



288m² denotes Building Envelope Area

Setbacks are face of building with eaves no greater than 900mm from face of building (fascias/gutters will be no less than 600mm off boundary when setbacks are 1.5m)

On corner blocks, setbacks to building line shall be 2500mm or 4500mm as shown and eaves no greater than 900mm Refer to Building Setback Diagrams

Lots less than 600m² to be developed in accordance with Clause 7.3.3(4) of the NT Planning Scheme

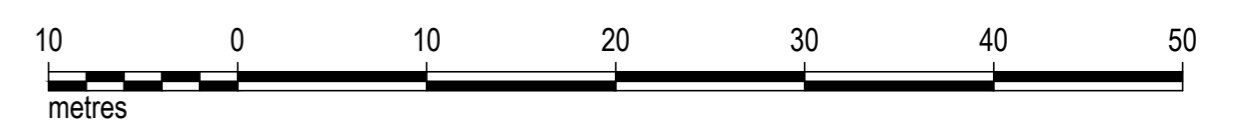
Refer to Building Setback Diagrams (plans 9492/22F & G) in conjunction with the Northcrest Design Guidelines for details of the permitted 1.5m articulation zone for porches, verandahs, decks, balconies and extent of eaves

Maximum overhang 900mm beyond setback for Lot 186

A garage may be built with a setback of 0.9m to a side boundary of a lot if -

- the structure contains no openings to that boundary, or includes only openings that are either glazed in an opaque material and cannot be opened, or have a sill height of at least 1.6m
- the structure is not more than 3.5 m in height; and
- the structure does not exceed 9.0 m in length
- the structure complies with the Building Code of Australia (BCA)

All areas and dimensions are subject to survey



SURVEY & PLANNING CONSULTANTS
10 HARVEY STREET
DARWIN NT 0801

PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

**SECTION 7349, HUNDRED OF BAGOT
NORTHCREST**

STAGES 2, PART 3A & PART 4 SETBACKS

Client **HALIKOS DEVELOPMENTS**

Licensed Surveyor:
Date:

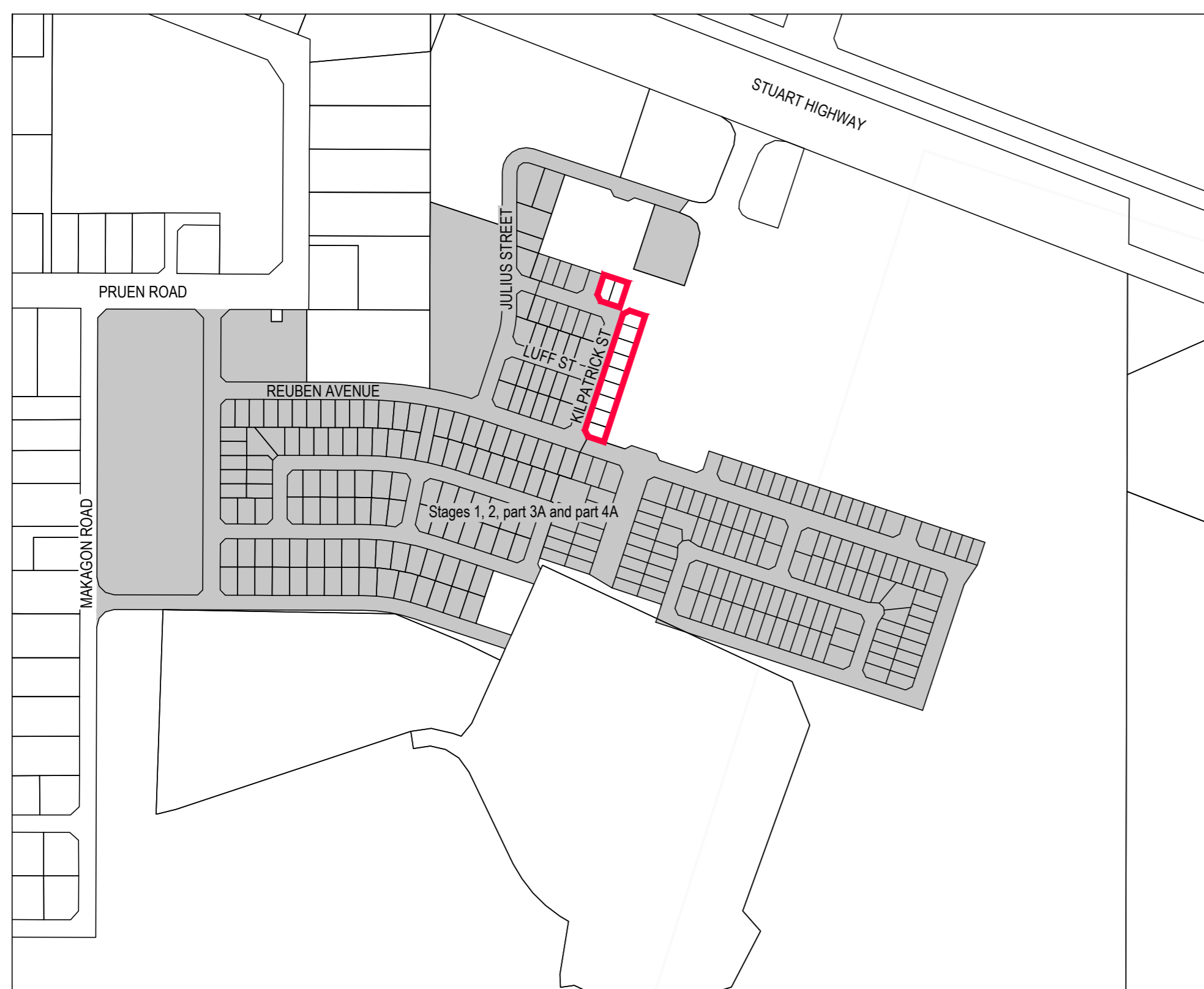
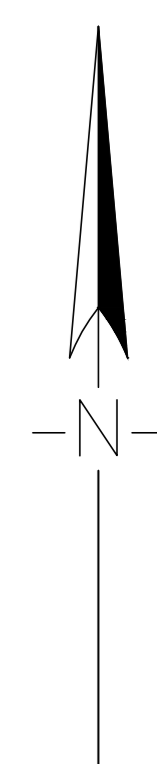
Drawn by: SJH
Date: 09.07.2020
Cad File: 9492-22Q.DWG

Scale: 1:400 (A1)

Datum:

Drawing No:

20/9492/22E-16
SHEET 5 OF 7



LOCATION DIAGRAM
Not to Scale



288m² denotes Building Envelope Area

Setbacks are face of building with eaves no greater than 900mm from face of building (fascias/gutters will be no less than 600mm off boundary when setbacks are 1.5m)

On corner blocks, setbacks to building line shall be 2500mm or 4500mm as shown and eaves no greater than 900mm Refer to Building Setback Diagrams

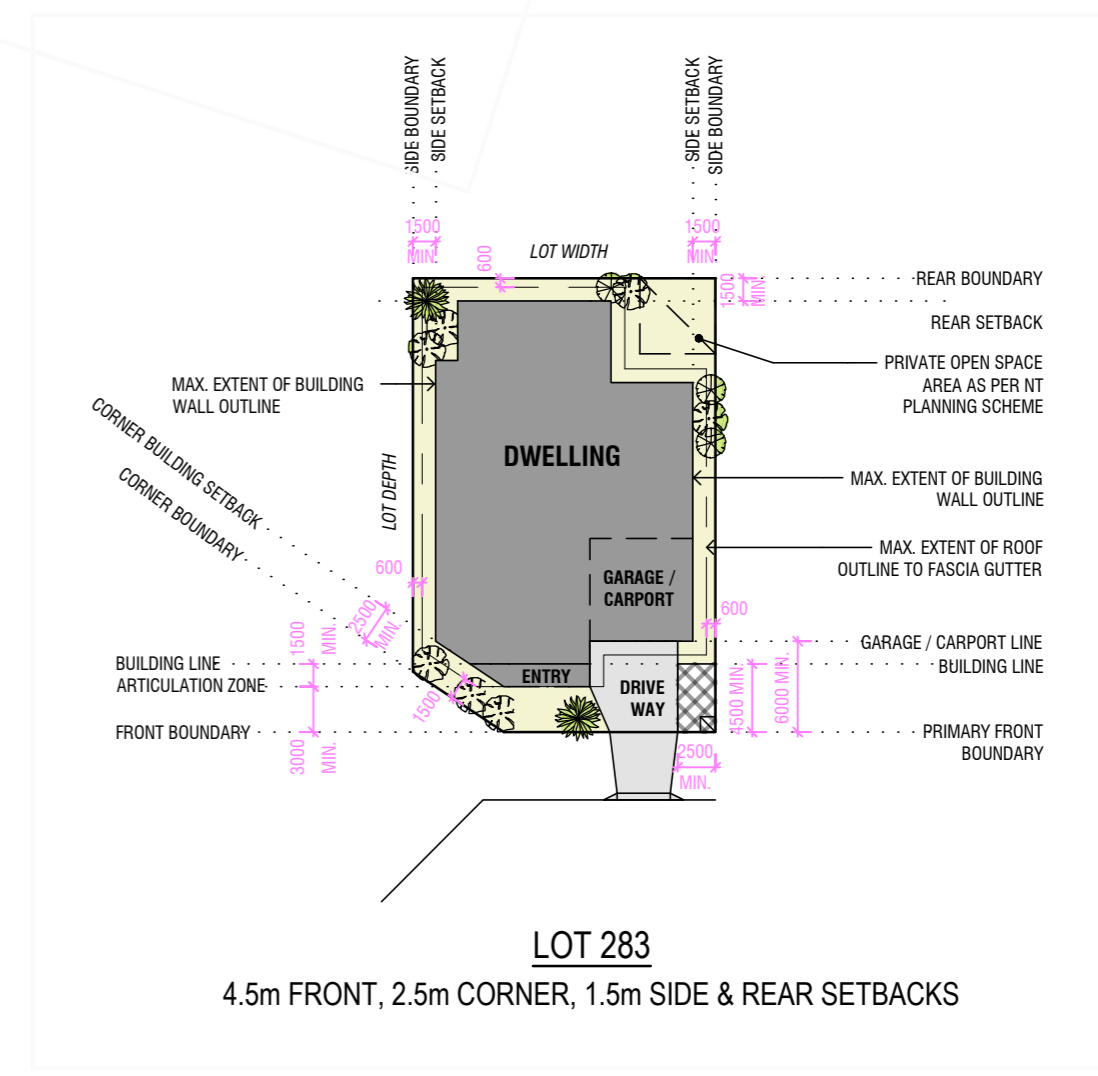
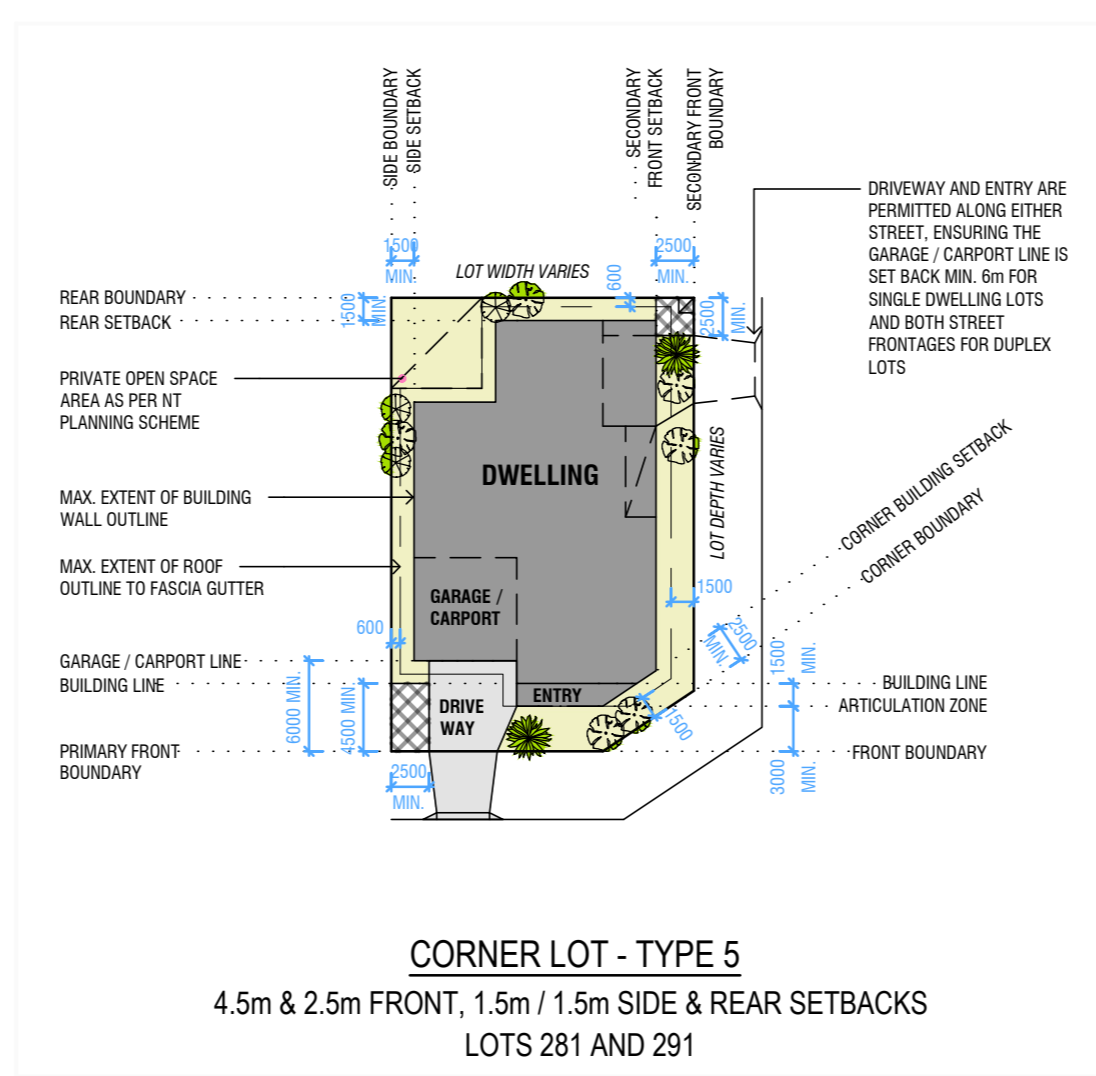
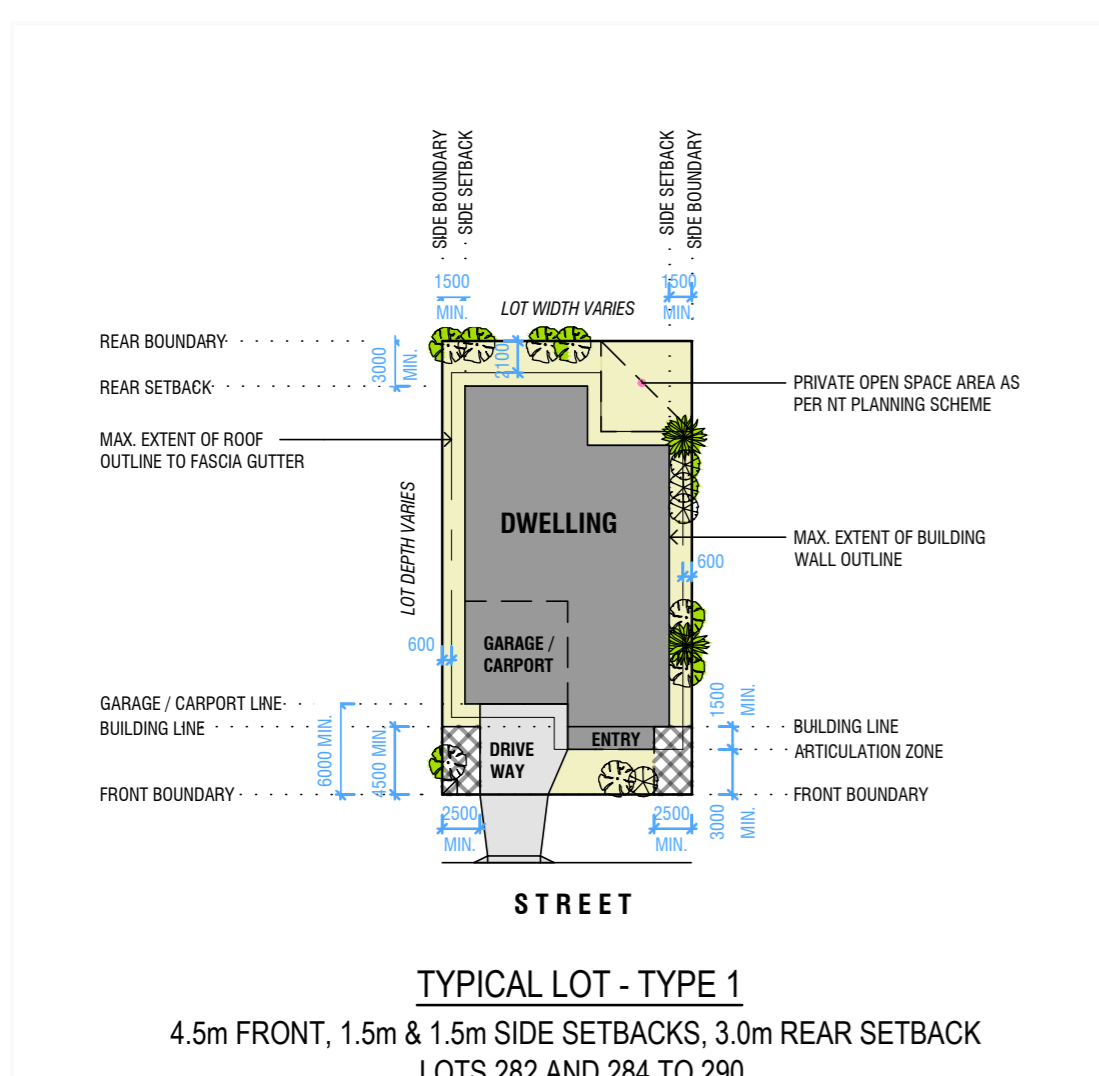
Refer to Building Setback Diagrams for details of the permitted 1.5m articulation zone for porches, verandahs, decks, balconies and extent of eaves

Maximum overhang of 900mm beyond setback on Lots 239 and 280

A garage may be built with a setback of 0.9m to a side boundary of a lot if -

- the structure contains no openings to that boundary, or includes only openings that are either glazed in an opaque material and cannot be opened, or have a sill height of at least 1.6m
- the structure is not more than 3.5 m in height; and
- the structure does not exceed 9.0 m in length
- the structure complies with the Building Code of Australia (BCA)

All areas and dimensions are subject to survey



LEGEND
CLEAR SERVICE CORRIDOR AREA BETWEEN FRONT BOUNDARY LINE AND FRONT SETBACK LINE, APPLICABLE TO ALL FRONT CORNERS



SURVEY & PLANNING CONSULTANTS
10 HARVEY STREET
DARWIN NT 0801

PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

SECTION 7349, HUNDRED OF BAGOT
NORTHCREST

STAGE 3C - SETBACKS

Client **HALIKOS DEVELOPMENTS**

Scale: 1:500 (A1)

Licensed Surveyor:
Date:

Datum:

Drawn by: SJH

Date: 30.06.2020

Cad File: 9492-51B.DWG

Drawing No:

20/9492/51B