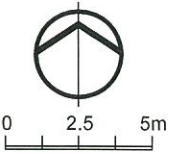


PROPOSED RECONFIGURATION

Lots 1 and 2

Cancelling Lot 524 on ~~BM Plan 29060/058~~ SP275839

Parish of Stuart
County of Elphinstone
City of Townsville



AMENDED IN RED

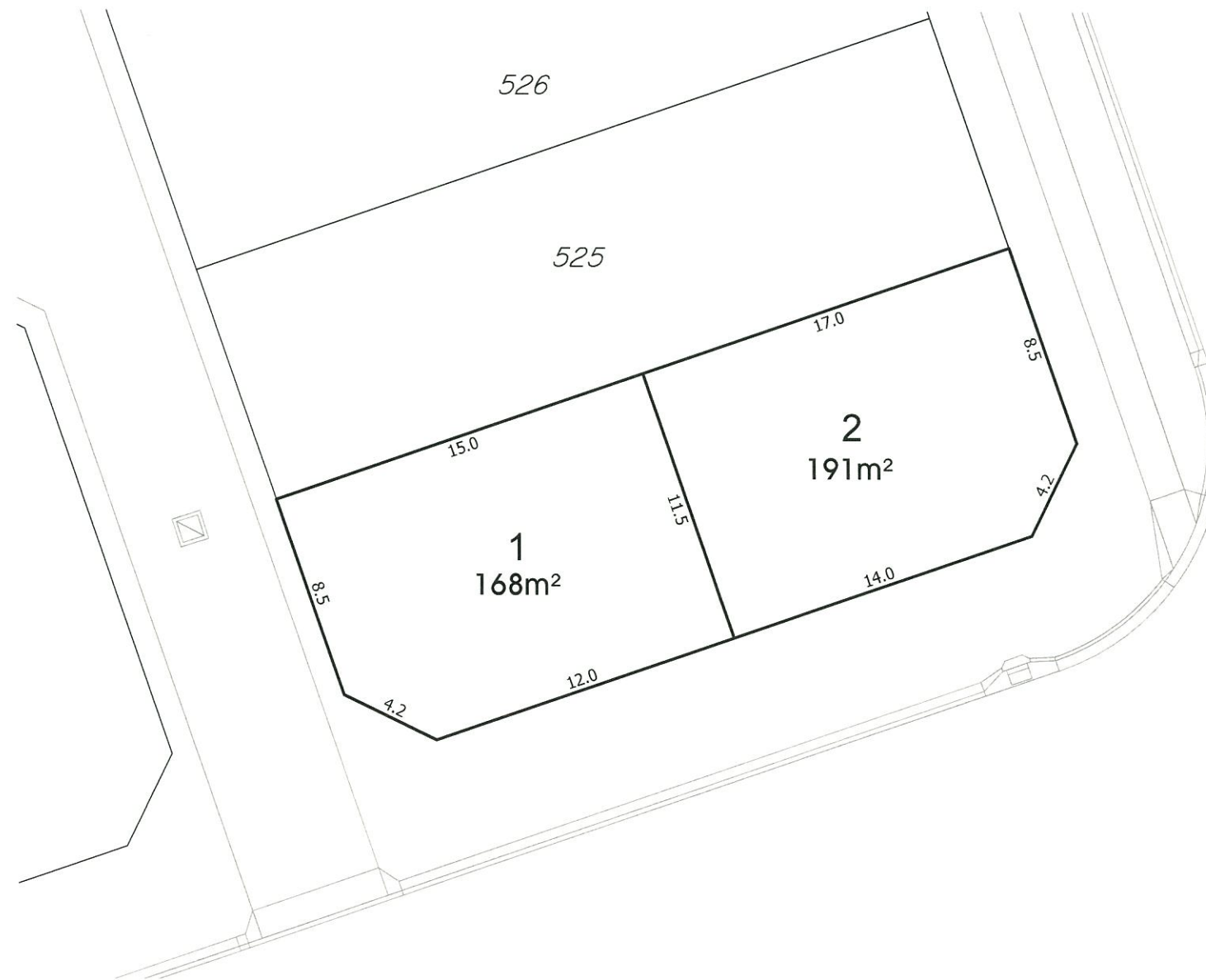
15 JUN 2015

By: Tom Barker (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 JUN 2015

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.



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Date: 25th March, 2015
Scale: 1:250 @ A3
Drawn: AJL
Job No: 29060/52-2
Plan No: 29060/357 B

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PROPOSED
PLAN OF DEVELOPMENT

Lots 1 and 2

Cancelling Lot 524 on ~~BM Plan 29060/058~~ SP275839

Parish of Stuart
County of Elphinstone
City of Townsville

AMENDED IN RED

15 JUN 2015
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LEGEND

- Stage Boundary
Build to Boundary (mandatory)
Primary Street Frontage
No vehicle access
Private Open Space
Preferred Driveway location
Lot Type
Terrace Allotment (5m - 10m Frontage)

Site Development Table	Terrace Allotments 5m - 10m Frontage	
	Ground Floor	First Floor
Laneway Garage	0.5m	0.5m
Garage	4.5m	-
Front Primary Frontage	1.5m	1.5m
Rear	0.9m	0.9m
Side - General lots		
Build to Boundary	0.0m	0.0m
Non Build to Boundary	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m

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General:

1. The maximum height of building shall not exceed 2 storeys.

Orientation:

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

Site Cover and Amenity:

4. Site cover shall not exceed 85% of the lot.
5. 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
 - this area must be covered and accessed via the internal living area.
 - Drying and rubbish bin areas are to be provided behind the main face of the dwelling or screened appropriately to maintain visual amenity from the street.

Setbacks:

6. Setbacks are as per the Site Development Table unless otherwise specified.
7. Minimum setback to garage door (not on laneway) is 4.5m.
8. Built to boundary walls are Mandatory where shown.
9. Boundary setbacks are measured to the wall of the structure.
10. Eaves should not encroach (other than where building is built to boundary) closer than 450mm to the lot boundary.
11. Built to boundary wall shall not exceed 75% of the lot boundary length and 6m in height.

Parking:

12. 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.
13. Double garages may be permitted:
 - on a laneway
 - on a double storey dwelling
 - on a single storey dwelling where the garage doors are articulated, comprise a mix of materials and colours.

Driveways:

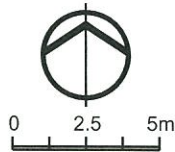
14. The maximum width of a driveway:
 - serving a double garage shall be 4.8m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary
15. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
16. The minimum distance 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:

17. 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.
18. 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.
19. Houses on lots less than 250m² to include the following:
a) landscaping at the front of each lots / 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:

20. 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.
21. Fencing on secondary street frontages to be a maximum of 1.5m high and no less than 25% transparent.



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