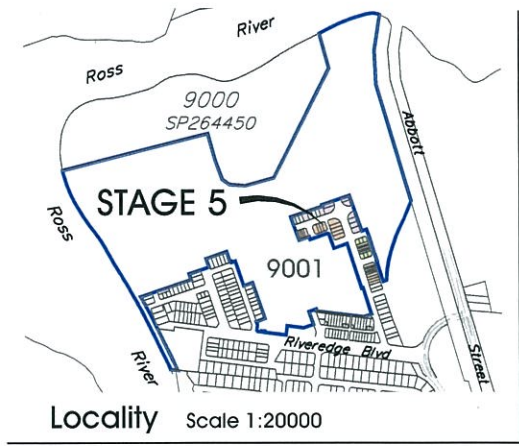




This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

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)

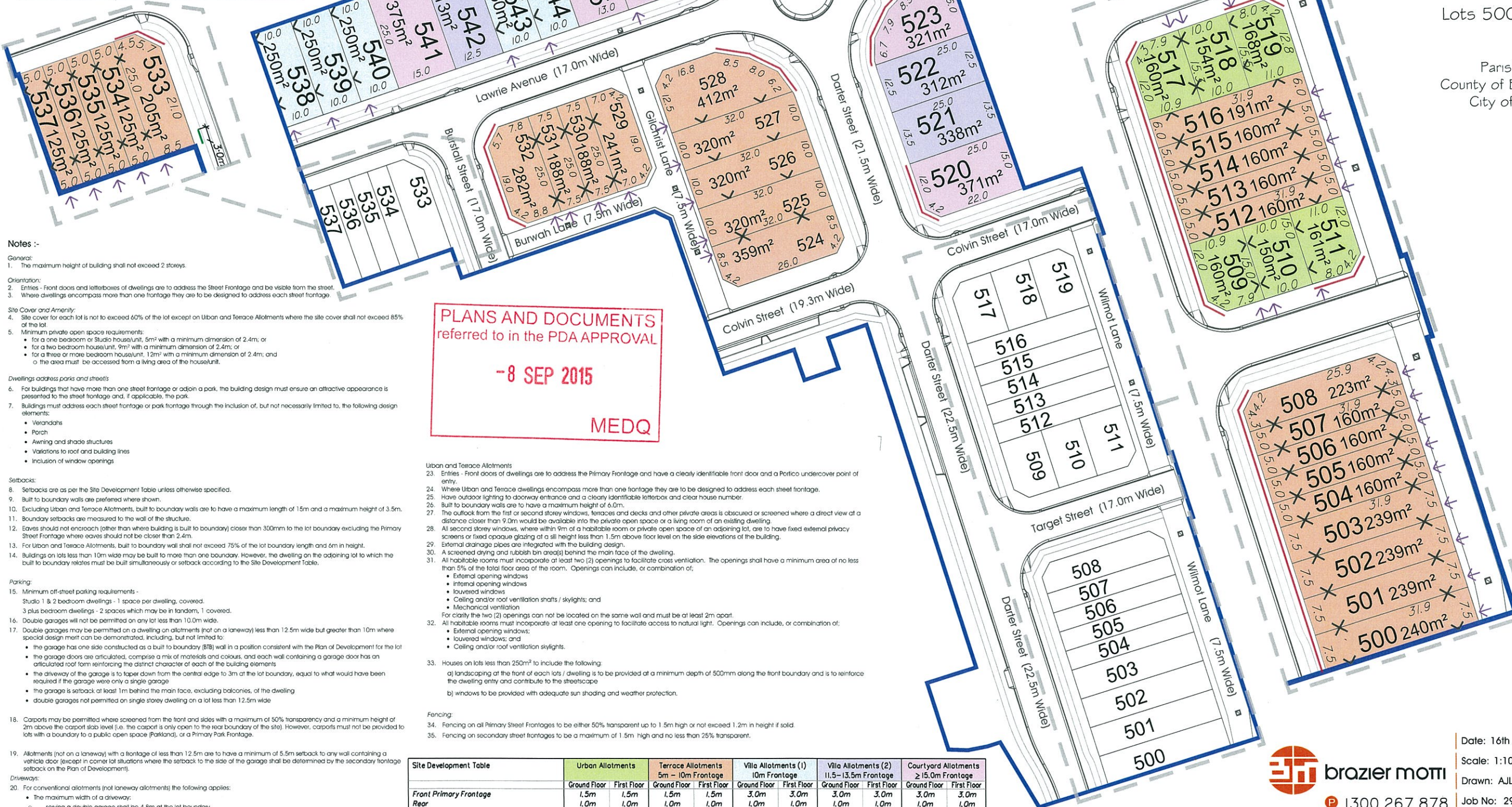
THE VILLAGE



PROPOSED PLAN OF DEVELOPMENT

Lots 500 to 549

Parish of Stuart
County of Elphinstone
City of Townsville



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 Amenity:**
- Site cover for each lot is not to exceed 50% 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:**
- 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 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.
 - 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
 - Lowered windows
 - Ceiling and/or roof ventilation shafts / 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;
 - lowered windows; and
 - Ceiling and/or roof ventilation skylights.
- Houses on lots less than 250m² to include the following:**
- 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
 - windows to be provided with adequate sun shading and weather protection.

Fencing:

- 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	1.5m	1.5m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General lots										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m



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Scale: 1:1000 @ A3

Drawn: AJL

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