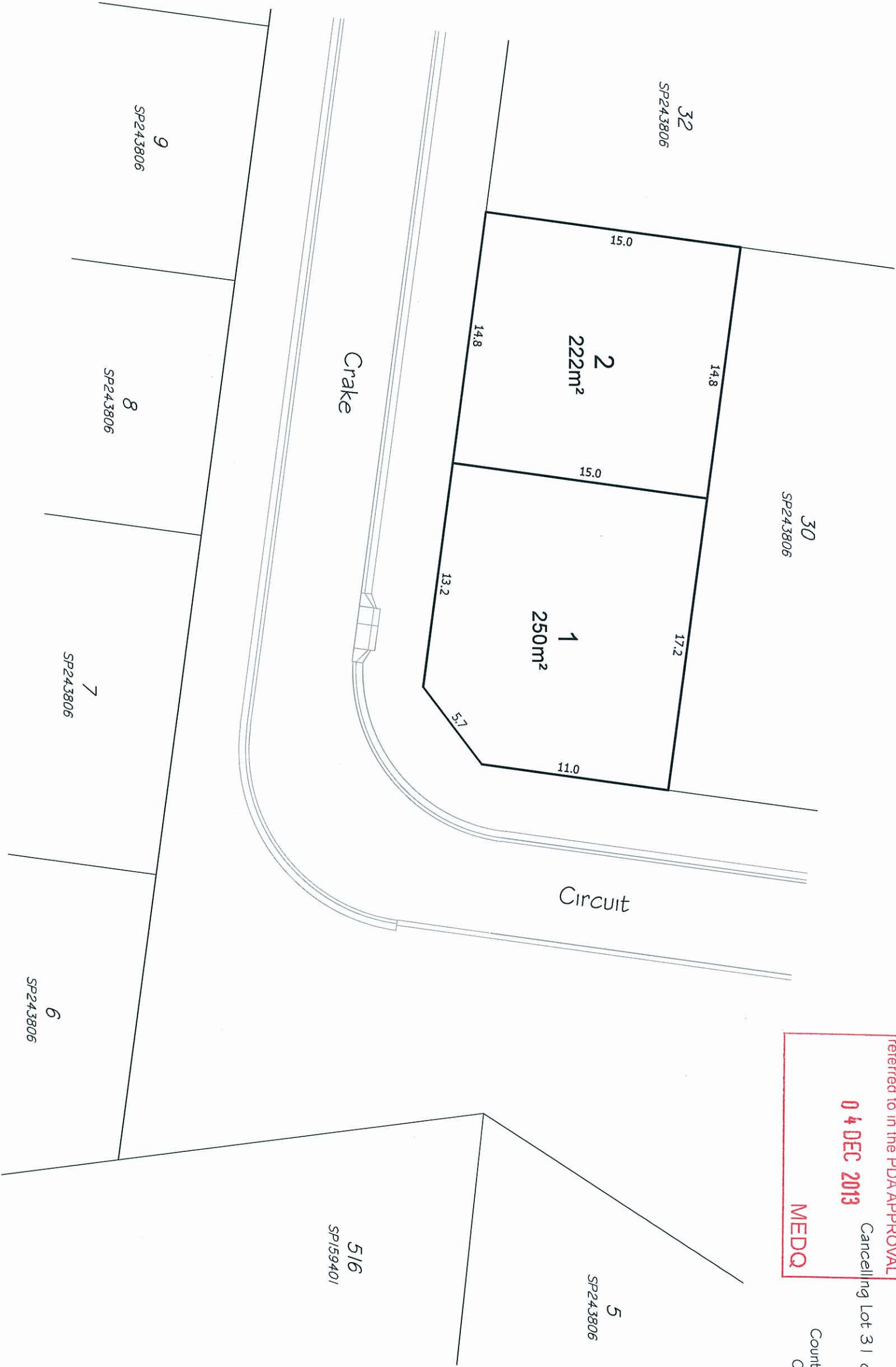


PROPOSED
RECONFIGURATION

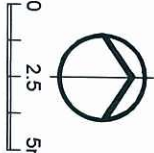


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

04 DEC 2013

Cancelling Lot 31 on SP243806
Parish of Stuart
County of Elphinstone
City of Townsville

MEDQ



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.



brozier mott

P 1300 267 878
W www.broziermott.com.au
Job No: 40043/002-01
Plan No: 40043/004 C

Date: 29th October 2013

Scale: 1:250 @ A3

Drawn: ALL

surveying | town planning | project management | mapping and GIS

PLAN OF DEVELOPMENT

NOTES

- General:**
- All development is to be undertaken in accordance with the Plan and Development.
- Orientation:**
- Entries - Front doors and letterboxes of dwellings are to address the Primary Street Frontage.
 - Where dwellings encompass more than one frontage they are to be designed to address each street frontage.
- Setbacks:**
- Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are preferred where shown. All build to boundary walls must comply with all fire safety standards.
 - Built to boundary walls are to have a maximum height of 3.5m.
 - Boundary setbacks are measured to the wall of the structure.
 - 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:**
- Minimum off-street parking requirements -
 - Studio, 1 and 2 bed dwellings - 1 space per dwelling covered.
 - Other - 2 spaces per dwelling, which may be in tandem, 1 covered, 1 open.
 - Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
 - Double garages will not be permitted on any lot less than 10.0m wide.
 - Double garages may be permitted on a lot $\geq$ 10.0m wide and $<$ 12.5m wide where the dwelling is more than one storey in height, and where:
 - the garage is setback at least 1m behind the main face, excluding balconies,
 - of the dwelling, and
 - the garage doors are articulated, comprise a mix of materials and colours, or
 - are staggered.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Amenity:**
- Site cover for each lot is not to exceed 70% of the lot.
 - Pitche open space must be directly accessible from the main living area, and:
 - dwellings with their main living area located at ground level have a pitche 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 pitche open space and not less than 5m² which may be in the form of a balcony with a minimum dimension of 1.2m.
 - The outlook from the first or second storey windows, balconies and decks and other private areas is obscured or screened where a direct view of a distance closer than 9.0m would be obtainable into the pitche open space or a living room of an existing dwelling.
 - 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
 - louvered windows
 - ceiling and/or roof ventilation ducts / skylights; and
 - Mechanical ventilation
 - For clarity the two (2) openings can not be located on the same wall and must be at least 2m apart.
 - All habitable rooms must incorporate at least one opening to facilitate access to natural light. Openings can include, or combination of:
 - external opening windows;
 - louvered windows; and
 - ceiling and/or roof ventilation skylights.
 - Allocated screened clothes drying and rubbish bin area or areas within the lot
- Buildings**
- Buildings that are visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows recessed into the facade
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100mm minimum)
 - use more than one building material on the facade.
- Fencing:**
- Fencing on all Primary Street Frontages to be either 50% transparent up to 1.5m high or not to exceed 1.2m in height.
 - Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).
 - Fences on Secondary Street Frontages to be 50% transparent and not exceed 1.5m in height.
- Driveways:**
- The maximum width of a driveway:
 - serving a double garage shall be 4.8m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary
 - A maximum of one driveway per dwelling is permitted.
 - Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
 - The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m, except where the driveway is from a laneway.
- 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.



PLANS AND DOCUMENTS
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04 DEC 2013

MEDQ

Canceling Lot 31 on SP243806

Lots 1 to 2

0 2.5 5m

Parrish of Stuart
County of Elphinstone
City of Townsville

SP243806

SP159401

SP243806

SP243806

SP243806

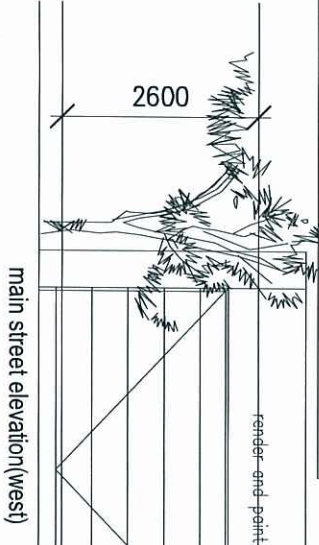
SP243806

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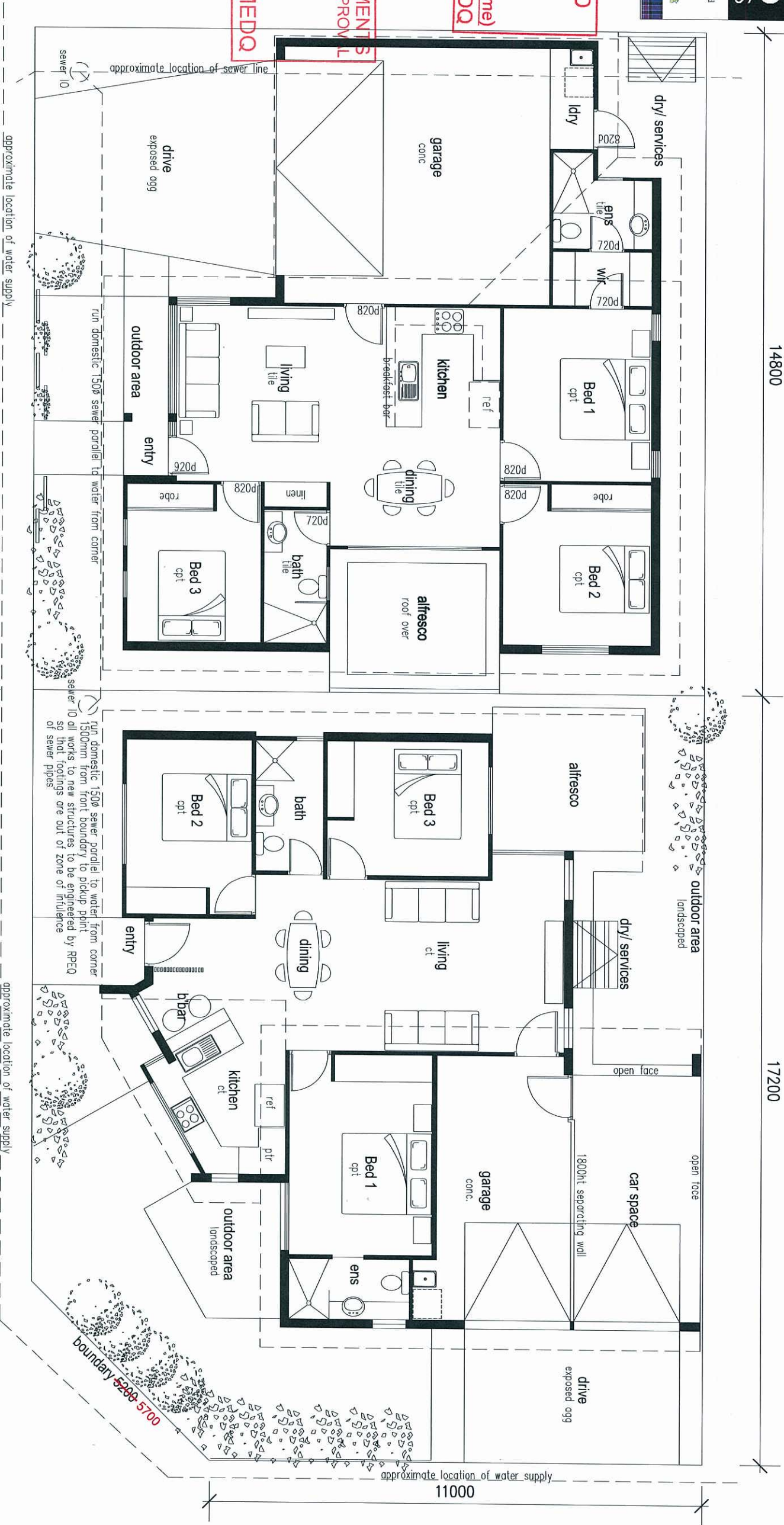
AMENDED IN RED
27 NOV 2013
By: *Brandon Budge* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
04 DEC 2013
MEDQ

site area 225sq.m
site cover to eave line 153.5sq.m or 68.2%

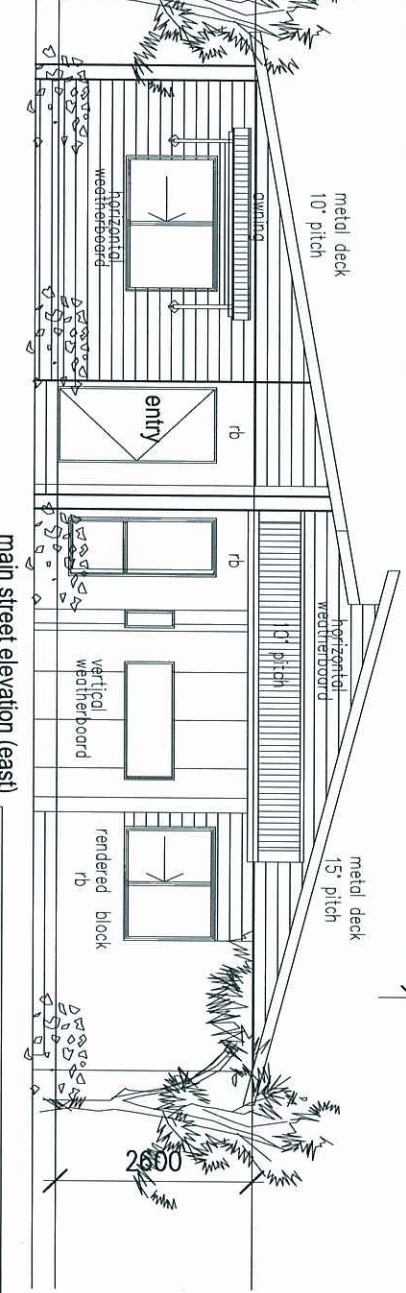


main street elevation(west)



site area 466sq.m (total of two lots)
site cover to eave 312.1sq.m or 66%

1-100 scale



main street elevation (east)

site area 241sq.m
site cover to eave line 158.6sq.m or 65.8%

lot 31 - Overall - revision F
freespace design
ARCHITECTURE - INTERIOR DESIGN - URBAN DESIGN and PLANNING - ENVIRONMENTAL DESIGN

david gallez architect
m - 0404 895 802 e - david@freespace.net.au A.B.N. 61 387 164 920

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