

NOTES

- General:**
1. All development is to be undertaken in accordance with the Plan and Development.

Orientati

2. Entries - Front doors and letterboxes of dwellings are to address the Primary Street frontage.
3. Where dwellings encompass more than one frontage they are to be designed to address each street frontage.

Setbacks:

4. Subtasks are as per the Site Development Table unless otherwise specified.
5. Bullt to boundary walls are preferred where shown.
6. Bullt to boundary walls are to have a maximum height of 3.5m.
7. Boundary subtasks are measured to the wall of the structure.
8. Eaves should not encroach (other than where building is built to boundary) closer than 300mm to the lot boundary excluding the Primary Street frontage where eaves should not be closer than 2.4m.

Parking:

9. Minimum of 2 bed dwellings - Studio, 1 and 2 bed dwellings - 1 space per dwelling
- Other - 2 spaces per dwelling, which may be in tandem.
10. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
11. Double garages will not be permitted on any lot less than 10.0m wide
12. Double garages must be permitted on a lot $\geq 10.0m$ wide and $\leq 12.5m$ wide where the dwelling is more than one storey in height, and where:
 - the garage is setback of least 1m behind the main face, excluding balconies.
- The dwelling and double garage doors are articulated, comprise a mix of materials and colours, or are staggered
13. Parking spaces on driveways do not have to comply with A32890.

Site Cover and Amenity:

20. Site cover for each lot is not to exceed 70% of the lot.
21. Privé open space must be directly accessible from the main living area, and:
 - dwellings with their main living area located at ground level have a private open space not less than 9m² with a minimum dimension of 2.4m; or
 - dwellings with their main living area located above ground level have a balcony, or a private open space, which may be in the form of a balcony, with a minimum dimension of 1.7m.
22. The outlook from the floor or around storey windows, terraces, and decks, and other private areas is obscured or screened where a direct view at a distance closer than 9.0m would be available into the private open space or a living area or an existing dwelling.
23. All habitable rooms must incorporate at least two (2) openings to facilitate cross ventilation. The openings shall have a minimum area of no less than 5% of the total floor area of the room. Openings can include, or combination of:
 - External opening windows
 - Internal opening windows
 - Inward opening windows
 - Inward and/or roof ventilation shafts; skylights; and
 - Louvered windows
24. For clarity, the two (2) openings can not be located on the same wall and must be at least 2m apart.
- At habitable rooms must incorporate at least one opening to facilitate access to natural light. Openings can include, or combination of:
 - External opening windows
 - Inward opening windows; and
 - Ceiling and/or roof ventilation skylights.

Buildings

22. Buildings **are** visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows received into the facade
 - balconies, porches, or verandas provided
 - window hoods provided
 - facade lines creased on the building through minor changes in the facade (100mm minimum)
 - use more than one building material on the facade.

Fencing:

27. Fencing on all Primary Street frontages to be either 50% transparent up to 1.5m high or not to exceed 1.2m in height.
28. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).
29. Fences on Secondary Street frontages to be 50% transparent and not exceed 1.5m in height.

Driveways:

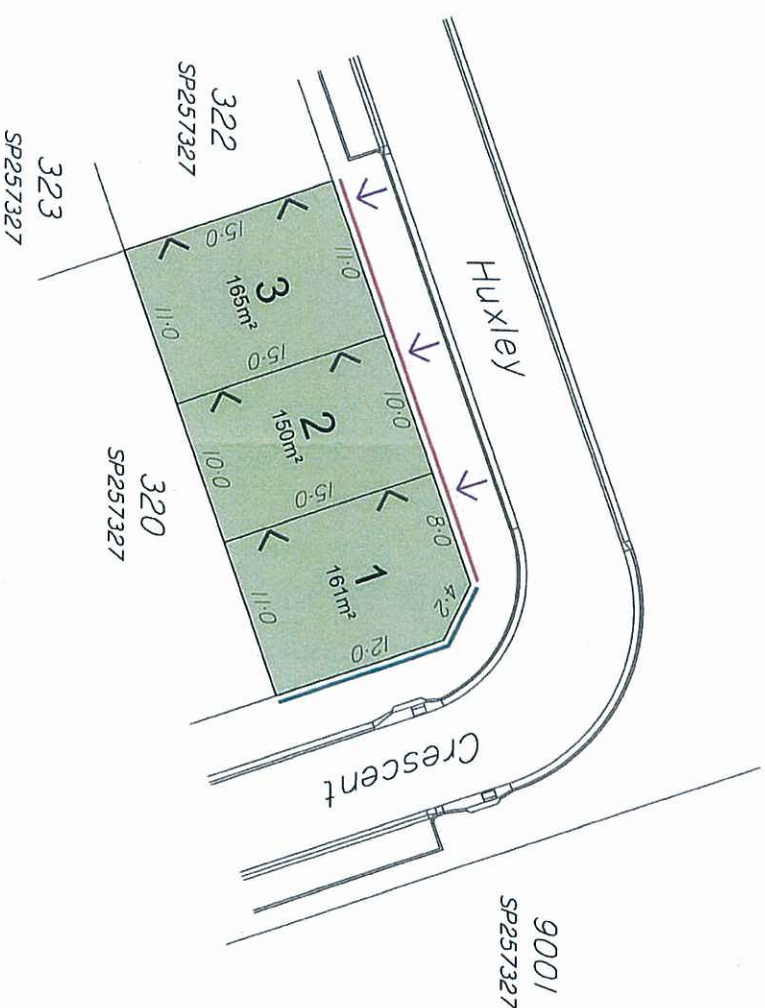
- 30 The maximum width of a driveway:
- 31 a) serving a double garage shall be 4.8m of the lot boundary
- 32 b) serving a single garage shall be 3.0m of the lot boundary
- 33 c) a maximum of one driveway per dwelling is permitted
- 34 Driveways should avoid on-street works such as dedicated on-street
- 35 parking bays, drainage pits and service pits.
- 36 The minimum distance of a driveway from an intersection of one street
- 37 with another street shall be 6.0m, except where the driveway is from a
- 38 driveway.

Definitions:

- Streets - Roads/Streets other than a laneway.
- Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

Site Development Table		Urban Allotments 7.5m – 11m Frontage
Front/Primary Frontage		Ground Floor
Rear	3.0m	3.0m
Side – General lots	0.9m	0.9m
Build to Boundary	0.0m	0.0m
Non Build to Boundary	--	--
Corner Lots – Secondary Frontage	1.5m	1.5m

PLAN OF DEVELOPMENT



LEGEND

-  Build to Boundary (preferred)
 Primary Street Frontage
 No vehicle access
 Preferred Driveway location
 Lot Type
 Urban Allotment (7.5m - 11m Frontage)



Lots 1 to 3
Cancelling Lot 321 on SP257327

Parish of Stuart
County of Elphinstone
City of Townsville

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

10 OCT 2013

MEDQ



brazier motti

P 1300 267 878

www.braziermotti.com.au Plan No: 40043/001 C

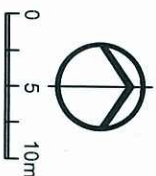
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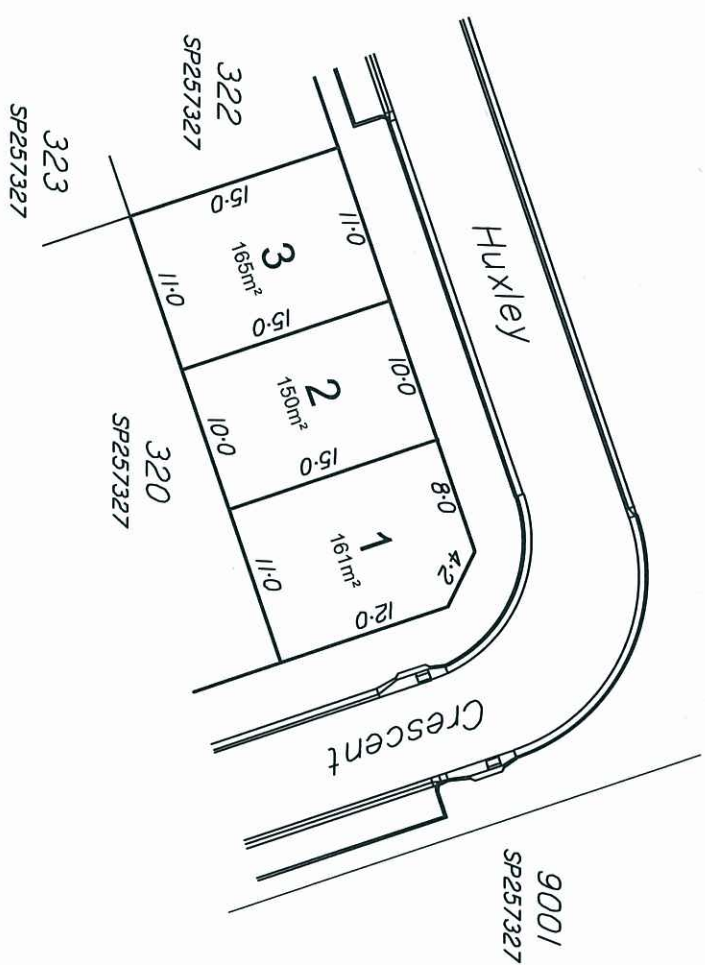
Job No: 40043/001-01

surveying | town planning | project management | mapping and GIS



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Cancelling Lot 321 on SP257327

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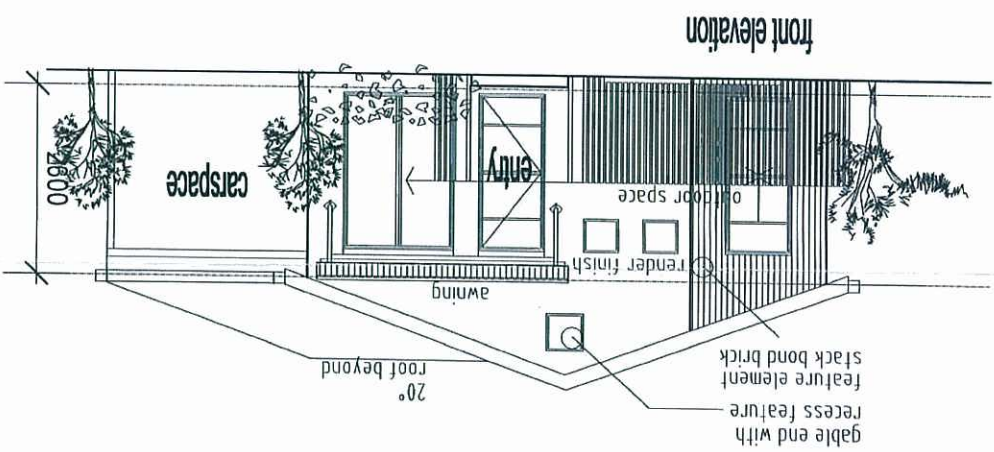
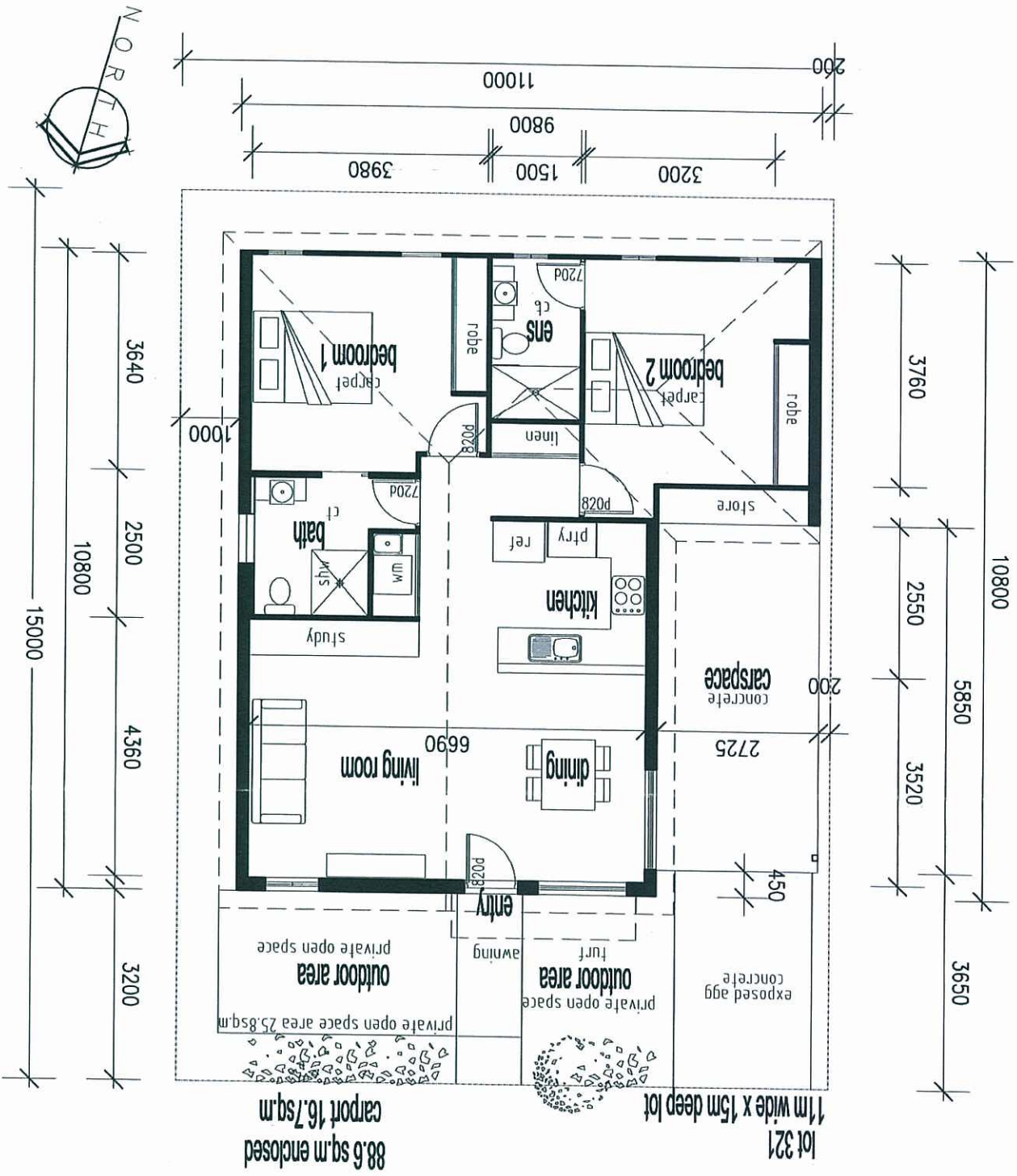


PROPOSED RECONFIGURATION

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
10 OCT 2013
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This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

Lot321
11m x 15m corner plan/ elevation concept
SCALE 1:100

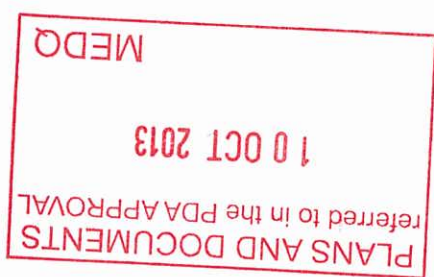


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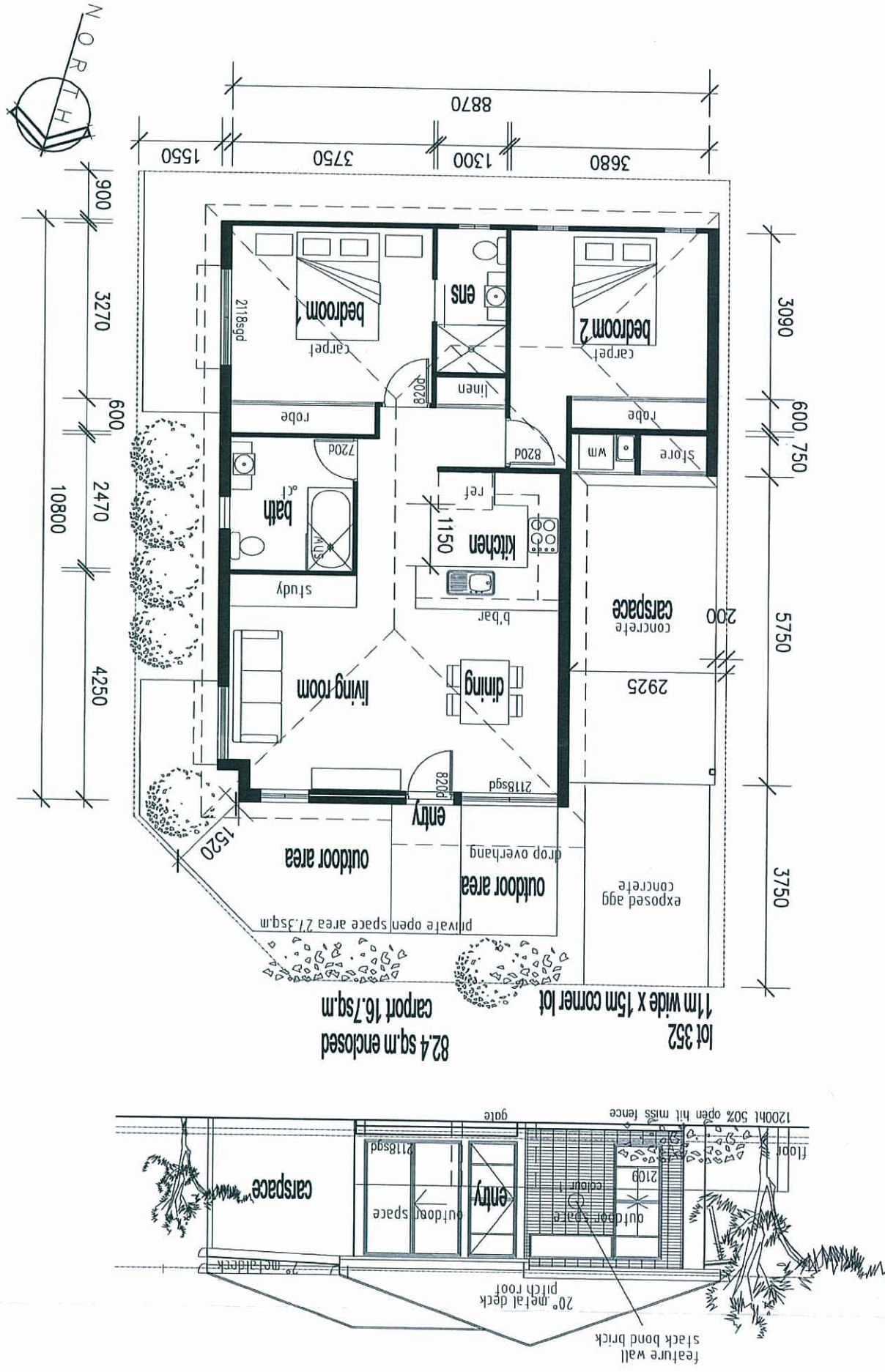
10m x 15m corner plan/ elevation concept
SCALE 1:100

ARCHITECTURE - INTERIOR DESIGN - URBAN DESIGN and PLANNING - ENVIRONMENTAL DESIGN

act - nsw - qld - vic
www.freespacedesign.com.au



11m x 15m corner plan/ elevation concept
SCALE 1:100



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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freespace design

ARCHITECTURE - INTERIOR DESIGN - URBAN DESIGN and PLANNING - ENVIRONMENTAL DESIGN

david gallez architect

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www.freespacedesign.com.au

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LEGEND:

- 1000mm PROPOSED WATER MAIN & DIAMETER
- 600mm PROPOSED POLY WATER MAIN & DIAMETER
- FH PROPOSED FIRE HYDRANT & VALVE
- GV PROPOSED GATE VALVE
- EXISTING WATER MAIN

WATER NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT COUNCIL AND WSAA STANDARD DRAWINGS.
- ALL WATER MAINS ARE TO BE LOCATED ON A 1.0m ALIGNMENT OFFSET FROM PROPERTY BOUNDARIES UNLESS OTHERWISE NOTED.
- MAINS TO BE UPVC CLASS PN16 SERIES 1.0. COMPATIBLE TO AS 1477 RUBBER RING JOINTED, WITH SOCKETED D.I.C.L. FITTINGS U.N.O. 600 MAINS TO BE POLYETHYLENE CLASS PN16 TO AS 4130.
- CONNECTION TO EXISTING WATER MAINS TO BE CARRIED OUT BY COUNCIL.
- CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES WITH THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION.

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR THROUGH CONTACTING THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORK

0 10.0 20.0 30.0
SCALE 1:500

URBAN LAND DEVELOPMENT AUTHORITY

THE VILLAGE - STAGE 3

RIVEREDGE BOULEVARD, OONOOBBA

WATER RETICULATION PLAN

DRAWING SIZE: SCALE 1:500
DRAWING NO. ULD002/12

REV C

CONSTRUCTION ISSUE

C	23/05/13	LOT LAYOUT AMENDED
B	18/06/13	MAINWAYING WAY ROAD LAYOUT AMENDED
A	01/03/13	ISSUED FOR APPROVAL/CONSTRUCTION
1	11/07/13	ISSUED FOR TENDER



REAL PROPERTY DESCRIPTION:

Lot 64 to 181 on SP2-7154

DRAWN: C.MELLIHAN

CHECKED: C.MELLIHAN

PROJECT MANAGER: M.ROSHAN

PROJECT DIRECTOR: P.ROSHAN

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DATE: 10 OCT 2013

