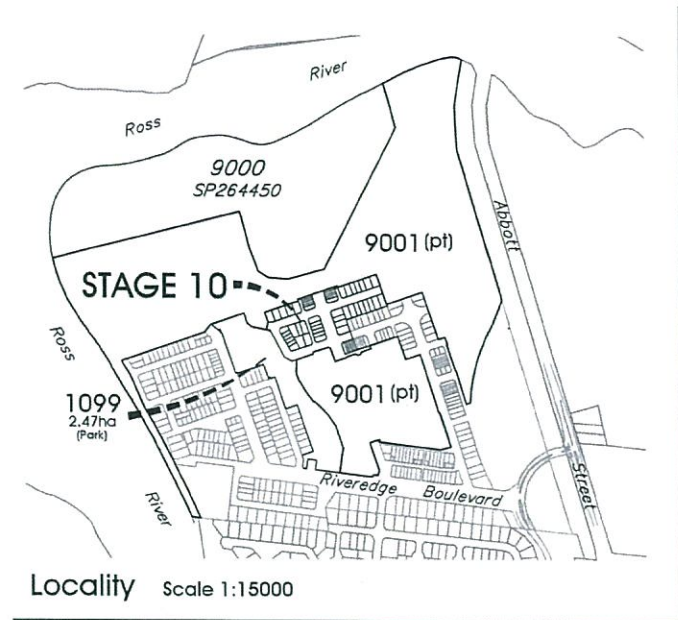
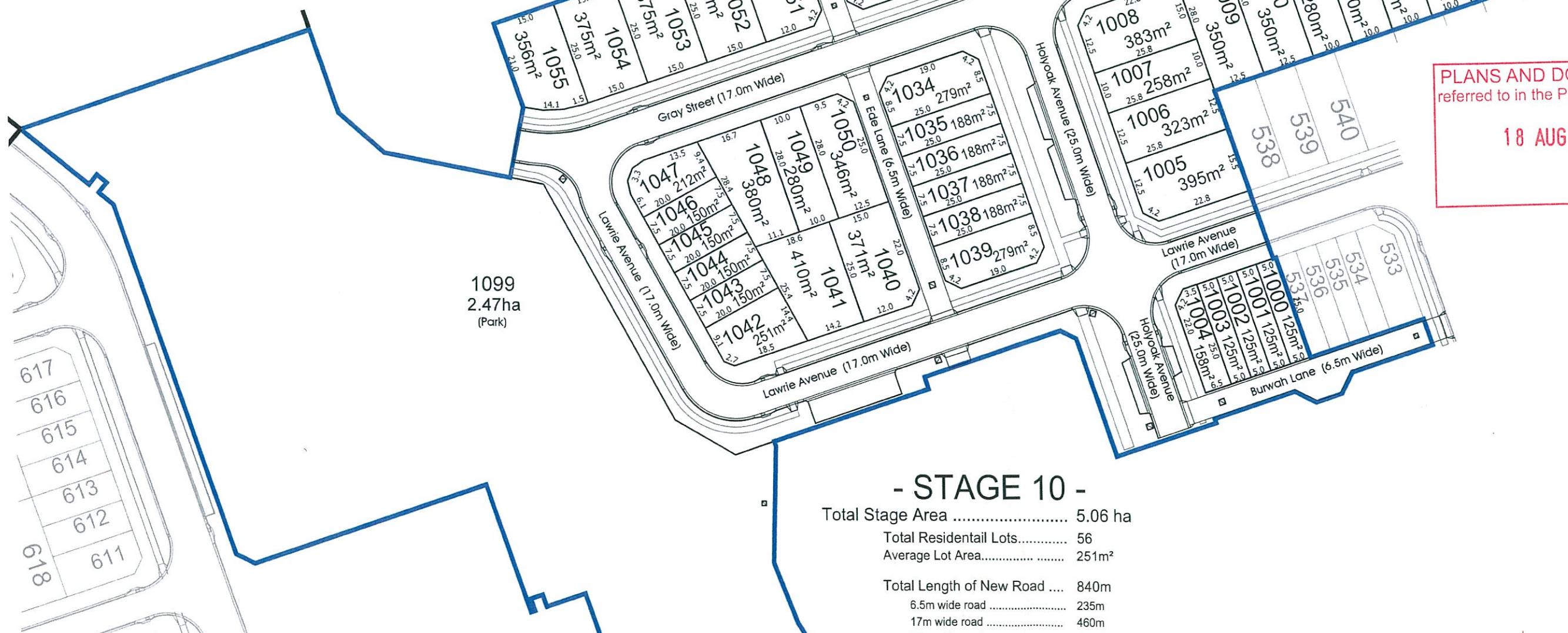




PROPOSED RECONFIGURATION

Lots 1000 - 1055, 1099 & 9001
Cancelling Lot 9001 on SP270745

Parish of Stuart
County of Elphinstone
City of Townsville



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

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- STAGE 10 -

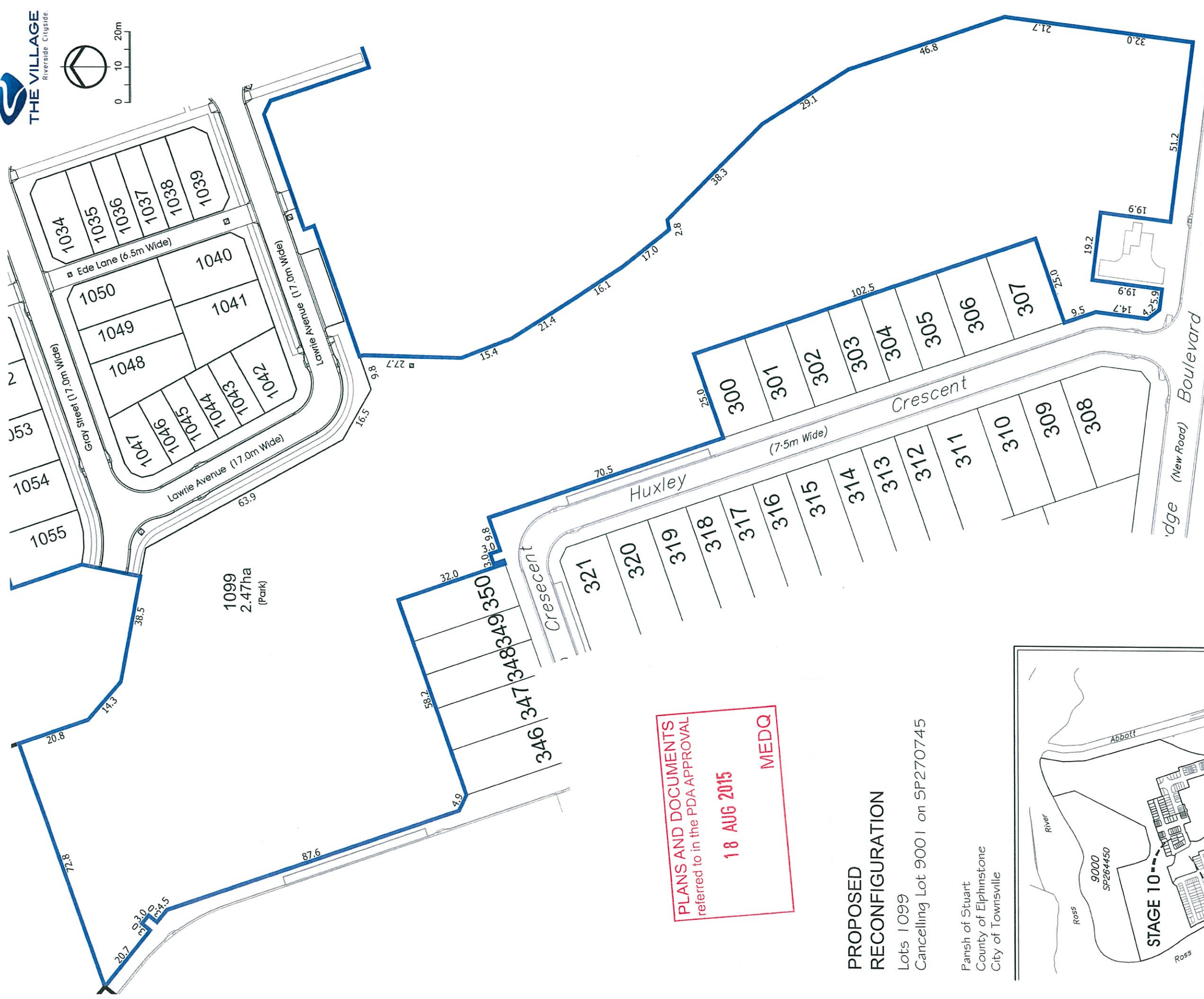
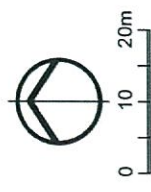
Total Stage Area	5.06 ha
Total Residential Lots.....	56
Average Lot Area.....	251m ²
Total Length of New Road	840m
6.5m wide road	235m
17m wide road	460m
25m wide road	145m
Total Area of New Road	1.19 ha
6.5m road area	1151m ²
17m road area	7040m ²
25m road area	3701m ²

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: 14th July, 2015
Scale: 1:1000 @ A3
Drawn: AJL
Job No: 29060/102-01
Plan No: 29060/273 T



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

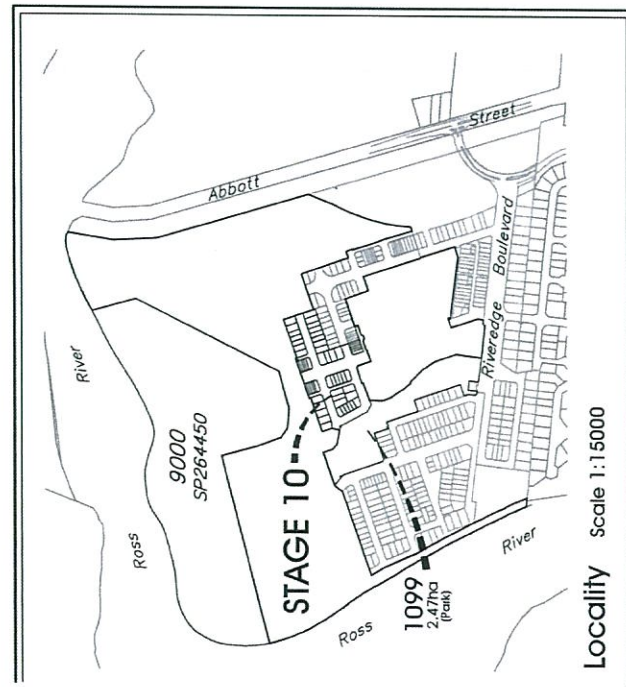
18 AUG 2015

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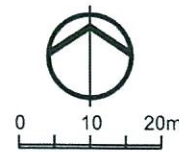
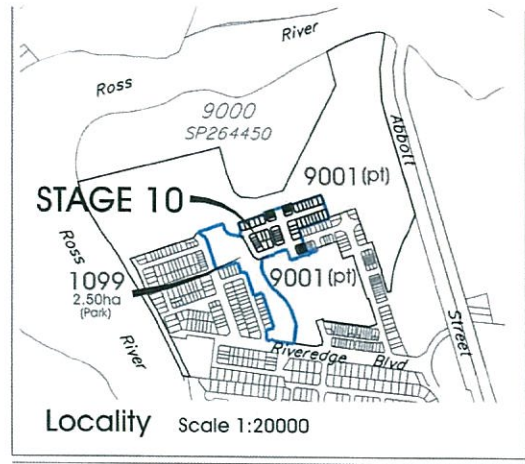
PROPOSED RECONFIGURATION

Lots 1099
Cancelling Lot 9001 on SP270745

Parrish of Stuart
County of Elphinstone
City of Townsville



Locality Scale 1:15000



STAGE 10

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

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AMENDED IN RED

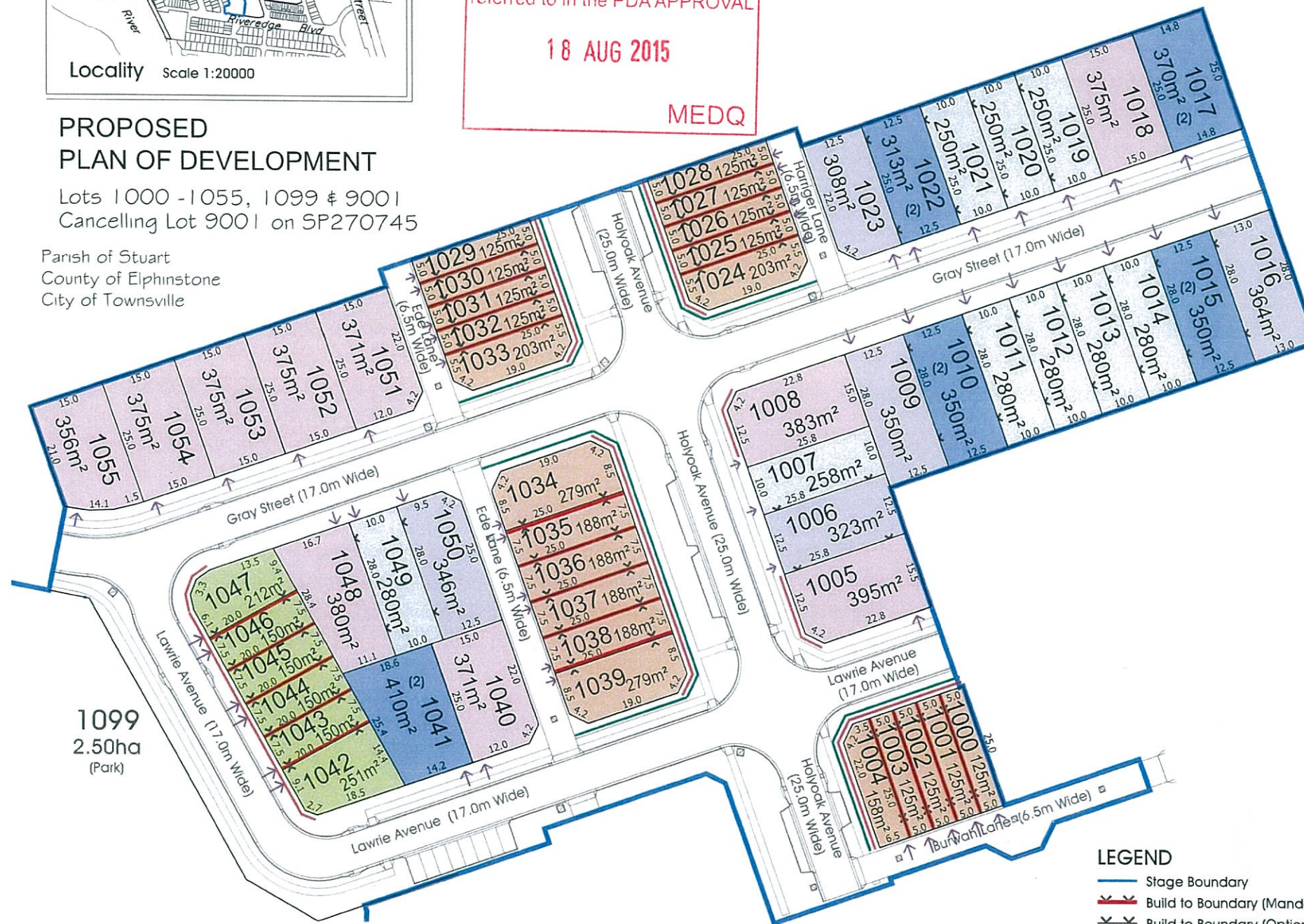
20 JUL 2015

By: *Brian Banks* (name)
MEDQ

PROPOSED PLAN OF DEVELOPMENT

Lots 1000 - 1055, 1099 & 9001
Cancelling Lot 9001 on SP270745

Parish of Stuart
County of Elphinstone
City of Townsville



1099
2.50ha
(Park)

Plan of Development Table	Urban Allotments ≤ 7.5-11.0m Frontage		Terrace Allotments 5m - 10m Frontage		Villa Allotments (1) 10m Frontage		Villa Allotments (2) 11.5-13.5m Frontage		Courtyard Allotments ≥ 15.0m Frontage		Multi Residential Allotment (MR) (2)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage (• Mandatory)	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m	• 1.5m
Side - General lots												
Build to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Non Build to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	1.5m	1.5m
Lane Way Lots												
Lane Way Setback (• Mandatory)	• 0.5m	• 0.5m	• 0.5m	• 0.5m	-	-	-	-	-	-	-	-
Site Cover	85%		85%		60%		60%		60%		70%	

• Please refer to notes for additional building setback requirements for lots 1034, 1039 & 1042
• Please refer to notes for additional site cover requirements for lots 1034, 1039, 1042 & 1047

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.

General:

- The maximum height of buildings shall not exceed 2 storeys.
- (Unless otherwise specified, all lots are to contain a house.

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 through the use of more than one building material, and articulation to the roof and building elements/face. They may also include verandahs/porches, awnings/shade structures and architectural windows.

Site Cover and Amenity:

- Site cover as per Plan of Development Table.
- Minimum private open space requirements:
 - For a one bedroom or studio dwelling, 5m² with a minimum dimension of 2.4m; or
 - For a two bedroom dwelling, 9m² with a minimum dimension of 2.4m; or
 - For a three or more bedroom dwelling, 12m² with a minimum dimension of 2.4m; and
 - The area must be covered, and accessed from the main internal living area of the dwelling.
- For lots 1034, 1039 & 1042, maximum site cover is 60%.
- For lot 1047, maximum site cover is 70%.

Setbacks:

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where the building is built to the boundary) closer than 300mm to the lot boundary.
- Optional built to boundary walls are to have a maximum length of 15m, a maximum average height of 4m and are not to exceed 4.5m in height.
- Mandatory built to boundary walls on Urban and Terrace Allotments are to extend a minimum 7m or 30% of the boundary length (whichever is less), have a maximum continuous length of 15m, not exceed 80% of the boundary length and be no more than 7.5m in height. Built to boundary walls must not encroach on the prescribed setbacks.
- For lots 1034, 1039 & 1042, Secondary Frontage building setback is a minimum of 2m from the boundary.
- A setback of 0.5m is required to the laneway boundary of a garage/enclosed carport accessed from a laneway, with the exception of a garage/enclosed carport that requires a greater setback in order to comply with Practice Note 12 in accordance with Item 21.
- Allotments (not on a laneway) with a frontage of 12.5m or more are to have a minimum 4.5m setback to the garage door, with the exception of designs that require a greater setback in order to comply with off-street parking provisions in accordance with Note 18.
- Allotments (not on a laneway) with a frontage of less than 12.5m are to have a minimum 5.5m setback to the garage door.
- In sections where built to boundary walls are not adopted, side setbacks should comply with those noted in the Plan of Development Table for each specific lot type.

Parking:

- Minimum off-street parking requirement:
 - Studio, one and two bedroom dwellings, 1 space per dwelling.
 - Three plus bedroom dwellings, 2 spaces per dwelling, which may be in tandem.
 - At least one space per dwelling must be covered.
- Double garages will not be permitted on any lots (not on a laneway) less than 10m wide.
- Double garages may be permitted on a dwelling on allotments (not on a laneway) less than 12.5m wide but greater than 10m wide where the following can be demonstrated:
 - The garage is setback at least 1m behind the main face, excluding balconies of the dwelling.
 - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
 - 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; and
 - 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.
- Garages/enclosed carports serviced off a laneway are to comply with EDQ Practice Note 12 issued March 2014 or as updated.

LEGEND

- Stage Boundary
- Build to Boundary (Mandatory)
- Build to Boundary (Optional)
- Primary Street Frontage
- No vehicle access
- Preferred Driveway location

Lot Type

- Urban Allotment (≤ 7.5m-11.0m Frontage)
- Terrace Allotment (5m - 10m Frontage)
- Villa Allotment Type 1 (10m frontage)
- Villa Allotment Type 2 (11.5 & 13.5m frontage)
- Courtyard Allotment Type 1 (≥ 15m frontage)
- Multi Residential

(2) Maximum number of dwelling for Multiple Residential Lots

With the exception of Note 20,
Driveways:

- For conventional allotments (not on a laneway) the maximum width of a driveway: ~~With exception of Note 18~~
 - 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 portico undercover point of entry.
- Where Urban and Terrace dwellings encompass more than one frontage they are to be designed to address each street frontage.
- Dwellings should have outdoor lighting to the doorway entrance and a clearly identifiable letterbox and clear house number.
- All second storey windows addressing a dwelling on an adjoining lot (i.e. on a side elevation) are to have fixed, external privacy screens or opaque glazing to a height of not less than 1.7m above the second storey floor level.
- External drainage pipes are integrated with the building design.
- Clotheslines, condenser units, hot water systems and other items must be screened behind the main face of the dwelling.
- Each dwelling must include a hard surface bin enclosure screened from public view.
- All habitable rooms must incorporate at least two 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 a combination of:
 - External opening windows
 - Internal opening windows
 - Louvered windows
 - Ceiling and/or roof ventilation shafts / skylights; and
 - Mechanical ventilation.For clarity, the two openings cannot 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 a combination of:
 - External opening windows;
 - Louvered windows; and
 - Ceiling and/or roof ventilation skylights.

Fencing:

- Fencing on all Primary Street Frontages (where permitted) are not to exceed 1.5m in height.
- Fencing on secondary street frontages to be a maximum of 1.8m in height and no more than 25% transparent.

Additional criteria for Multi Residential Allotments:

- The maximum number of dwellings permitted on each multiple residential lot is annotated on the Plan of Development
- All dwellings must have a clearly identifiable entry, which addresses the primary frontage and is covered. Where the front door cannot address the street, a numbered, featured gatehouse is to be provided.
- Clotheslines, condenser units, hot water systems and other items must be screened behind the main face of the dwelling.
- Each dwelling must include a hard surface bin enclosure screened from public view.
- Off street parking requirements must be met for all dwellings, as per Note 18.
- Private open space requirements must be met for all dwellings, as per Note 5.
- Site cover is not to exceed 70%.
- The driveway must be shared with the dwellings to minimise impact of hardspace, however on corner allotments the driveways may be separate if the second driveway can be provided with a maximum width of 3m.

Additional criteria for Secondary Dwellings:

- Secondary dwellings are to be subordinate to the primary dwelling and have a gross floor area of 30m² - 60m².
- Secondary dwellings are not permitted on Allotments (not on a laneway) with a frontage of less than 12.5m
- Secondary dwellings are not permitted on Courtyard Allotments
- Secondary dwellings are not to have more than 2 bedrooms.
- Adequate light and ventilation is to be provided for each dwelling.
- All dwellings must have a clearly identifiable entry, which addresses the primary frontage and is covered. Where the front door cannot address the street, a numbered, featured gatehouse is to be provided.
- Off street parking requirements must be met for both dwellings, as per Note 18.
- Private open space must be met for both dwellings, as per Note 5.
- Site cover is not to exceed 60%.
- Clotheslines, condenser units, hot water systems and other items must be screened behind the main face of the dwelling.
- Each dwelling must include a hard surface bin enclosure screened from public view.
- The driveway must be shared with the primary dwelling to minimise impact of hardspace, however on corner allotments the driveways may be separate if the second driveway can be provided with a maximum width of 3m.



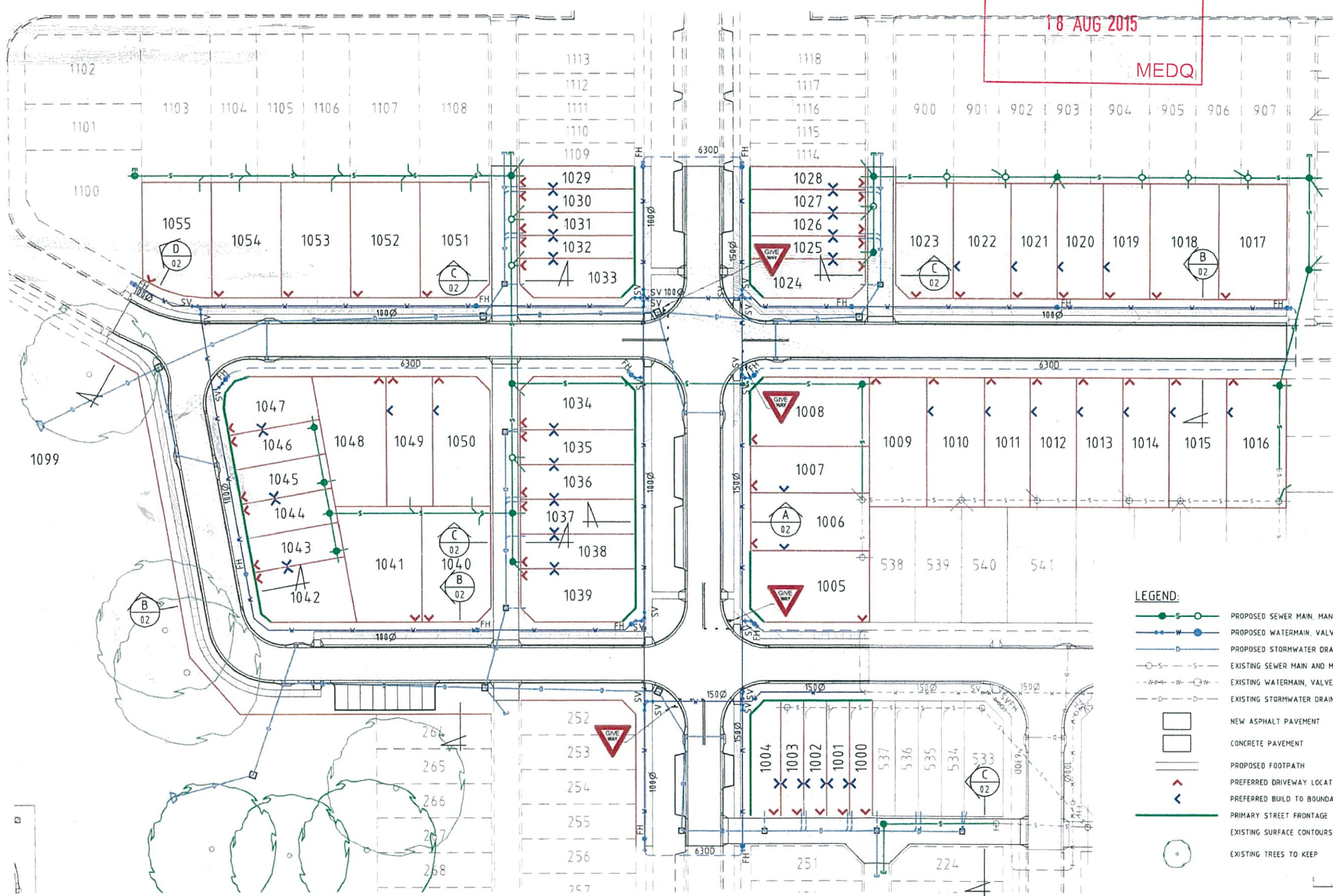
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Date: 1st July, 2015
Scale: 1:1000 @ A3
Drawn: AJL
Job No: 29060/102-01
Plan No: 29060/275 X

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

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LEGEND:

- PROPOSED SEWER MAIN, MANHOLE AND EZY PIT
- PROPOSED WATERMAIN, VALVE & HYDRANT
- PROPOSED STORMWATER DRAINAGE
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING WATERMAIN, VALVE & HYDRANT
- EXISTING STORMWATER DRAINAGE
- NEW ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED FOOTPATH
- >— PREFERRED DRIVEWAY LOCATION
- >— PREFERRED BUILD TO BOUNDARY
- PRIMARY STREET FRONTAGE
- EXISTING SURFACE CONTOURS
- EXISTING TREES TO KEEP

0 8.0 16.0 24.0m
SCALE 1:400

PRELIMINARY ISSUE NOT FOR CONSTRUCTION

REV.	DATE	REVISIONS
4	04/06/15	LAYOUT AMENDED
3	24/02/15	LAYOUT AMENDED
2	26/06/14	LAYOUT AMENDED
1	11/04/14	PRELIMINARY ISSUE FOR DEVELOPMENT APPLICATION



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

DRAWN: G.BROSNAN
DESIGNED: G.BROSNAN
CHECKED: M.BRIDOY
PROJECT MANAGER: P.PETERSEN
DATUM: AHD (DERIVED)
PSM 78108
RL.3.881
ABBOTT STREET
PROJECT DIRECTOR: D.GIBSON RPEQ 13230

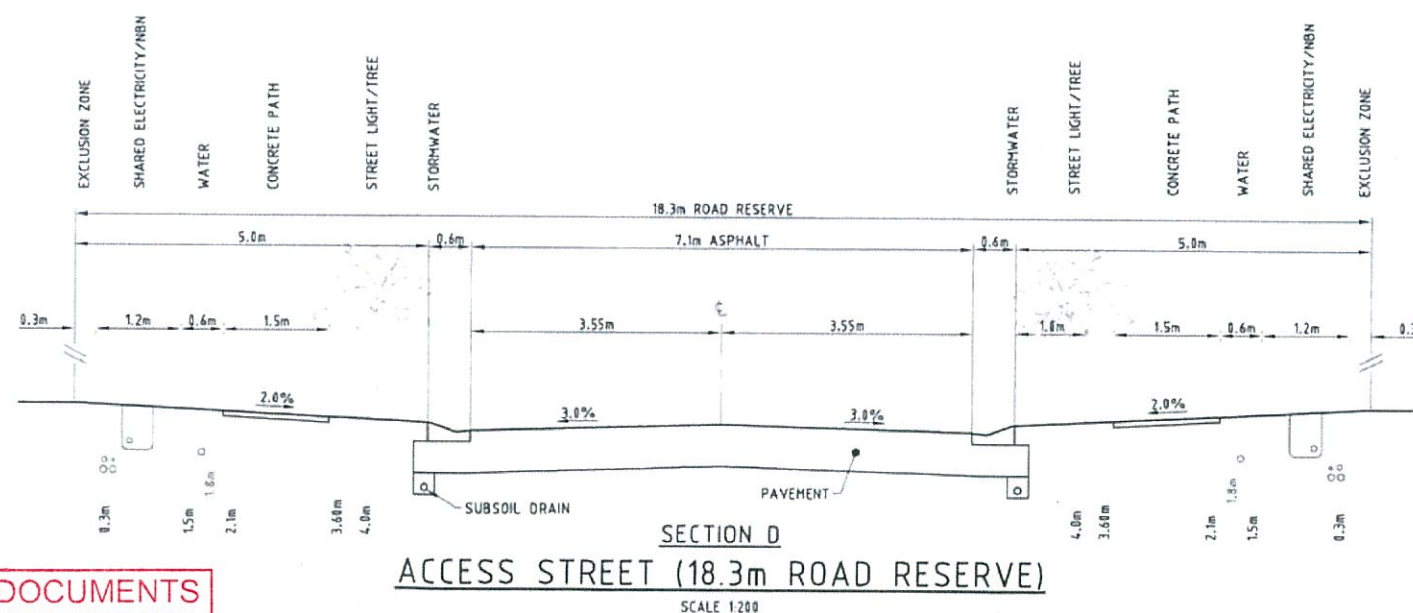
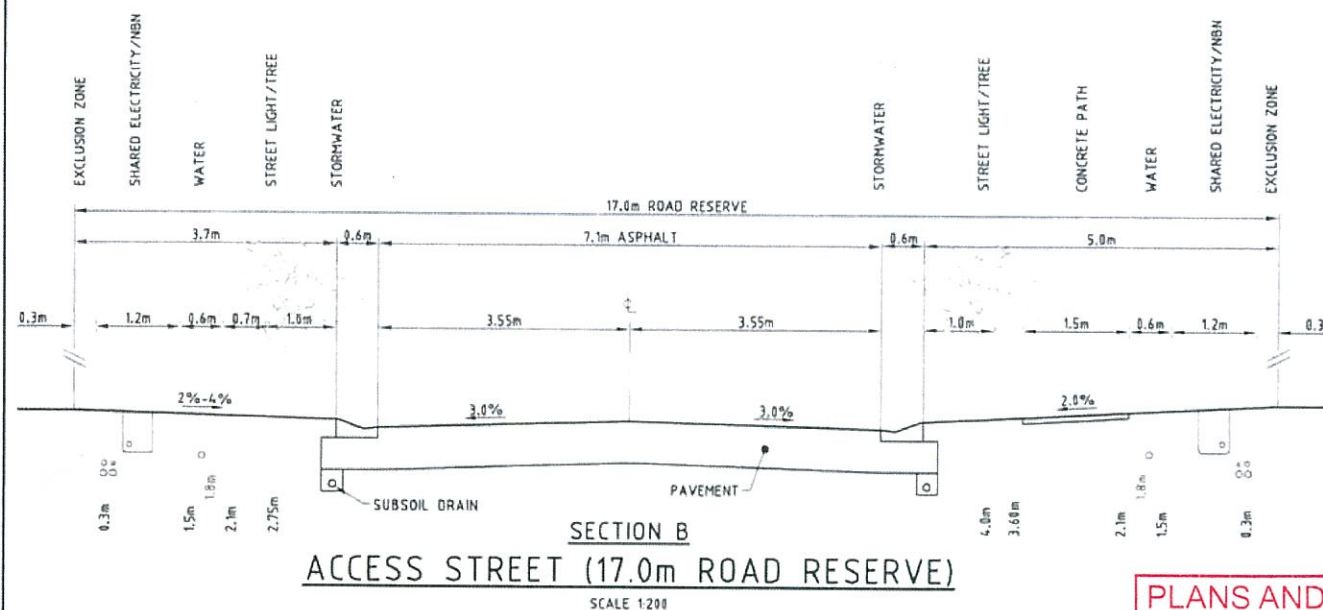
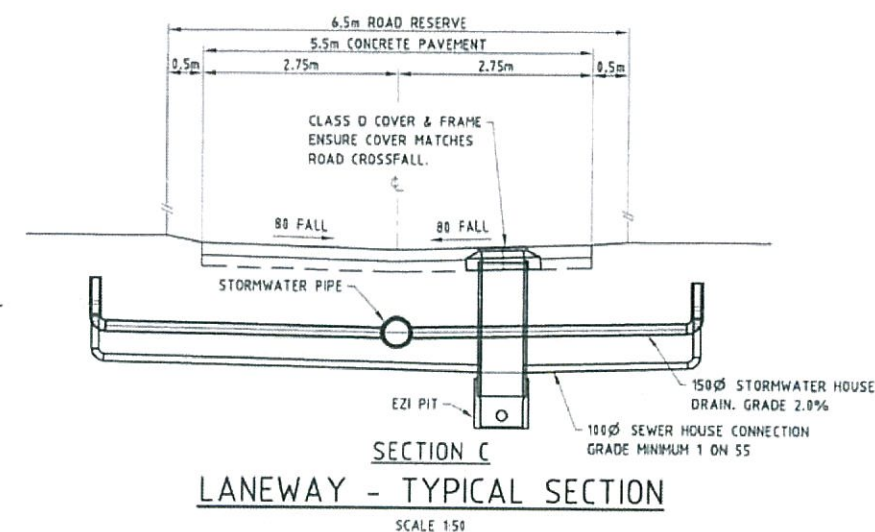
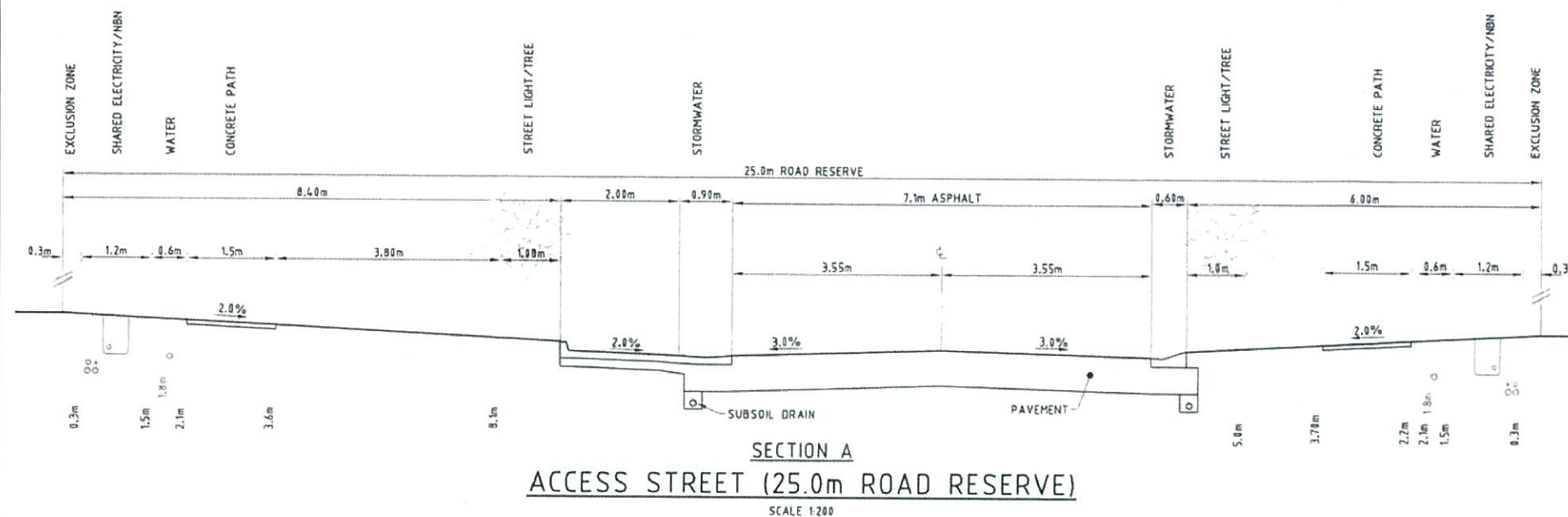
UDP
Excellence Through Partnerships

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ECONOMIC DEVELOPMENT QUEENSLAND

THE VILLAGE - STAGE 10
RIVEREDGE BOULEVARD, OONOOBBA
COMBINED SERVICES PLAN

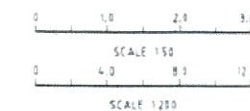
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XREF	ULD010-XR-SKETCH		



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

MEDQ



PRELIMINARY ISSUE NOT FOR CONSTRUCTION



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

DRAWN:
G.BROSNAN
DESIGNED:
M.BRIODY
CHECKED:
P.PETERSEN
PROJECT MANAGER:

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

PROJECT DIRECTOR:
D.GIBSON RPEQ 13230

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ECONOMIC DEVELOPMENT QUEENSLAND

THE VILLAGE - STAGE 10
RIVEREDGE BOULEVARD, OONOOBBA
TYPICAL ROAD SECTIONS

DRAWING SIZE A1	SCALE AS SHOWN	DRAWING No. ULD010/SK02	REV 2
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REV.	DATE	REVISIONS
2	04/06/15	CROSS SECTIONS AMENDED
1	24/02/15	PRELIMINARY ISSUE FOR DEVELOPMENT APPLICATION

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