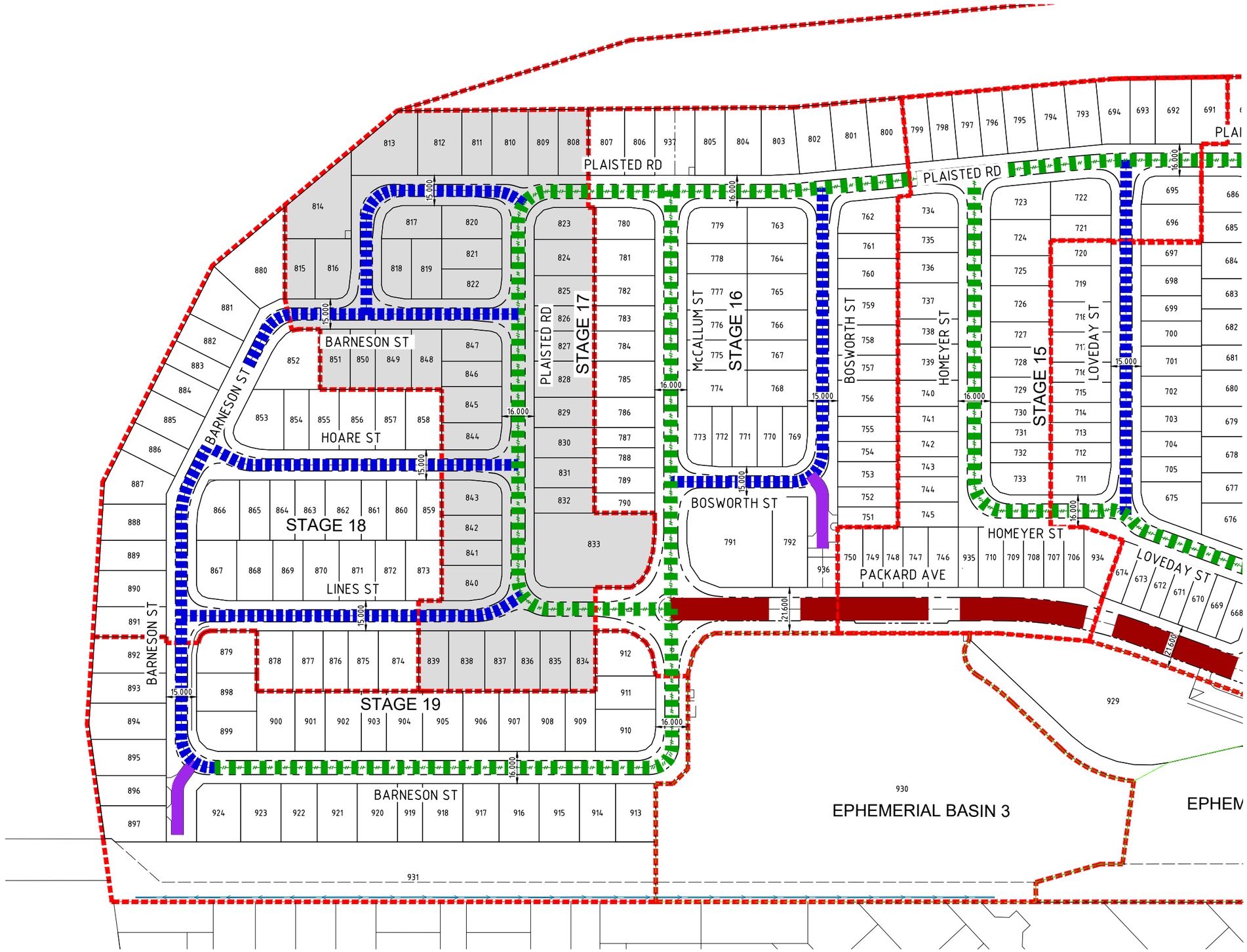
Title: DA STAGE 7 - STAGE 16
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR19 | A |

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00610_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:12 AM




## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 17 DEVELOPMENT AREA: DA-STAGE 9

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

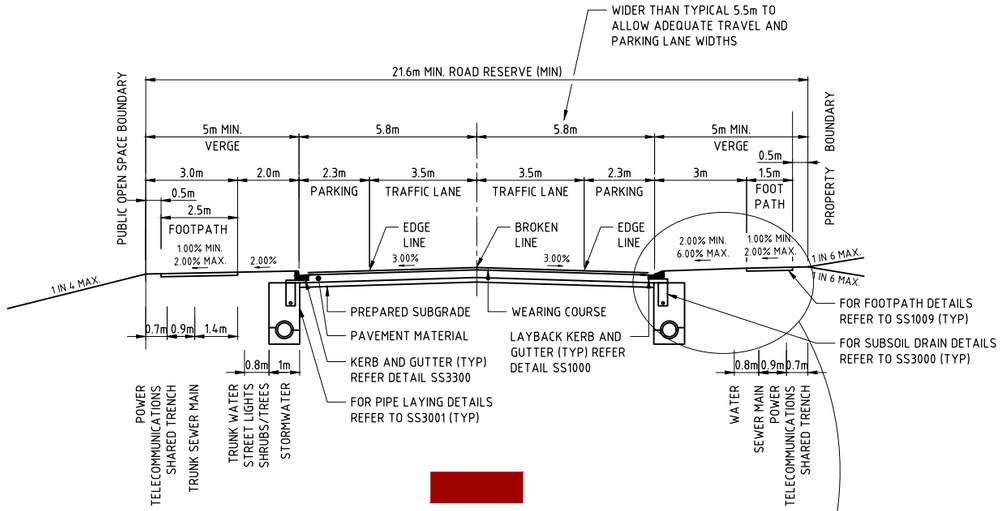
Title DA STAGE 9 - STAGE 17
ROAD HIERARCHY PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR20 | Rev A

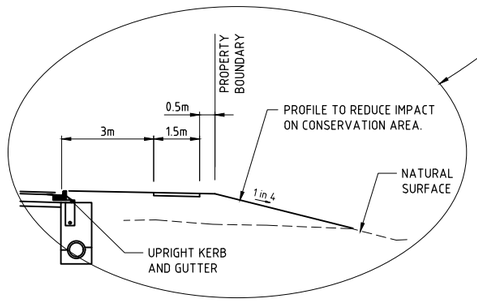
User: RICHARD FERGUSONFile Name: S:\72ds\data\MANI2DSYN01\B00612_2992VL CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-ROP
Plot Date: 6/03/2026 11:24:13 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

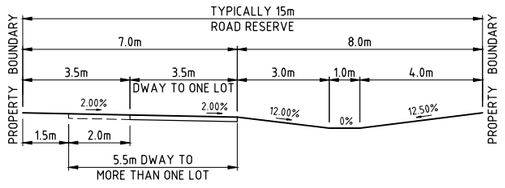
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



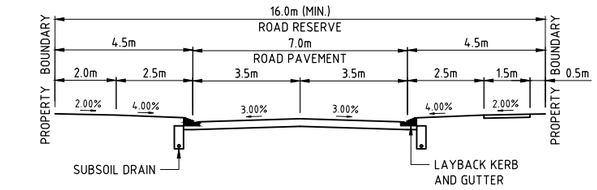

## ALTERNATE SECTION

SCALE 1:100



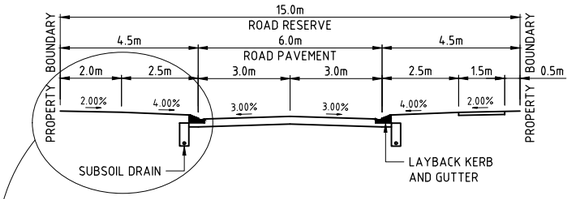

## DRIVEWAY ACCESS

SCALE 1:100



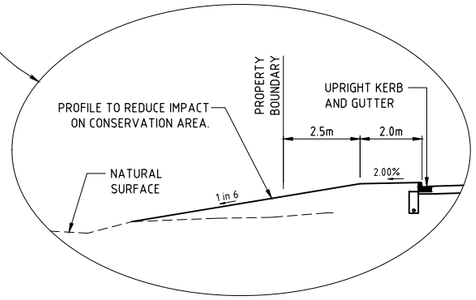

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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| A | ORIGINAL ISSUE | | | | | |

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

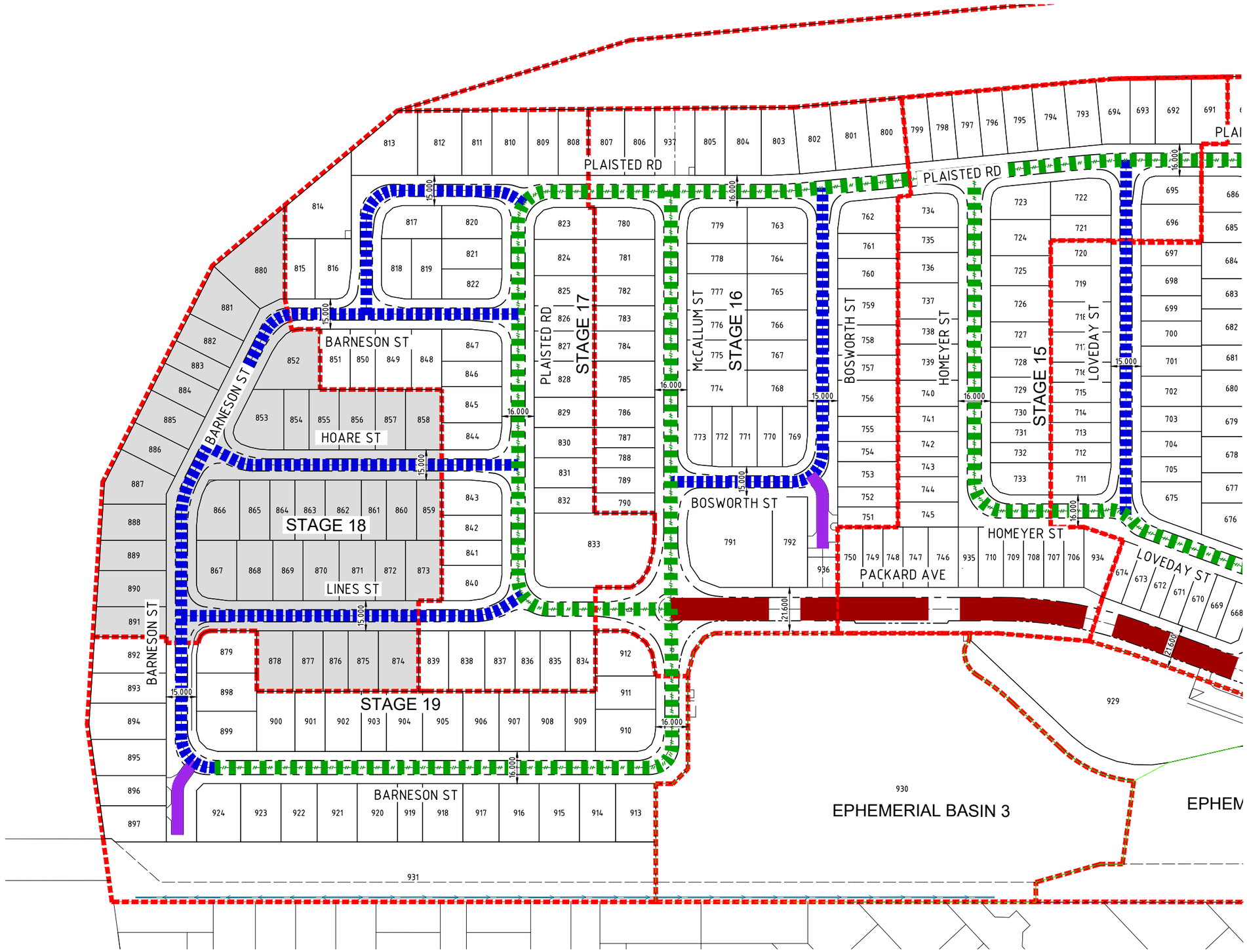
Title: DA STAGE 9 - STAGE 17
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR21 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v2 CURRENT\DA\B00612 STAGE 12 B00612-DA-RDP
Plot Date: 6/03/2026 11:24:14 AM




## LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 18 DEVELOPMENT AREA: DA-STAGE 10

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title DA STAGE 10 - STAGE 18
ROAD HIERARCHY PLAN

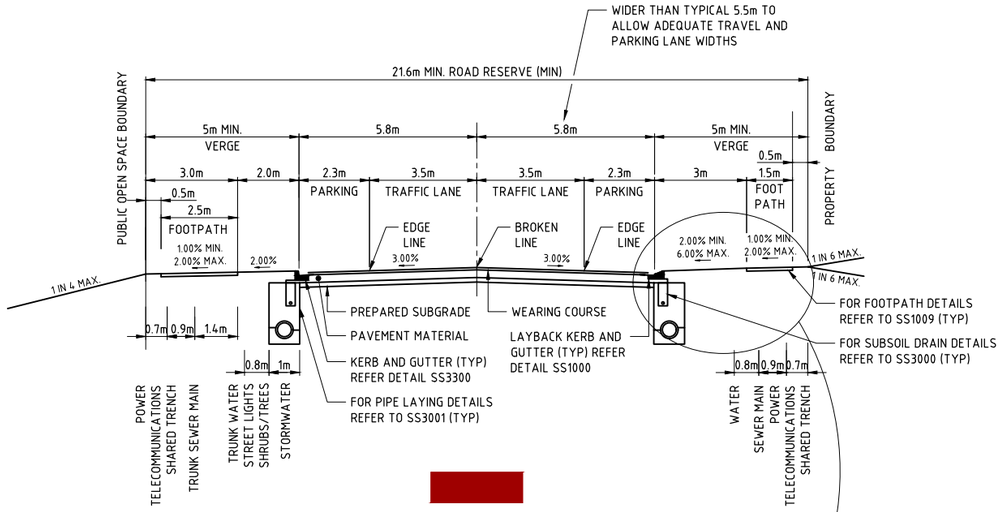
Datum AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CR22 | A |

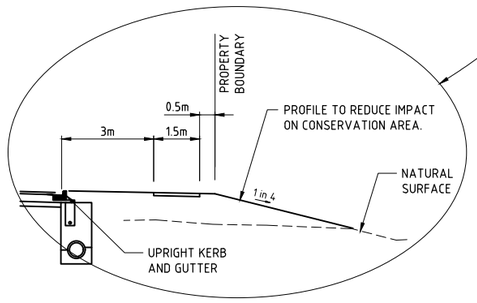
User: RICHARD.FERGUSON File Name: S:\12dsVdata\MANTIDS\YN01\B00612_2892\4 CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12-18\B00612-DA-ROP
Plot Date: 6/03/2026 11:24:15 AM




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

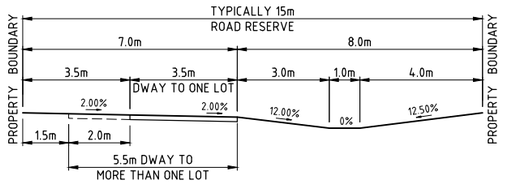
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



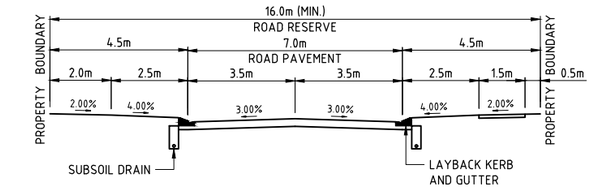

## ALTERNATE SECTION

SCALE 1:100



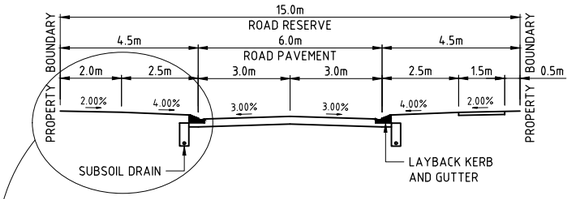

## DRIVEWAY ACCESS

SCALE 1:100



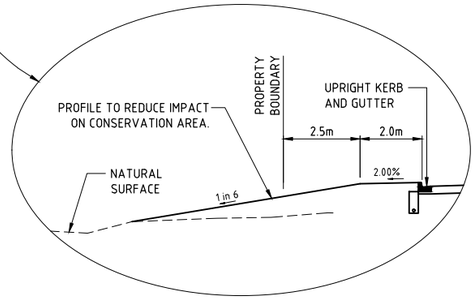

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

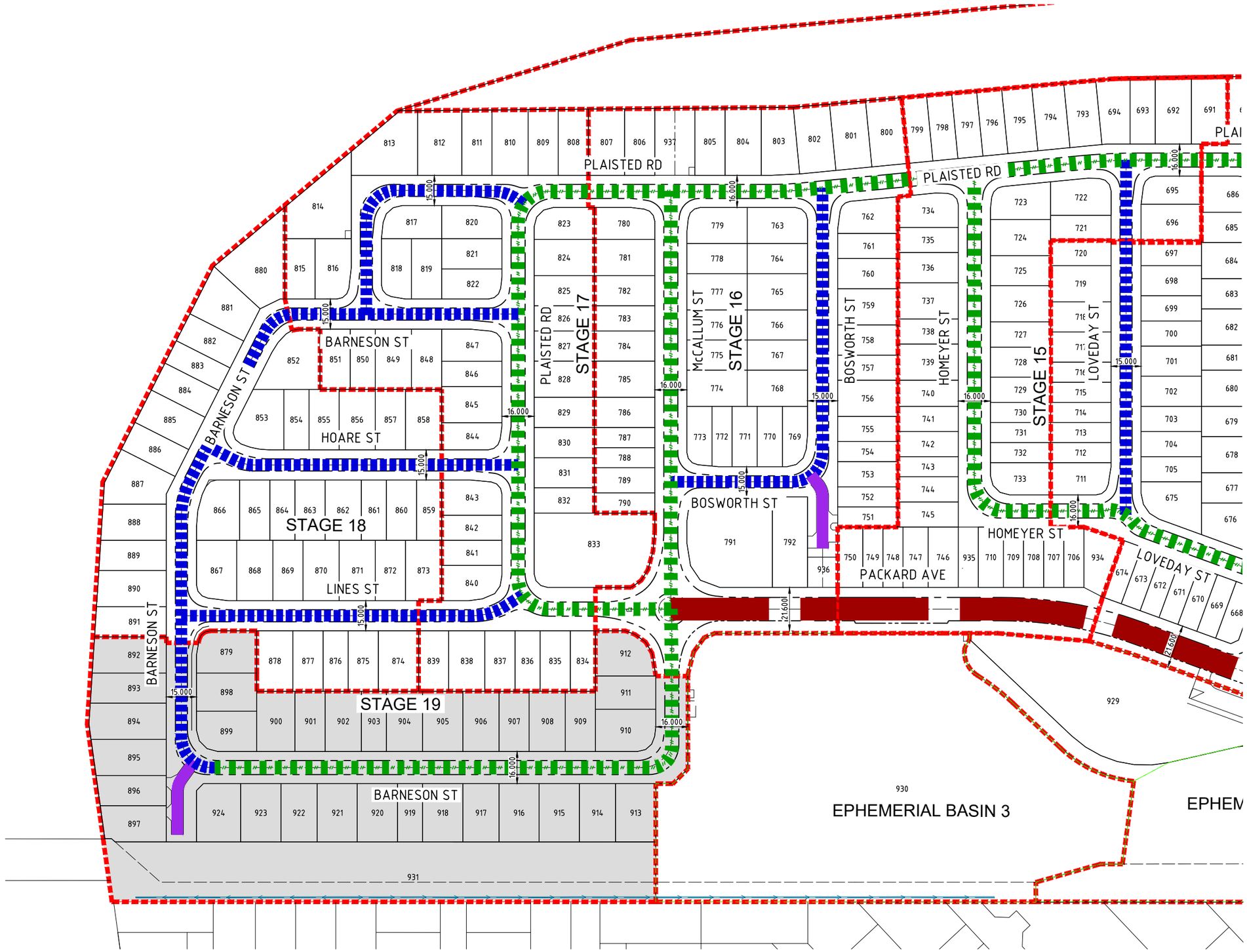
Title: DA STAGE 10 - STAGE 18
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR23 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00610_2992\L CIVIL_DRGS\v2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:16 AM




LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED LOT BOUNDARY

ROAD HIERARCHY

- 21.6m WIDE (MIN.) SECONDARY COLLECTOR ROAD IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1001
- 16.0m WIDE (MIN.) ACCESS STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- 15.0m WIDE MINOR STREET IN ACCORDANCE WITH NT SDG STANDARD DRAWING SS 1000
- CONCRETE DRIVEWAY ACCESS
- STAGE 19 DEVELOPMENT AREA: DA-STAGE 11

0 20 40 60 80 100m

SCALE 1:1000 (A1) 1:2000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

User: RICHARD FERGUSONFile Name: S:\12Ds\data\MAN\2DSYN01\B00612_2892v4.CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12-19\B00612-DA-RDP

Plot Date: 6/03/2026 11:24:17 AM

REVISION IN PROGRESS

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|---|---|---|---|---|---|---|
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THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

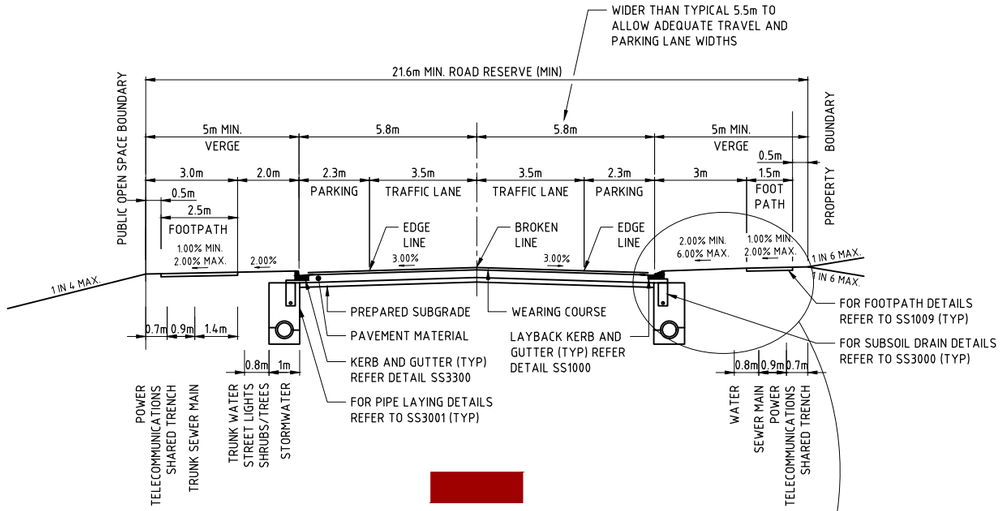
Title: DA STAGE 11 - STAGE 19 ROAD HIERARCHY PLAN

Datum: AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

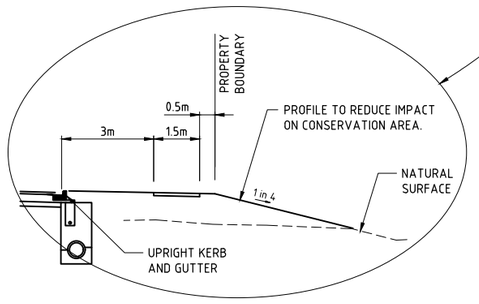
Project No. B00612 | Drawing No. DA-CR24 | Rev A




## NT SDG 21.6m (MIN.) - SECONDARY COLLECTOR

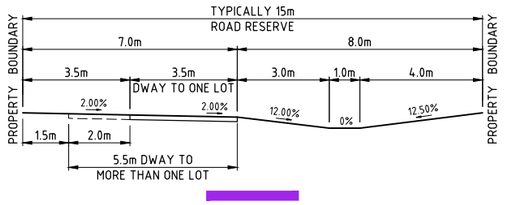
SCALE 1:100

REFER NTG STD DWG SS1000 & SS1001



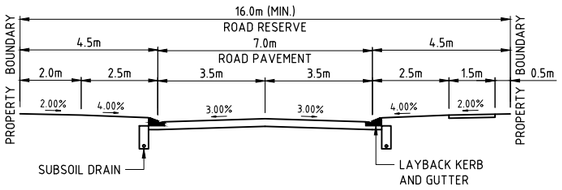

## ALTERNATE SECTION

SCALE 1:100



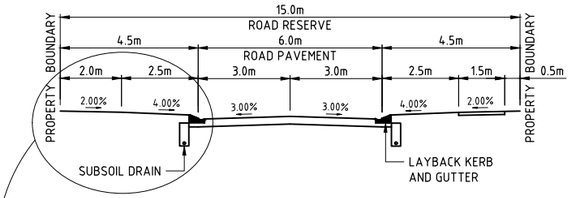

## DRIVEWAY ACCESS

SCALE 1:100



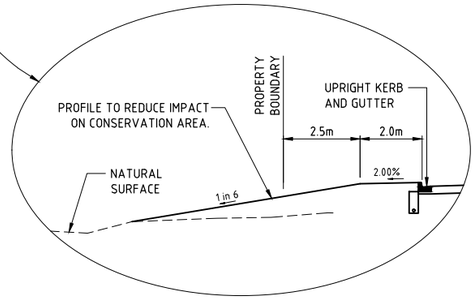

## NT SDG 16.0m (MIN.) - ACCESS STREET

SCALE 1:100




## NT SDG 15.0m - MINOR STREET

SCALE 1:100




## ALTERNATE SECTION

SCALE 1:100

0 2 4 6 8 10m

2.0 1.5 1.0 0.5

SCALE 1:100 (A1) 1:200 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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| A | ORIGINAL ISSUE | | | | | |

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THE HEIGHTS

DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: DA STAGE 11 - STAGE 19
ROAD HIERARCHY TYPICAL SECTIONS

Datum: AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CR25 | Rev A

User: RICHARD FERGUSON File Name: S:\12bs\data\MANI2DSYN01\B00612_2992\L CIVIL_DRGS\v4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:18 AM

BUS STOP No. 2 CATCHMENT (400m RADIUS)

BUS STOP No. 1 CATCHMENT (400m RADIUS)

STAGE 17

STAGE 16

STAGE 15

STAGE 14

STAGE 13

STAGE 12

STAGE 18

STAGE 19

STAGE 11

EPHEMERIAL BASIN 3

EPHEMERIAL BASIN 2

EPHEMERIAL BASIN 1

PROPOSED DIPL BUS STOP No. 2. REFER DETAIL A

PROPOSED DIPL BUS ROUTE

PROPOSED DIPL BUS STOP No. 1. REFER DETAIL B

EXISTING DIPL BUS ROUTE

EXISTING DIPL BUS STATION

ROAD 03 (PACKARD AVE)

PROPOSED DIPL BUS STOP No. 2
AS PER DIPL STD DWG. CS-3733

12.000 3.600 19.000 7.100 24.600

DETAIL A
SCALE 1:250 (A1)

ROAD 03 (PACKARD AVE)

PROPOSED DIPL BUS STOP No. 1
AS PER DIPL STD DWG. CS-3733

12.000 3.600 19.000 7.100 24.600

DETAIL B
SCALE 1:250 (A1)

0 30 60 90 120 150m
28 21.5 14 7.5
SCALE 1:1500 (A1) 1:3000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

0 5 10 15 20 25m
5 3.75 2.5 1.25
SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
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THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title PUBLIC TRANSPORT PLAN

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

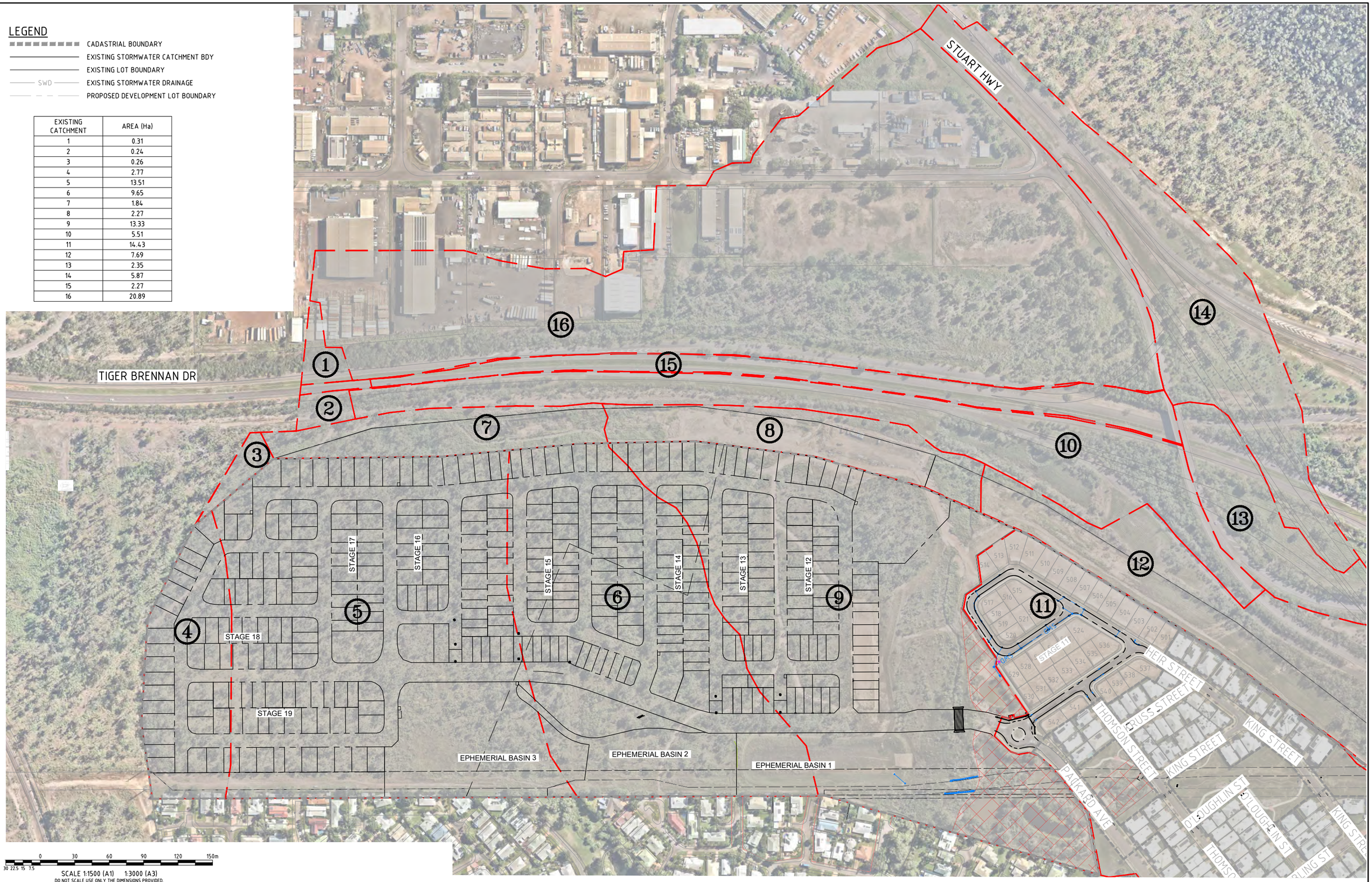
Project No. B00612
Drawing No. DA-CR26
Rev A

User: RICHARD FERGUSON File Name: S:\12dsl\data\MANTOOLS\YNOT\B00612_299214_CIVIL_DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-RDP
Plot Date: 6/03/2026 11:24:20 AM

LEGEND

- CADASTRIAL BOUNDARY
- EXISTING STORMWATER CATCHMENT BDY
- EXISTING LOT BOUNDARY
- SWD — EXISTING STORMWATER DRAINAGE
- PROPOSED DEVELOPMENT LOT BOUNDARY

| EXISTING CATCHMENT | AREA (Ha) |
|---|---|
| 1 | 0.31 |
| 2 | 0.24 |
| 3 | 0.26 |
| 4 | 2.77 |
| 5 | 13.51 |
| 6 | 9.65 |
| 7 | 1.84 |
| 8 | 2.27 |
| 9 | 13.33 |
| 10 | 5.51 |
| 11 | 14.43 |
| 12 | 7.69 |
| 13 | 2.35 |
| 14 | 5.87 |
| 15 | 2.27 |
| 16 | 20.89 |




0 30 60 90 120 150m

30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

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| A | ORIGINAL ISSUE | | | | | |

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Date Register

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THE HEIGHTS

DURACK

EMPOWER

Client URBEX PTY LTD

Project THE HEIGHTS STAGES 12-19 DA

Title STORMWATER CATCHMENT PLAN
PRE DEVELOPMENT

Datum AHD
PSM .
RL .
CDU COORD

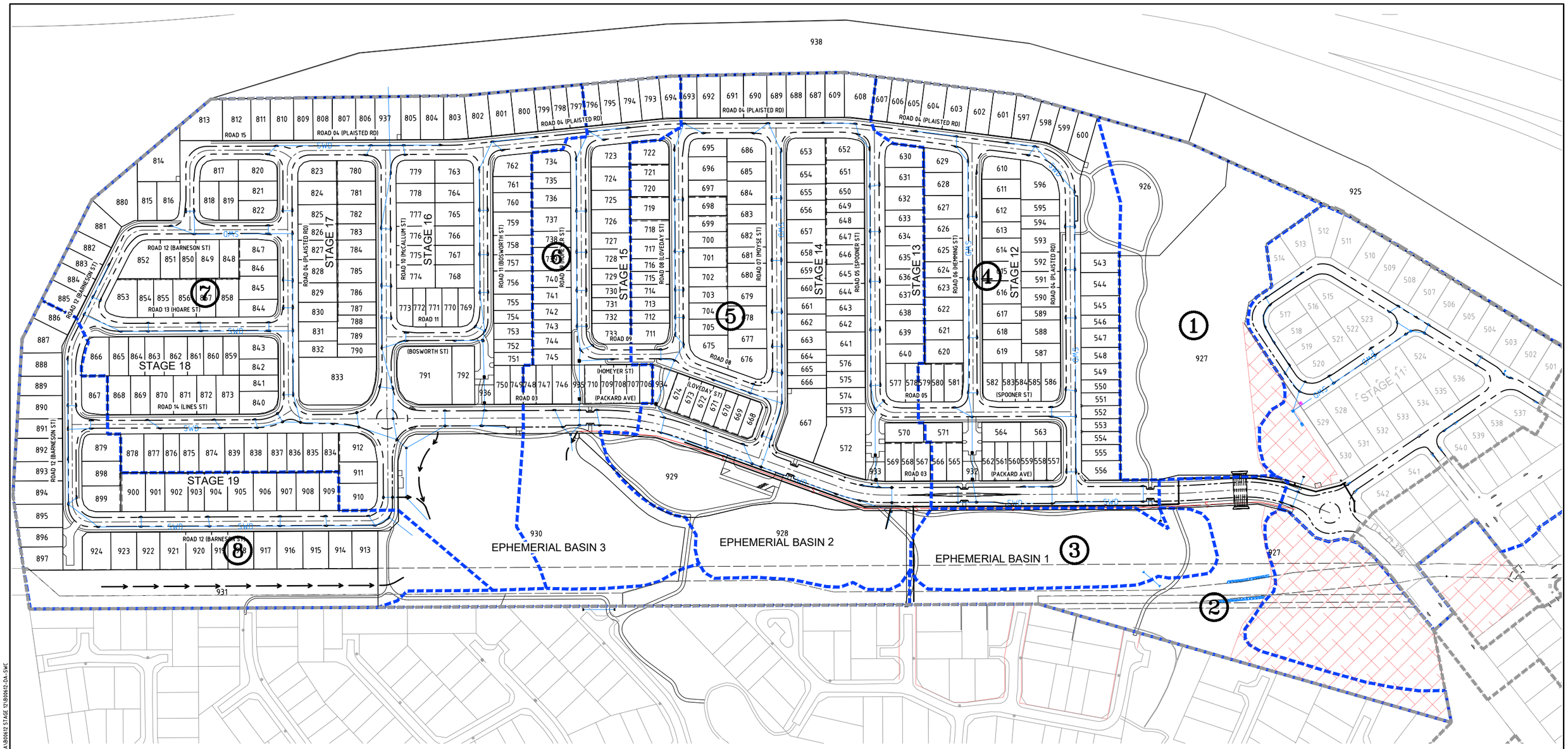
N

NOT FOR CONSTRUCTION

| Project No. | Drawing No. | Rev |
|---|---|---|
| B00612 | DA-CD01 | A |

User: RICHARD FERGUSON File Name: S:\Jobs\data\MAIN\2025\N01\B00612_2992\4_CIVIL_DRGS\4-2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SWC

Plot Date: 6/03/2026 11:24:44 AM




## LEGEND

- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- STORMWATER MANHOLE
- STORMWATER ROAD INLET
- STORMWATER CATCHMENT
- FUTURE STORMWATER OPEN SPACE

| EXISTING CATCHMENT | AREA (Ha) |
|---|---|
| 1 | 0.31 |
| 2 | 0.24 |
| 3 | 0.26 |
| 4 | 2.77 |
| 5 | 13.51 |
| 6 | 9.65 |
| 7 | 1.84 |
| 8 | 2.27 |

0 30 60 90 120 150m

30 22.5 15 7.5

SCALE 1:1500 (A1) 1:3000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
| A | ORIGINAL ISSUE | | | | | |

Registered Engineer

Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client: URBEX PTY LTD

Project: THE HEIGHTS STAGES 12-19 DA

Title: STORMWATER CATCHMENTS PLAN POST DEVELOPMENT

Datum AHD
PSM .
RL .
CDU COORD

NOT FOR CONSTRUCTION

Project No. B00612 | Drawing No. DA-CD02 | Rev A

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REVISED CATCHMENT C: 1169.0 EP

REVISED CATCHMENT D: 119.0 EP

EXISTING STAGE 11
CATCHMENT: 147 EP

EXISTING EASTERN
CATCHMENT: 628.5 EP

EXISTING WESTERN
CATCHMENT: 897 EP

225
225
225
225
225
225
225
225
225
300
300
300
600
600
600

0 50 100 150 200 250m
50 37.5 25 12.5
SCALE 1:2500 (A1) 1:5000(A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REVISION IN PROGRESS

| No. | Amendments | Drawn | Design | Design Chk | Appd | Date |
|---|---|---|---|---|---|---|
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Date Register

ENGINEERING CERTIFICATION

THE HEIGHTS
DURACK

EMPOWER

Client URBEX PTY LTD
Project THE HEIGHTS STAGES 12-19 DA
Title SEWER CATCHMENT PLAN

Datum
AHD
PSM .
RL .
CDU COORD

N

NOT FOR CONSTRUCTION

Project No. B00612-DA-SE01
Drawing No.
Rev A

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User: RICHARD FERGUSON File Name: S:\126s\data\MAN\2025\YNR\B00610_2992\4 CIVIL-DRGS\4.2 CURRENT\DA\B00612 STAGE 12\B00612-DA-SEWC
Plot Date: 6/03/2026 11:25:08 AM