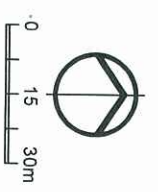
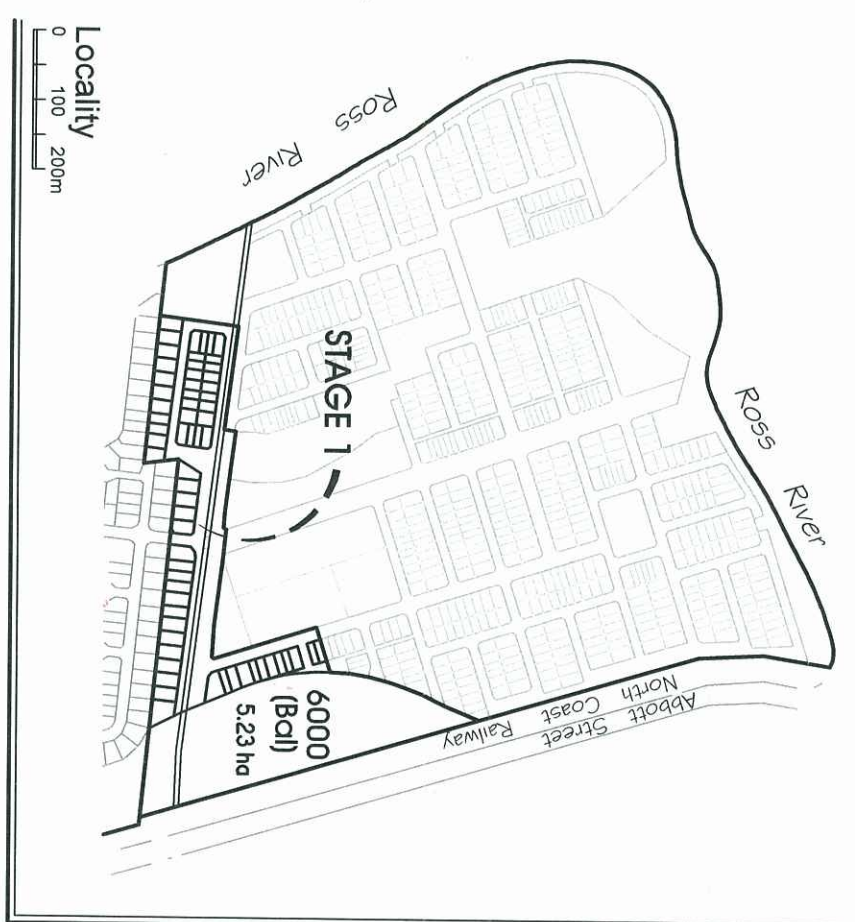


PROPOSED
RECONFIGURATION

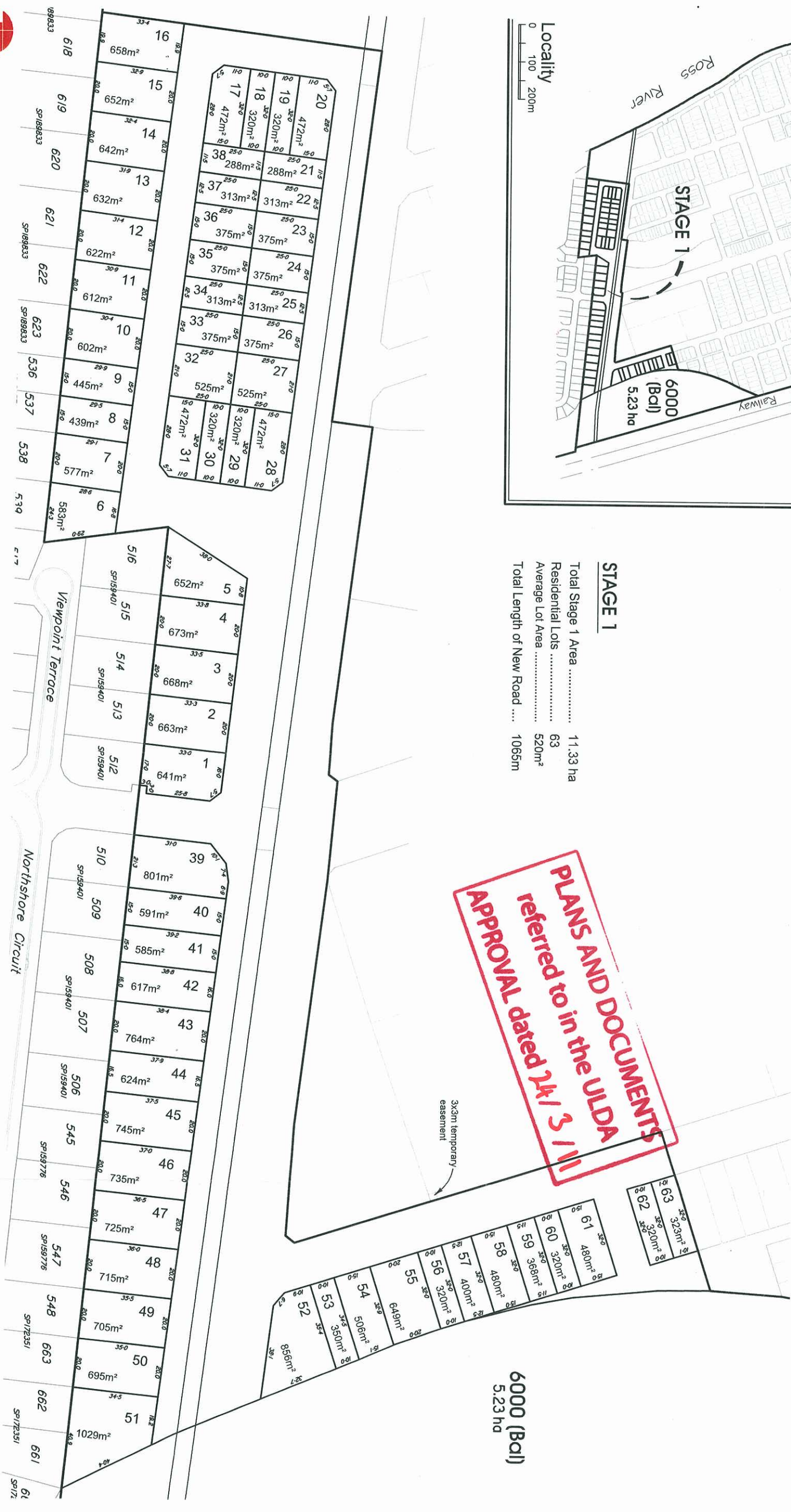
Lots 1 to 63 & 6000
Cancelling Lot 6000 on SP236402
Parish of Stuart
County of Elphinstone
City of Townsville



STAGE 1

Total Stage 1 Area 11.33 ha
Residential Lots 63
Average Lot Area 520m²
Total Length of New Road 1065m

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 24/3/11



surveying
project management

town planning
mapping and GIS

Date: 13th December, 2010
Job No: 29060012-01
Plan No: 29060008 E

Scale: 1:1500 @ A3
Drawn: JS

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.

Notes :-

1. All development is to be undertaken in accordance with the Development Approval.
 2. Left homes are permissible over garages in laneway allotments.
 3. The maximum height of building shall not exceed 2 storeys.

Orientation:

 4. Entries - Front doors of dwellings are to address the Primary Street Frontage.
 5. Where Multi Family Allotments encompass more than one frontage they are to be designed to address (entries) each street frontage.
 6. Left homes must be located off the adjoining laneway.

Setbacks:

 7. Setbacks are as per the Site Development/ Table unless otherwise specified.
 8. Built to boundary walls are preferred where shown.
 9. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
 10. Boundary setbacks are measured to the wall of the structure.
 11. 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.
 12. The minimum rear setback to buildings on lots immediately adjoining lots in "Fortified Waters" is 3.0m.
 13. The minimum building setback from the Primary Street Frontage of Lots 7,20 shall be 0.0m to a verandah or balcony and 2.4m to the wall.
 14. Left homes can have built to boundary walls to all boundaries.

Parking:

 15. Minimum off-street parking requirements -
 Single - 1 and 2 bed dwellings - 1 off-street parking space
 Other - 2 spaces per dwelling - which may be in front, side or rear.
 16. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
 17. Double garages will not be permitted on any lot less than 10.0m wide.
 18. Double garages may be permitted on a lot >10.0m wide and <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, of the dwelling, and
 - the garage doors are articulated, complete a mix of materials and colours, or are staggered.
 19. Parking spaces on driveways do not have to comply with AS2890.
 20. Garages and Carports served off a laneway must be built with a minimum 1.0m Rear Setback.

Site Cover and Amenity:

 21. Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments where the site cover shall not exceed 75% of the lot.
 22. Private open space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3.0m. Private open space for apartments (including Lot homes) above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.
 23. For buildings on lots immediately adjoining lots in "Fortified Waters":
 - The outlook from the first or second storey windows, fences and decks and other private areas is obscured or screened where a direct view of a distance room or existing dwelling is obtainable into the private open space or a living room of existing dwelling.
 - Where screening is required, it is provided by solid opaque screens or perforated panels or louveres that are permeable and have a maximum of 50% openings; windows have a minimum sill height of 1.5m, or opaque glass is utilised.

Buildings

 24. Buildings with a width of more than 10m 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)

Definitions:

 - have a clearly identifiable and addressed front door and undercover point entry/
 - incorporate in or wall adjoining the main dwelling and private open space areas of the main dwelling.
 - a. windows with a minimum sill height of 1500mm or privacy screening
 - b. low maintenance building materials and non-reflective finishes
 - c. no external drainage or other pipes

Multi Family Dwellings:

 24. Multi Family Dwelling Allotments may be developed with more than one dwelling.
 27. Multi family and other small dwellings should:
 - have a maximum of two storeys in height
 - have a clearly identifiable and addressed front door and undercover point of entry
 - incorporate an area of private open space such as a balcony or veranda with a minimum area of 30m², preferably
 - have screening of ground level public open space
 - have screened drying and rubbish bin areas behind the main face of the dwelling
 - incorporate at least two openings to of habitable room, including internal windows and louvered windows to facilitate cross ventilation

Fencing:

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

Driveways:

 30. For conventional allotments (not laneway allotments) the following applies:
 31. The maximum width of a driveway:
 - serving a double garage shall be 4.0m or the lot boundary
 - serving a single garage shall be 3.0m or the lot boundary
 32. A maximum of one driveway per dwelling is permitted
 33. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
 34. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
 35. The minimum distance between driveways on the same lot shall be 3.0m of the boundary, except in the case of Studio Dwellings and other small dwellings, and laneway allotments where driveways can be combined with driveways to parking spaces for other dwellings on the same lot.

Rear lanes:

 36. All rear lanes should provide the following:
 - Be wide enough to enable safe and efficient vehicle movement, including service vehicles, but not be overly wide (maximum 6.5m wide recommended).
 - be delimited to enable easy and safe access into and out of garages, but without using lipfiling or other doors that open into the lane.
 - Not create a more convenient or direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network.
 - Be designed to ensure rear yards of properties can be fenced for security.
 - Ensure that any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards.
 - Not provide for visitor parking within the lane, unless in specifically designated areas.

Lot Homes - A dwelling built above a garage with its own entry door at ground level.

Laneway allotment - Lot serviced by a laneway.

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.

