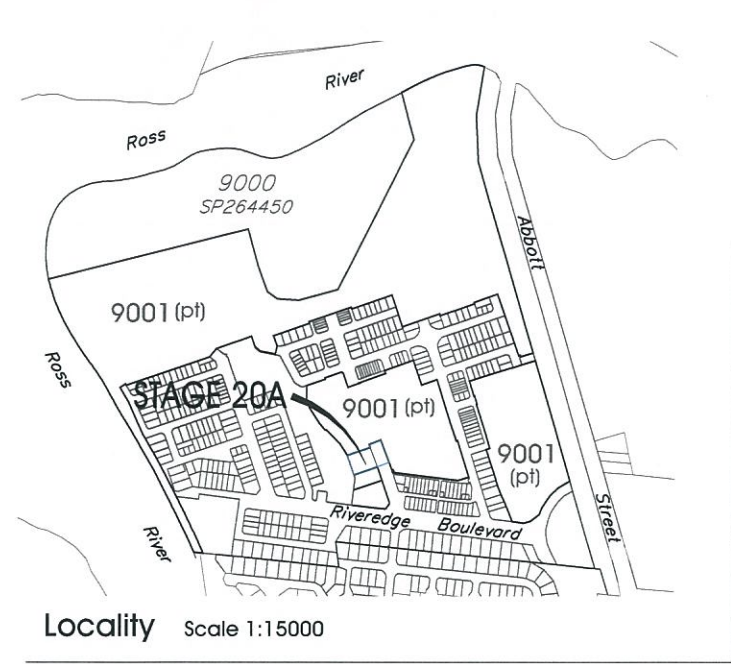
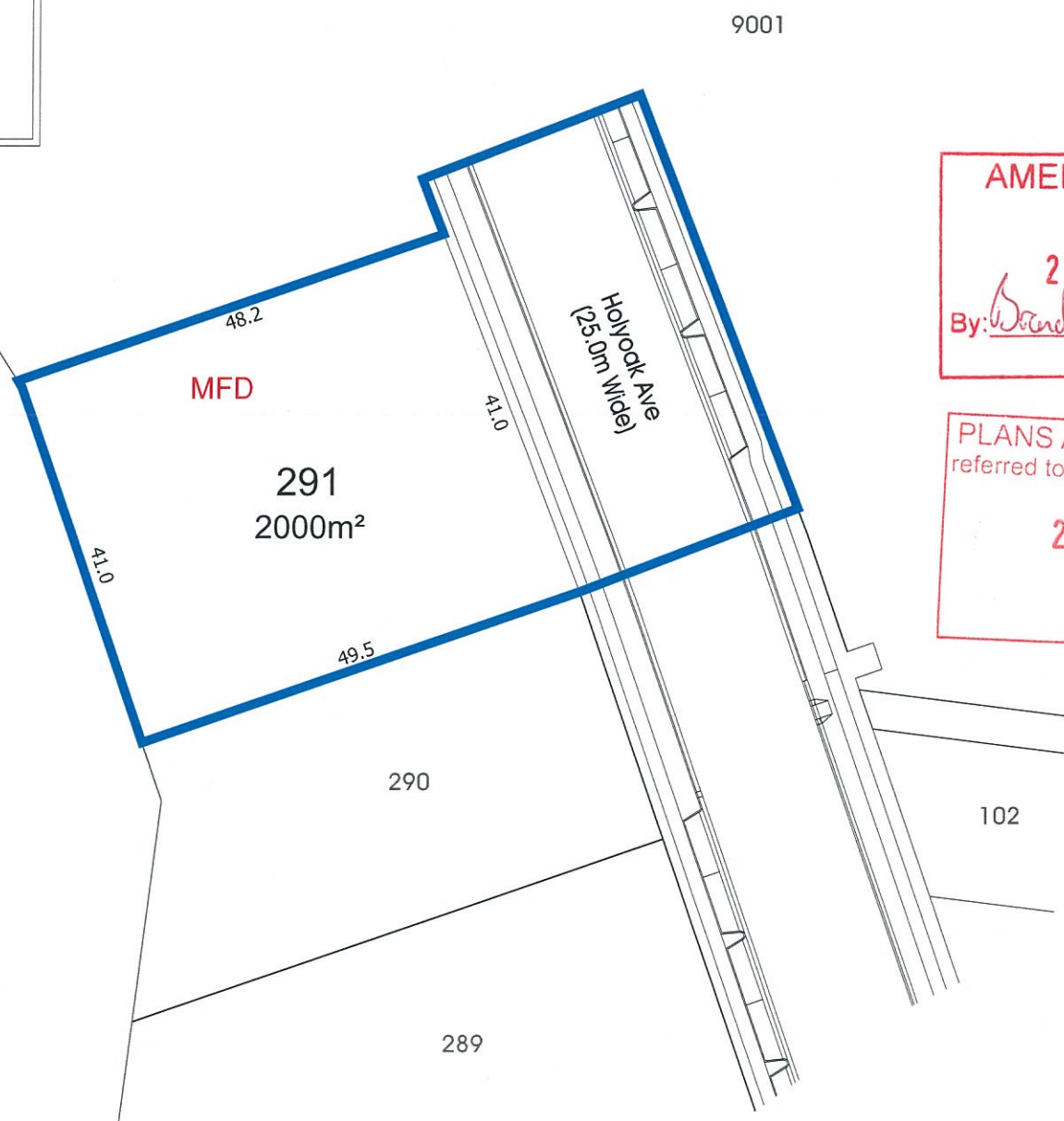


PROPOSED PLAN OF DEVELOPMENT

Lots 291 & 9001
Cancelling Lot 9001 on SP280605

Parish of Stuart
County of Elphinstone
City of Townsville



AMENDED IN RED
29 APR 2016
By: *David Duda* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
29 APR 2016
MEDQ

LEGEND

— Stage Boundary

Plan of Development Table	Multi Family Dwelling (MFD)	
	Ground Floor	First Floor
Front Primary Frontage (* Mandatory)	3.0m	3.0m
Rear	1.5m	2.0m
Side - General lots		
Build to Boundary		
Non Build to Boundary	1.5m	2.0m
Site Cover	60%	

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.
- Multi Family Dwelling allotments may be developed with more than one dwelling.

Site Cover and Amenity:

- Site cover as per Plan of Development Table.
- Private open space must be covered and directly accessible from the main living area, and:
 - Dwellings with their main living area located at ground level have a private open space not less than 12m² with a minimum dimension of 2.4m
 - Dwellings with their main living area located above ground level have a private open space not less than 5m², which may be in the form of a balcony, with a minimum dimension of 1.2m
- The outlook from the first storey windows, terraces, decks or other private areas is obscured or screened where a direct view at a distance closer than 6m would be available into the private open space or a living room of an existing dwelling.

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.

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.
- Multi Family Dwellings shall provide on-site visitor parking calculated at 1 space for every 4 dwellings, plus 1 space for car washing.

Buildings:

- Facades are articulated, and comprise a mix of building materials and colours.
- External drainage pipes are integrated with the building design.
- A screened drying area and rubbish bin enclosure must be provided.
- Outdoor air-conditioning units must be screened from the street and, where applicable, the park frontage.
- All habitable rooms must incorporate at least 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 a combination of:
 - External and internal opening windows
 - Louvered windows
 - Ceiling and/or roof ventilation shafts and 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.
- The dwellings must address each street frontage or park with inclusion of two or more of the following design elements in the related façade:
 - Verandahs
 - Porches
 - Awning and shade structures
 - Variation to roof and building lines
 - Inclusion of window openings
 - Use of varying building materials
 - Letterboxes clearly visible and identifiable from the street;
 - Clearly identifiable and addressed front doors and ~~undercover~~ ^{undercover} point of entries;
 - The garages are setback at least 1m behind the main face, excluding balconies, of the dwelling.

Driveways:

- 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.
- The minimum distance between driveways on the same lot is 3.0m at the boundary.
- The maximum width of a driveway serving a double garage shall be 4.8m at the lot boundary or serving a single garage shall be 3.0m at the lot boundary.

Fencing:

- Front fences and walls, where provided, should include one of the following:
 - The solid portion of front fences and walls should be no more than 1.2m high.
 - If containing openings that make it more than 50% transparent, the maximum fence height can be 1.8m.



brazier motti

P 1300 267 878

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Date: 21st March, 2016

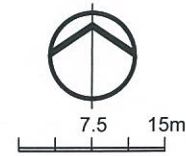
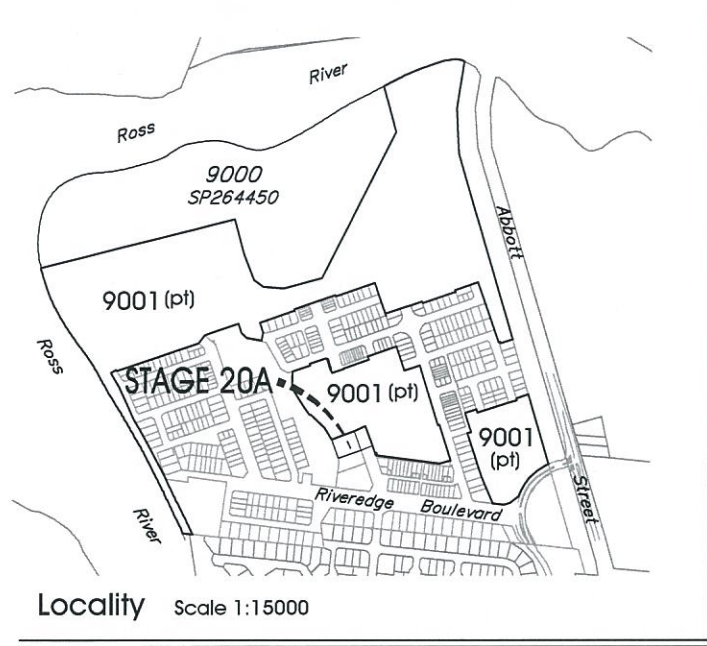
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Drawn: AJL

Job No: 29060/212-4

Plan No: 29060/515 E

surveying | town planning | project management | mapping and GIS



PROPOSED RECONFIGURATION

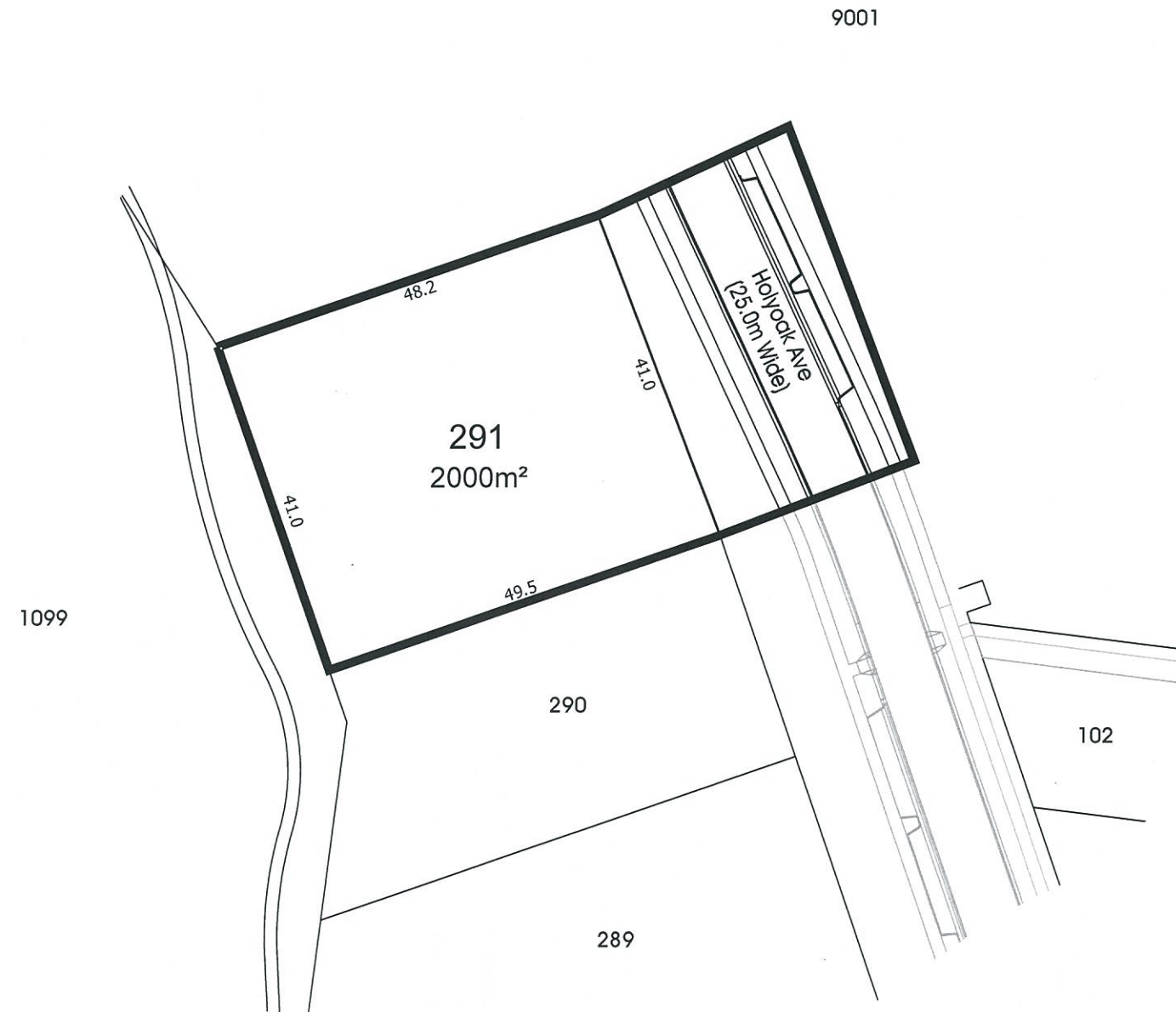
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Cancelling Lot 9001 on SP275839

Parish of Stuart
County of Elphinstone
City of Townsville

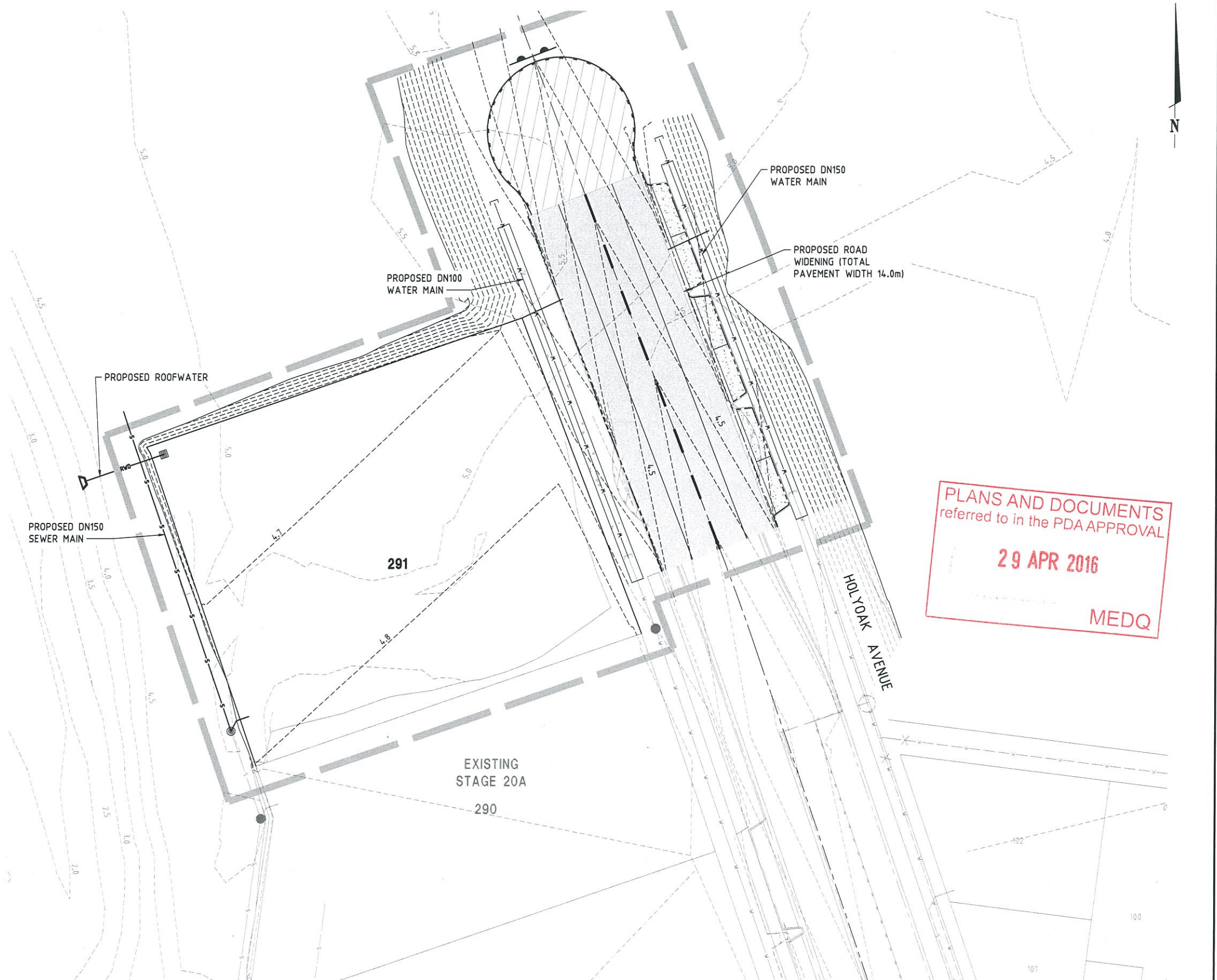
- STAGE 20A -
Total Stage Area 3047m²
Total Lots..... 1

Total Length of New Road 41m
25m wide road 41m

Total Area of New Road 1047m²
25m road area 1047m²



	PROPOSED STAGE BOUNDARY
	PROPOSED CONTROL LINE
	EXISTING KERB AND CHANNEL
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	PROPOSED ROOFWATER DRAINAGE
	EXISTING ROOFWATER DRAINAGE
	EXISTING SURFACE CONTOUR (0.50m INTERVALS)
	PROPOSED SEWERAGE RETICULATION
	EXISTING SEWERAGE RETICULATION
	PROPOSED WATER RETICULATION
	EXISTING WATER RETICULATION



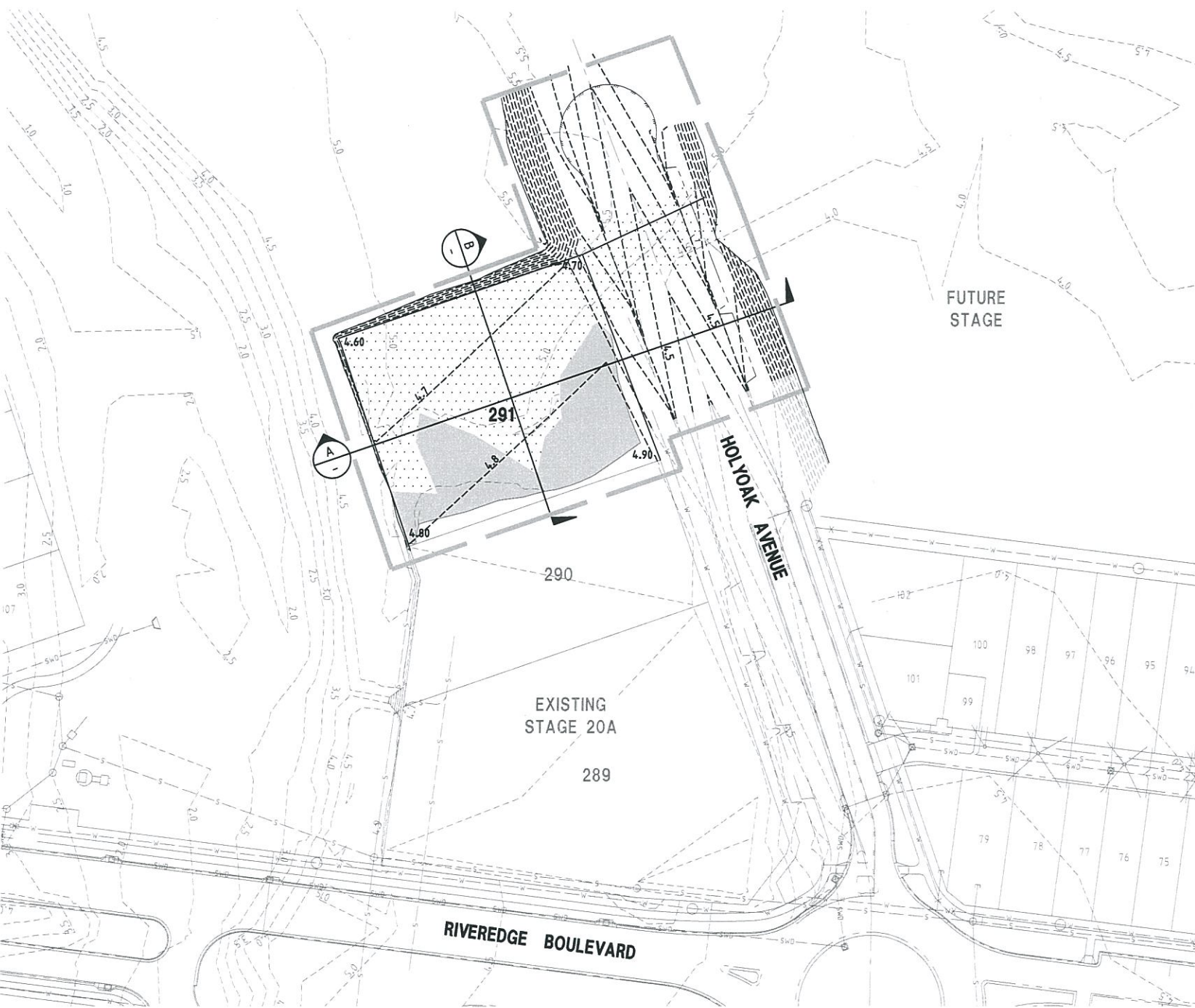
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29 APR 2016

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FILE: 15003077-SK05.dwg DATE: 22-01-2016 Xref's: X_15003077_BASE X_15003077_TITLE USR: Adam Annfield																
FIRST ISSUE A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HR HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KK KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LL LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NM NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UU UV UW UX UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ	CALC AA AA 22.01.16	DRAWN AA AA 22.01.16	DATE 22.01.16	AMENDMENT DETAILS	DESIGN CHECK	SCALE (METRES) 1:250 5 0 5 10 A1 1:500 A3	MICROFILM No.	SURVEYOR: BRAZIER MOTTI 595 FLINDERS ST, TOWNSVILLE QLD 4810 P: (07) 4772 1144 E: townsville@braziermotti.com.au	CLIENT ECONOMIC DEVELOPMENT QUEENSLAND	PROJECT THE VILLAGE TOWNSVILLE LOT 291	 Calibre Consulting (QLD) Pty Ltd Level 6, 199 Gray Street, South Brisbane QLD Australia 4101 Telephone 07 3895 3444 Facsimile 07 3895 3400 Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast	 Consult Australia Quality Endorsed Company ISO 9001 LE 4094	DRAWING TITLE COMBINED SERVICES LAYOUT PLAN	DRAWING NUMBER 15-003077.1-SK05	ISSUE	
								PROJECT No. 15-003077.1	APPROVED MATTHEW HILL RP02 11578							
									FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD							



- LEGEND**
- 76.2 PROPOSED FINISHED SURFACE LEVEL
 - 75.0 EXISTING SURFACE CONTOUR (0.5m INTERVAL)
 - 75.0 DESIGN SURFACE CONTOUR (0.1m INTERVAL)
 - AREA OF CUT
 - AREA OF FILL
 - EXISTING LAYBACK KERB AND CHANNEL
 - EXISTING LAYBACK KERB ONLY
 - EXISTING EDGE OF BITUMEN
 - SWD EXISTING STORMWATER DRAINAGE
 - S EXISTING SEWERAGE RETICULATION
 - W EXISTING WATER RETICULATION



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29 APR 2016

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CONSTRUCTION PURPOSES

SECTION B
SCALE (A1): 1:100
SCALE (A3): 1:200

SECTION A
SCALE (A1): 1:100
SCALE (A3): 1:200

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REV	DATE	BY	CHKD	APPD											
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