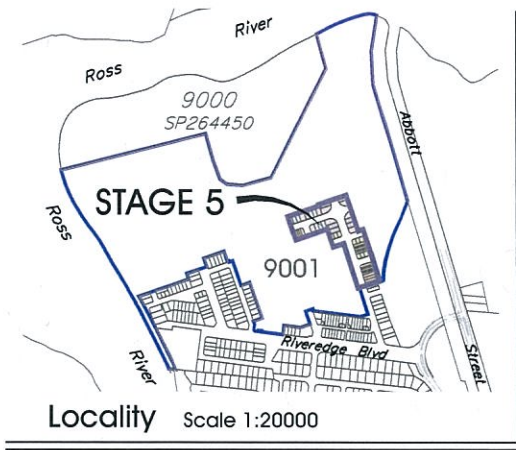




This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

- LEGEND**
- Stage Boundary
 - Build to Boundary (preferred)
 - Primary Street Frontage
 - No vehicle access
 - Preferred Driveway location
- Lot Type**
- Urban Allotment
 - Terrace Allotment (5m - 10m Frontage)
 - Villa Allotment Type 1 (10m frontage)
 - Villa Allotment Type 2 (11.5 & 12.5m frontage)
 - Courtyard Allotment Type 1 (15m frontage)



PROPOSED PLAN OF DEVELOPMENT

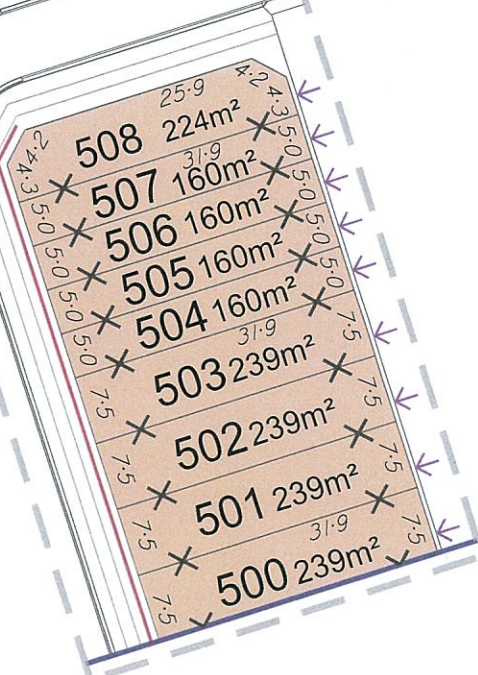
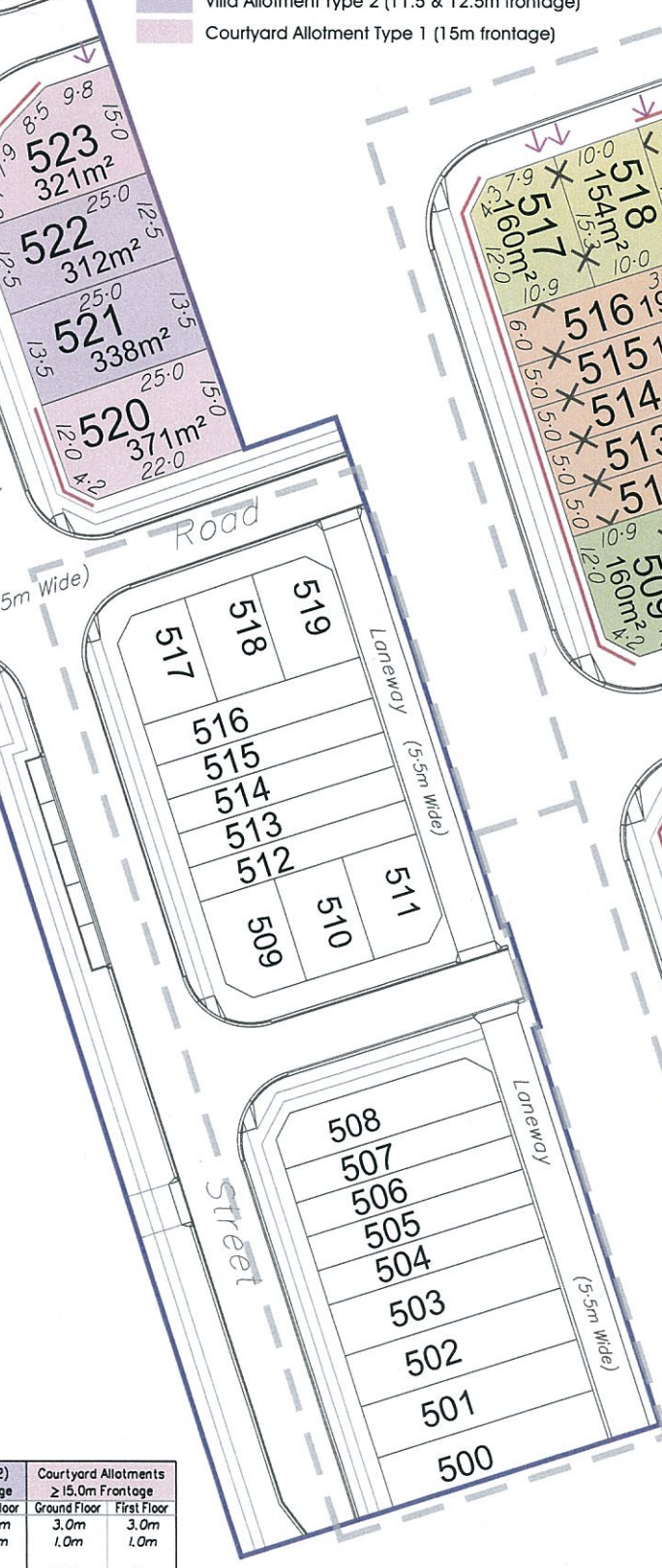
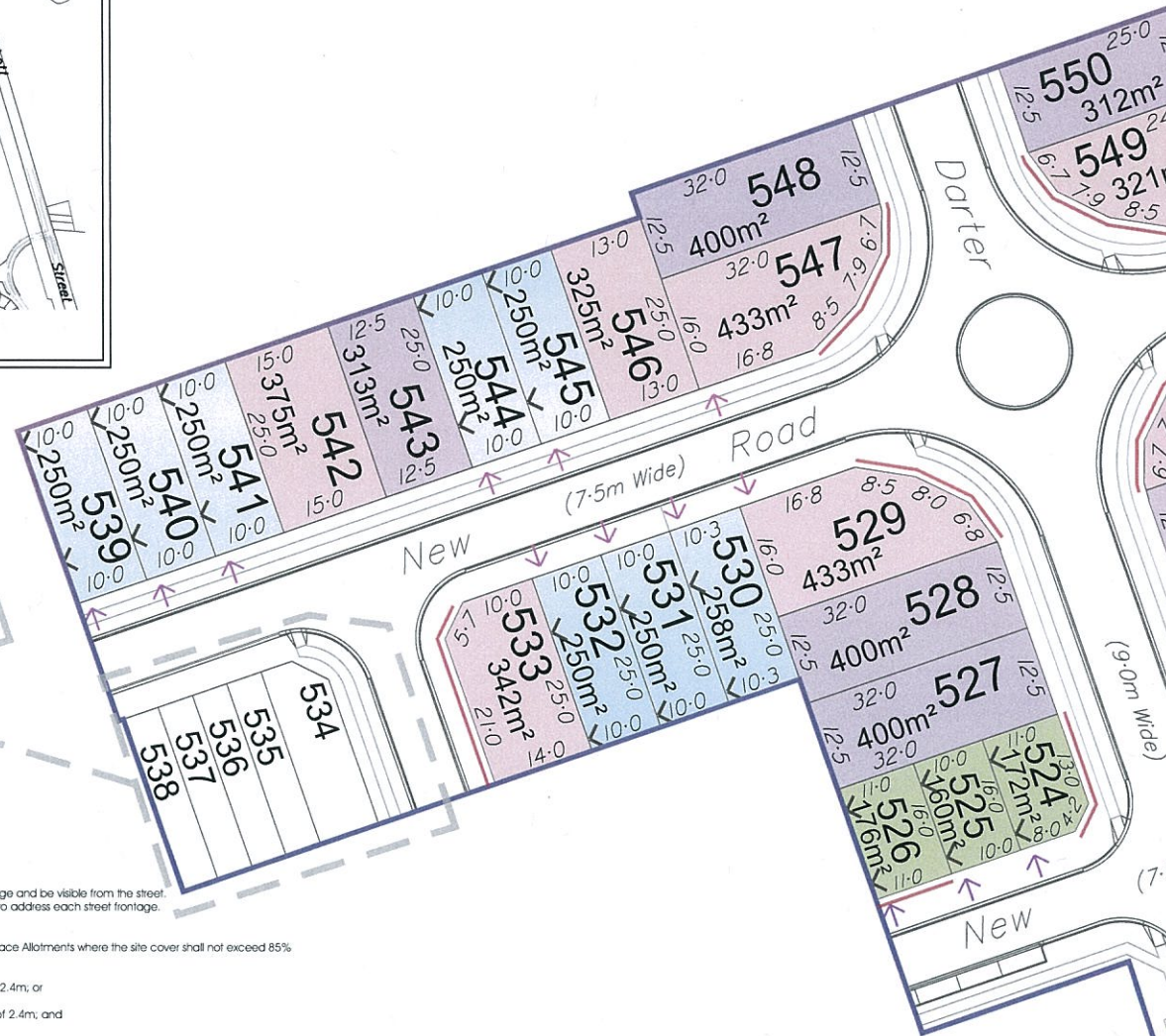
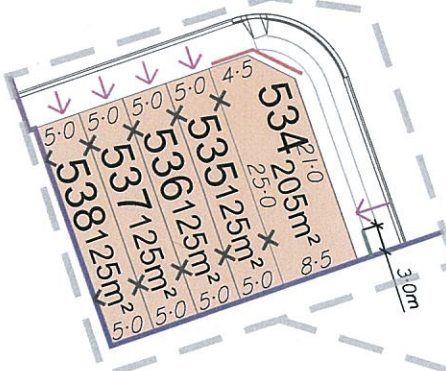
Lots 500 to 550

Parish of Stuart
County of Elphinstone
City of Townsville

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

- 1 SEP 2014

MEDQ



Notes :-

- General:**
- The maximum height of building shall not exceed 2 storeys.
- Orientation:**
- Entries - Front doors and letterboxes of dwellings are to address the Street Frontage and be visible from the street.
 - Where dwellings encompass more than one frontage they are to be designed to address each street frontage.
- Site Cover and Amenities:**
- Site cover for each lot is not to exceed 60% of the lot except on Urban and Terrace Allotments where the site cover shall not exceed 85% of the lot.
 - Minimum private open space requirements:
 - for a one bedroom or Studio house/unit, 5m² with a minimum dimension of 2.4m; or
 - for a two bedroom house/unit, 9m² with a minimum dimension of 2.4m; or
 - for a three or more bedroom house/unit, 12m² with a minimum dimension of 2.4m; and
 - the area must be accessed from a living area of the house/unit.
- Dwellings address parks and streets:**
- For buildings that have more than one street frontage or adjoin a park, the building design must ensure an attractive appearance is presented to the street frontage and, if applicable, the park.
 - Buildings must address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:
 - Verandahs
 - Porch
 - Awning and shade structures
 - Variations to roof and building lines
 - Inclusion of window openings
- Setbacks:**
- Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are preferred where shown.
 - Excluding Urban and Terrace Allotments, built to boundary walls are to have a maximum length of 15m and 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.
 - For Urban and Terrace Allotments, built to boundary wall shall not exceed 75% of the lot boundary length and 6m in height.
 - Buildings on lots less than 10m wide may be built to more than one boundary. However, the dwelling on the adjoining lot to which the built to boundary relates must be built simultaneously or setback according to the Site Development Table.
- Parking:**
- Minimum off-street parking requirements -
 - Studio 1 & 2 bedroom dwellings - 1 space per dwelling, covered.
 - 3 plus bedroom dwellings - 2 spaces which may be in tandem, 1 covered.
 - Double garages will not be permitted on any lot less than 10.0m wide.
 - Double garages may be permitted on a dwelling on allotments (not on a laneway) less than 12.5m wide but greater than 10m where special design merit can be demonstrated, including, but not limited to:
 - the garage has one side constructed as a built to boundary (BTB) wall in a position consistent with the Plan of Development for the lot
 - the garage doors are articulated, comprise a mix of materials and colours, and each wall containing a garage door has an articulated roof form reinforcing the distinct character of each of the building elements
 - the driveway of the garage is to taper down from the central edge to 3m at the lot boundary, equal to what would have been required if the garage were only a single garage
 - the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling
 - double garages not permitted on single storey dwelling on a lot less than 12.5m wide
- Carports may be permitted where screened from the front and sides with a maximum of 50% transparency and a minimum height of 2m above the carport slab level (i.e. the carport is only open to the rear boundary of the site). However, carports must not be provided to lots with a boundary to a public open space (Parkland), or a Primary Park Frontage.
- Driveways:**
- For conventional allotments (not laneway allotments) the following applies:
 - 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
 - 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.

- Urban and Terrace Allotments**
- Entries - Front doors of dwellings are to address the Primary Frontage and have a clearly identifiable front door and a Porch/undercover point of entry.
 - Where Urban and Terrace dwellings encompass more than one frontage they are to be designed to address each street frontage.
 - Have outdoor lighting to doorway entrance and a clearly identifiable letterbox and clear house number.
 - Built to boundary walls are to have a maximum height of 6.0m.
 - The outlook from the first or second 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 room of an existing dwelling.
 - All second storey windows, where within 9m of a habitable room or private open space of an adjoining lot, are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5m above floor level on the side elevations of the building.
 - External drainage pipes are integrated with the building design.
 - A screened drying and rubbish bin area(s) behind the main face of the 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 shafts / skylights; and
 - Mechanical ventilationFor 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.
- Fencing:**
- Houses on lots less than 250m² to include the following:
 - a) landscaping at the front of each lot / dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and contribute to the streetscape
 - b) windows to be provided with adequate sun shading and weather protection.
 - Fencing on all Primary Street Frontages to be either 50% transparent up to 1.5m high or not exceed 1.2m in height if solid.
 - Fencing on secondary street frontages to be a maximum of 1.5m high and no less than 25% transparent.

Site Development Table	Urban Allotments		Terrace Allotments 5m - 10m Frontage		Villa Allotments (1) 10m Frontage		Villa Allotments (2) 11.5-13.5m Frontage		Courtyard Allotments ≥ 15.0m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	1.5m	1.5m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear	1.0m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General lots										
Build to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Build to Boundary	0.9m	0.9m	-	-	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	0.5m	0.5m	-	-	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m

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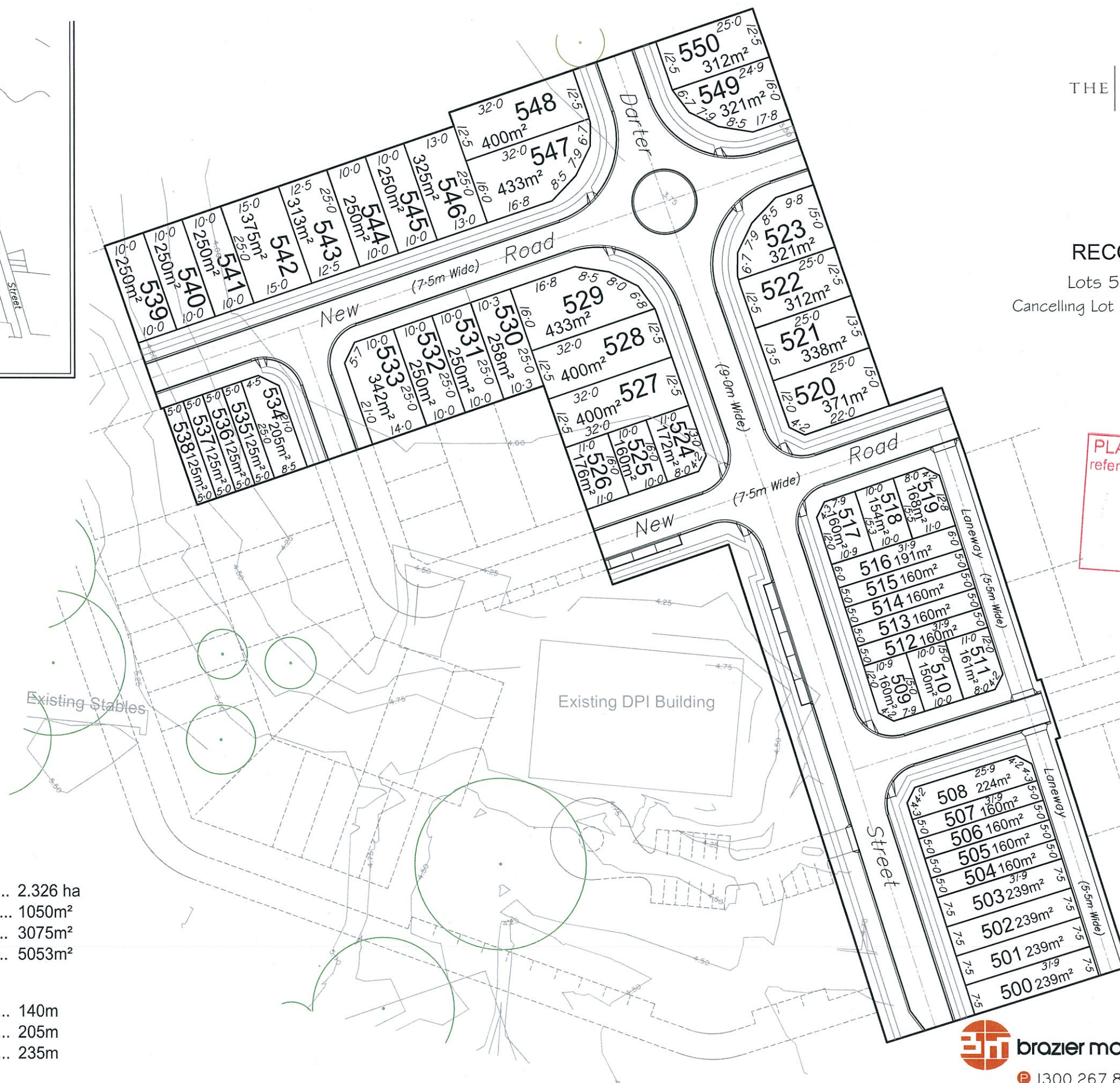
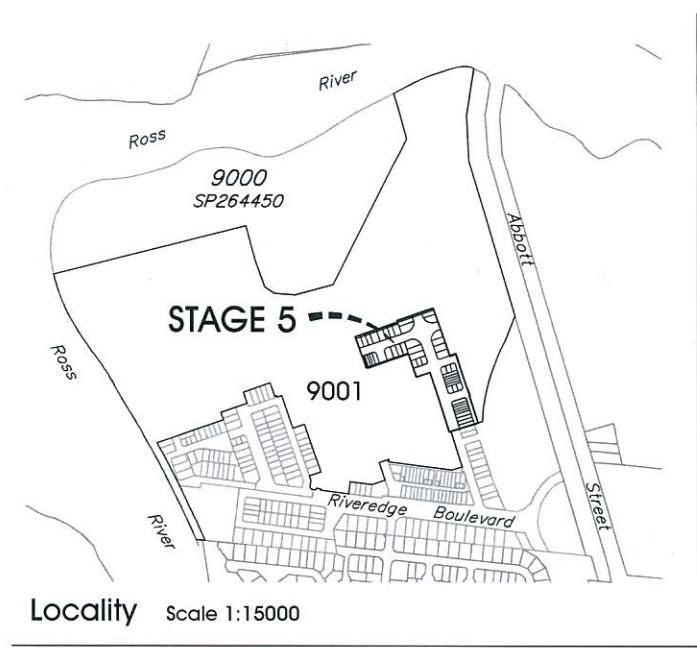
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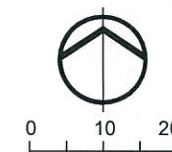
Drawn: SEM

Job No: 29060/052-01

Plan No: 29060/058 N



THE VILLAGE



PROPOSED RECONFIGURATION

Lots 500 to 550 & 9001
Cancelling Lot 9001 on SP268597

Parish of Stuart
County of Elphinstone
City of Townsville

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 1 SEP 2014

MEDQ

- STAGE 5 -

Areas

Stage Area	2.326 ha
7.5m Road Reserve Area	1050m ²
17.0m Road Reserve Area	3075m ²
21.5m/22.5m Road Reserve Area	5053m ²

Lengths

7.5m Road Reserve	140m
17.0m Road Reserve	205m
21.5m/22.5m Road Reserve	235m

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Date: 13th August 2014

Scale: 1:1000 @ A3

Drawn: SEM

Job No: 29060/052-01

Plan No: 29060/056 K

surveying | town planning | project management | mapping and GIS

LEGEND

STAGE BOUNDARY



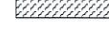
GRASSED AREA
3670m²



PLANTING BED - IRRIGATED
84m²



MULCH ONLY - NON IRRIGATED
114m²



54# PROPOSED TREES
LOCATION TO SUIT PREFERRED DRIVEWAY ACCESSES
SPECIES TO BE NOMINATED



PLACE
PLANNING
DESIGN
ENVIRONMENT

TOWNSVILLE
46 ROSS RIVER ROAD
MUNDINGBURRA QLD 4812
AUSTRALIA
P: + 61 7 4725 7843
F: + 61 7 4725 5247

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PLANS AND DOCUMENTS
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- 1 SEP 2014

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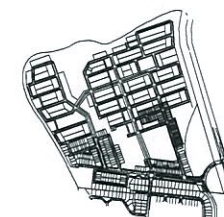
PROJECT

THE VILLAGE
STAGE 5

CLIENT

ECONOMIC
DEVELOPMENT
QUEENSLAND

KEY PLAN / NOTES



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	REVIEW	JL	MW	11-03-2014
02	PRE	REVIEW	JL	MW	12-03-2014
03	PRE	REVIEW	JL	MW	21-05-2014
04	PRE	REVIEW	JL	MW	01-07-2014
05	PRE	REVIEW	JL	MW	25-08-2014

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

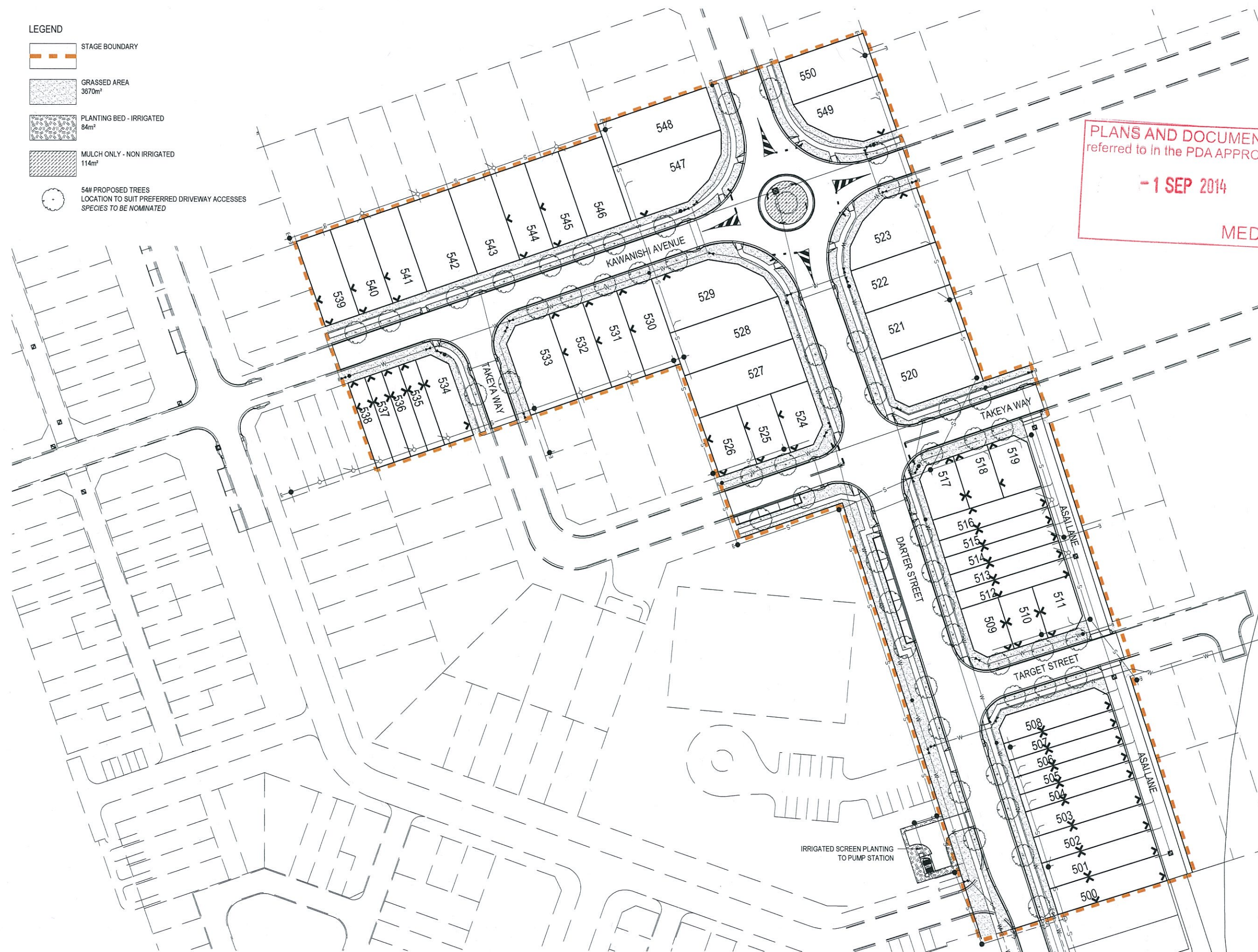
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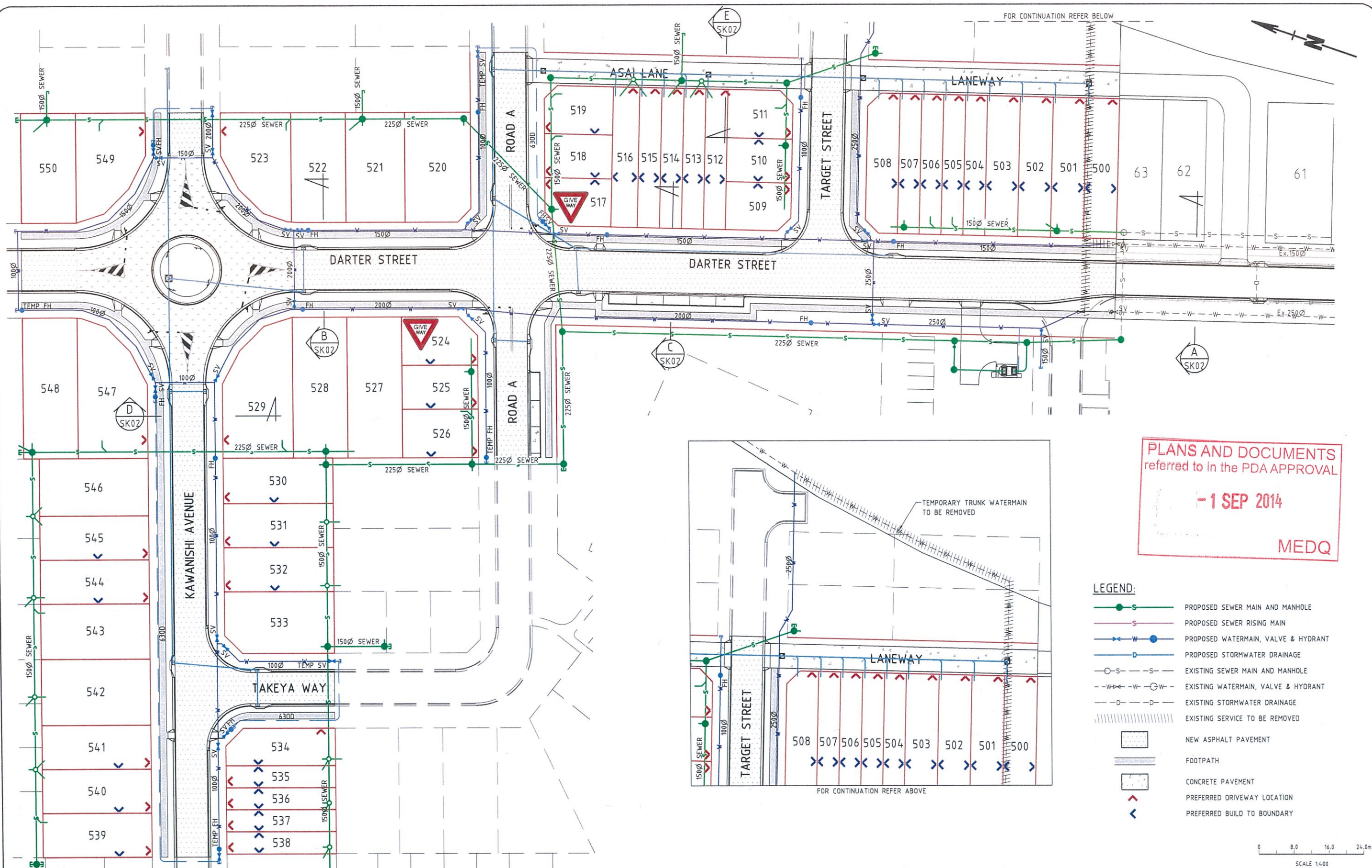
LANDSCAPE PLAN

DESIGN : MW
DOCUMENT : JL
PROJECT : ULD50

SCALE 1:500 @ A1 1:1000 @ A3

SHEET NUMBER ULD50-LDA-1001 REVISION 05





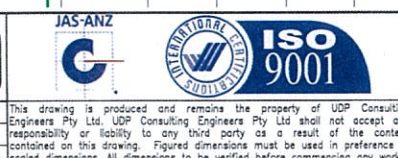
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 1 SEP 2014

MEDQ

PRELIMINARY ISSUE NOT FOR CONSTRUCTION

REV	DATE	REVISIONS
3	22/08/14	UPDATED LOT BASE
2	23/05/14	DARTER STREET AND ALLOTMENTS AMENDED
1	26/03/14	PRELIMINARY ISSUE FOR DEVELOPMENT APPLICATION



REAL PROPERTY DESCRIPTION:
LOTS 400 TO 430, 499 & 9001 ON SP257338

DRAWN: C.MELLIHAN
DESIGNED: M.BRIDDY
CHECKED: M.BRIDDY
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
PSM 78108
RL.3.081
ABBOTT STREET

PROJECT DIRECTOR: S.MARTIN RPEQ 9114

UDP Consulting Engineers

Urban Development Design Infrastructure Project Management

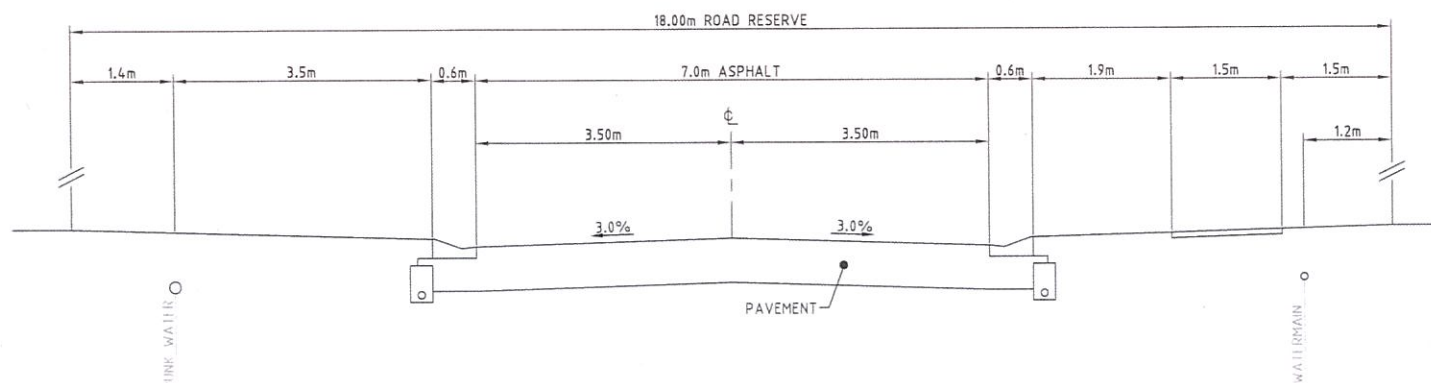
DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpconsulting.com.au
Web: www.udpconsulting.com.au

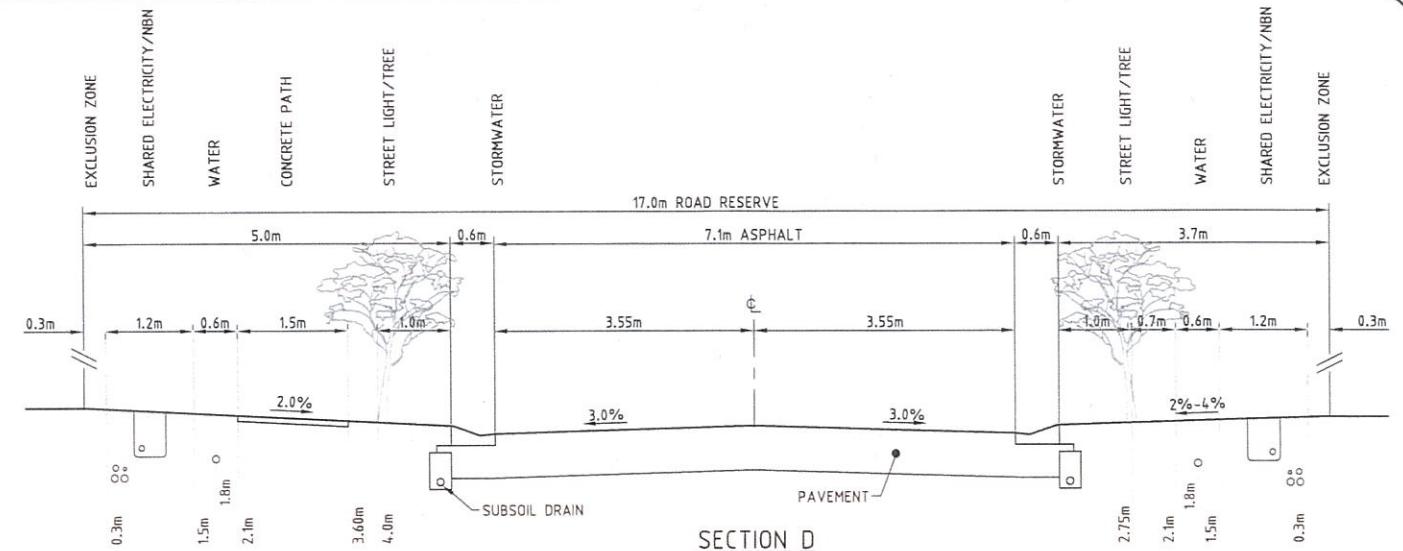
ECONOMIC DEVELOPMENT QUEENSLAND

THE VILLAGE - STAGE 5
RIVEREDGE BOULEVARD, OONONBA
COMBINED SERVICES PLAN

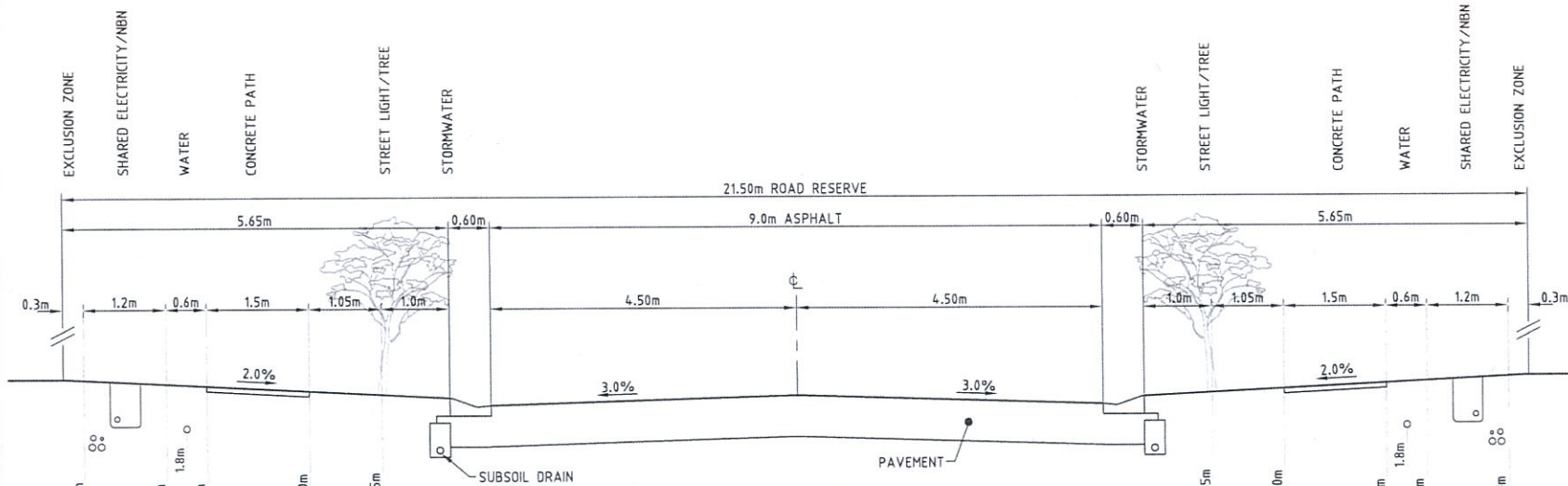
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XREF	ULD004-XR-SKETCH		



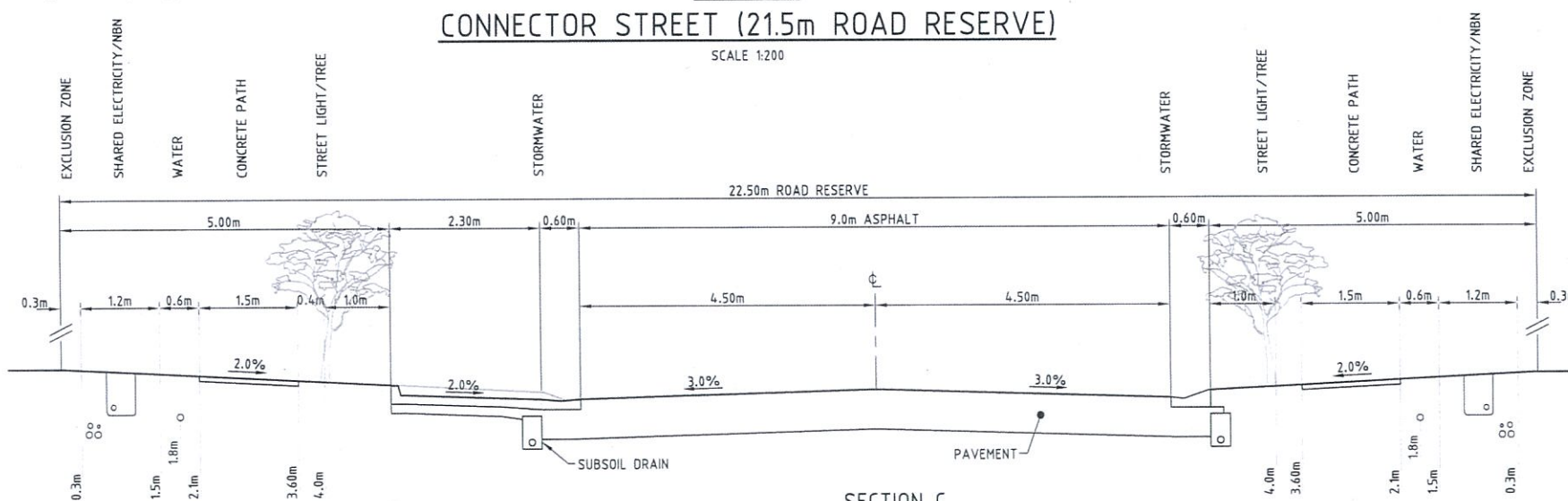
SECTION A
EXISTING CONNECTOR STREET (18.0m ROAD RESERVE)
SCALE 1:200



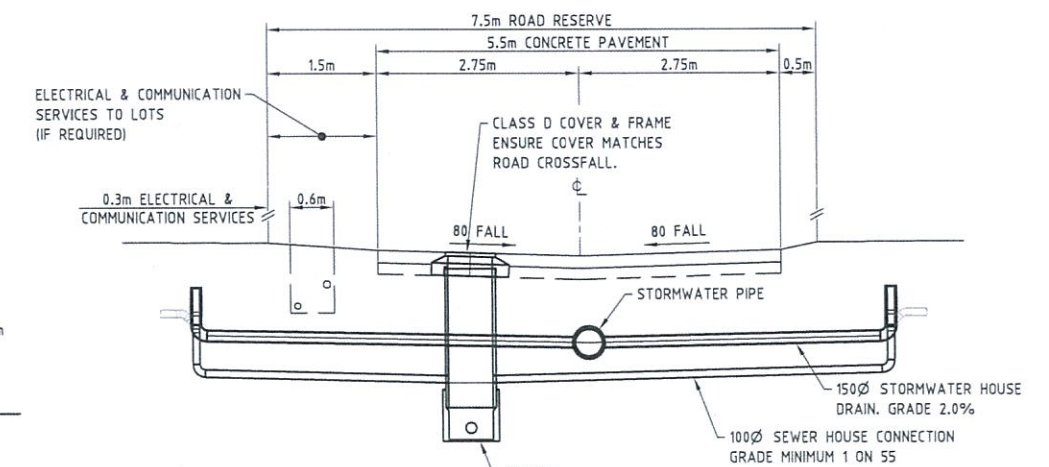
SECTION D
ACCESS STREET (17.0m ROAD RESERVE)
SCALE 1:200



SECTION B
CONNECTOR STREET (21.5m ROAD RESERVE)
SCALE 1:200



SECTION C
CONNECTOR STREET (22.5m ROAD RESERVE)
SCALE 1:200



SECTION E
LANEWAY - TYPICAL SECTION
SCALE 1:50

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 1 SEP 2014

MEDQ

PRELIMINARY ISSUE NOT FOR CONSTRUCTION

REV	DATE	REVISIONS
3	22/08/14	MINOR AMENDMENTS
2	23/05/14	CONNECTOR STREET AMENDED
1	26/03/14	PRELIMINARY ISSUE FOR DEVELOPMENT APPLICATION



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REAL PROPERTY DESCRIPTION:
LOTS 400 TO 430, 499 & 9001 ON SP257338
DRAWN: C.MELLIHAN
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PROJECT DIRECTOR: S.MARTIN RPEQ 9114

UDP Consulting Engineers
Urban Development Design Infrastructure Project Management
DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810
Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpconsulting.com.au
Web: www.udpconsulting.com.au

ECONOMIC DEVELOPMENT QUEENSLAND
THE VILLAGE - STAGE 5
RIVEREDGE BOULEVARD, OONONBA
TYPICAL ROAD SECTIONS

DRAWING SIZE	SCALE	AS SHOWN	DRAWING No.	REV
A1	XREF	-	ULD004/SK02	3