

PLANNING ASSESSMENT

TOWNSVILLE CITY COUNCIL PLANNING AREA
DWELLING HOUSE
LOW DENSITY RESIDENTIAL ZONE.
ASSESSMENT LEVEL: SELF-ASSESSABLE.

NOISE TRANSPORT CORRIDOR

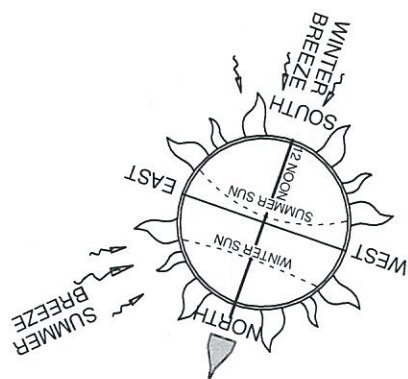
THIS PROPERTY IS NOT AFFECTED.

1% AEP FLOOD ASSESSMENT

FLOOR LEVELS IN ACCORDANCE WITH TCC CITY PLAN
PART 8.2.6 FLOOD HAZARD OVERLAY.
WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD
AREA SHOWN ON OVERLAY MAP OM-06.1:
a) FLOOR LEVELS OF ALL HABITABLE ROOMS ARE A
MIN OF 300mm ABOVE THE DEFINED FLOOD LEVEL;
b) FLOOD LEVELS OF ALL NON-HABITABLE ROOMS
(OTHER THAN CLASS 10 BUILDINGS) ARE ABOVE THE
DEFINED FLOOD EVENT.

FLOOD HAZARD : LOW (EXEMPT)

NORTH POINT



DRIVEWAYS / CROSSOVERS

DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD
VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY
STANDARD SPECIFICATIONS AND DRAWINGS.
REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

PROPERTY DESCRIPTION

LOT No: 521 on PLAN No: 275839
PARISH : STUART
COUNTY : ELPHINSTONE
SITE AREA : 338 SQM SITE COVER : 64%

BUILDING DESIGN - MEDIUM RISE
QBCC LIC. - No. 65778 EXPIRY 25.5.16
448 BAYSWATER RD. MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



AMENDMENTS:	No.	Description	Date	Issued
A	1	B.A.ISSUE	13.07.15	GVD

S. & P.
CONSTRUCTIONS
MOB: 0417740011

CLIENT: S & P CONSTRUCTION
ADDRESS:
LOT 521 DARTER STREET,
THE VILLAGE

DRAWN: KS	DATE: 13.07.15	APP:
ISSUE: A	SCALE: As indicated	PHASE: WKD
SH No: A3	JOB No: 14139SP	



GVD
BUILDING DESIGN
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418/782827

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

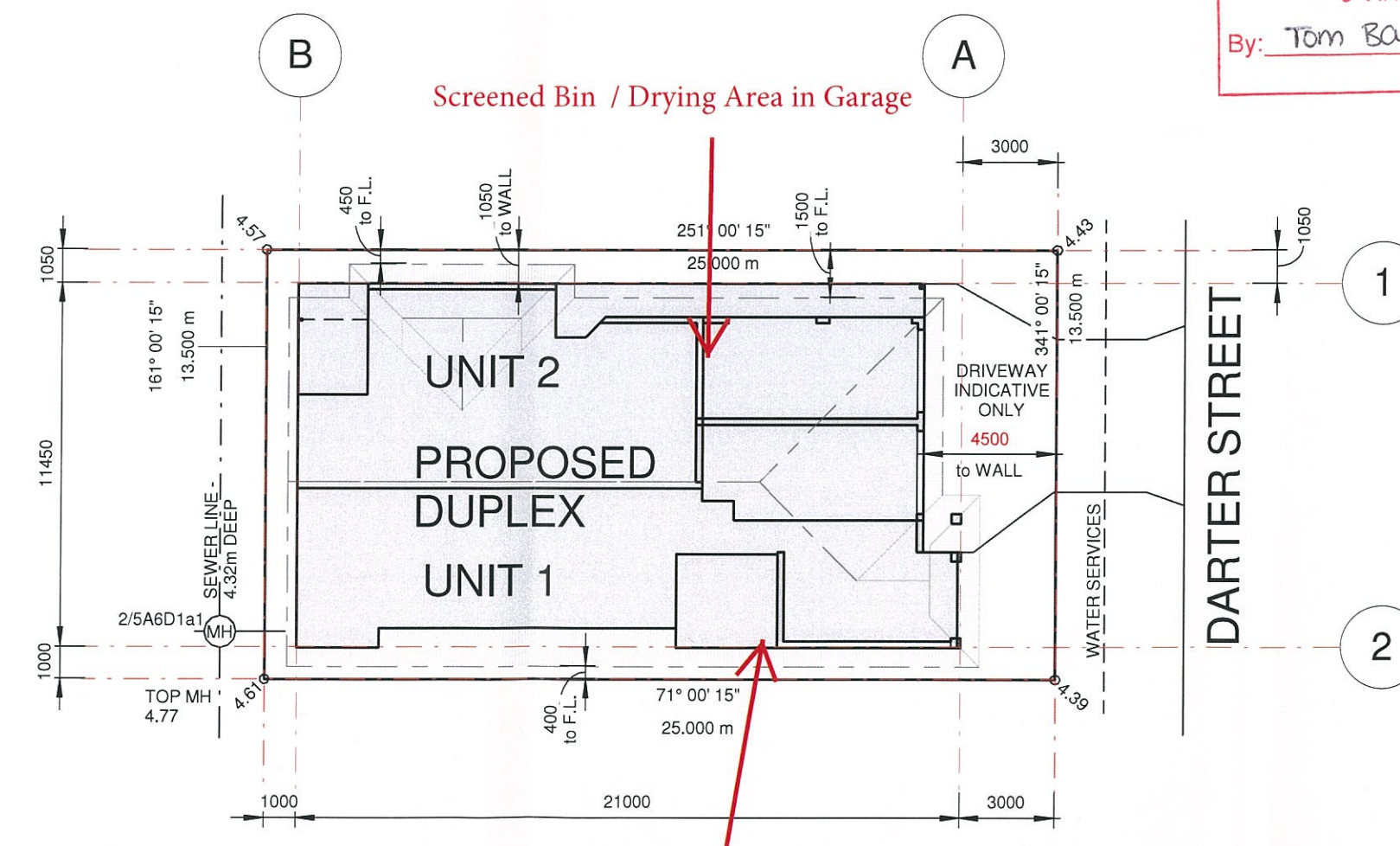
11 MAY 2016

MEDQ

AMENDED IN RED

9 MAY 2016

By: Tom Barker. (name)
MEDQ



SITE PLAN

1 : 200

Screened Bin and Drying Area behind main face of dwelling



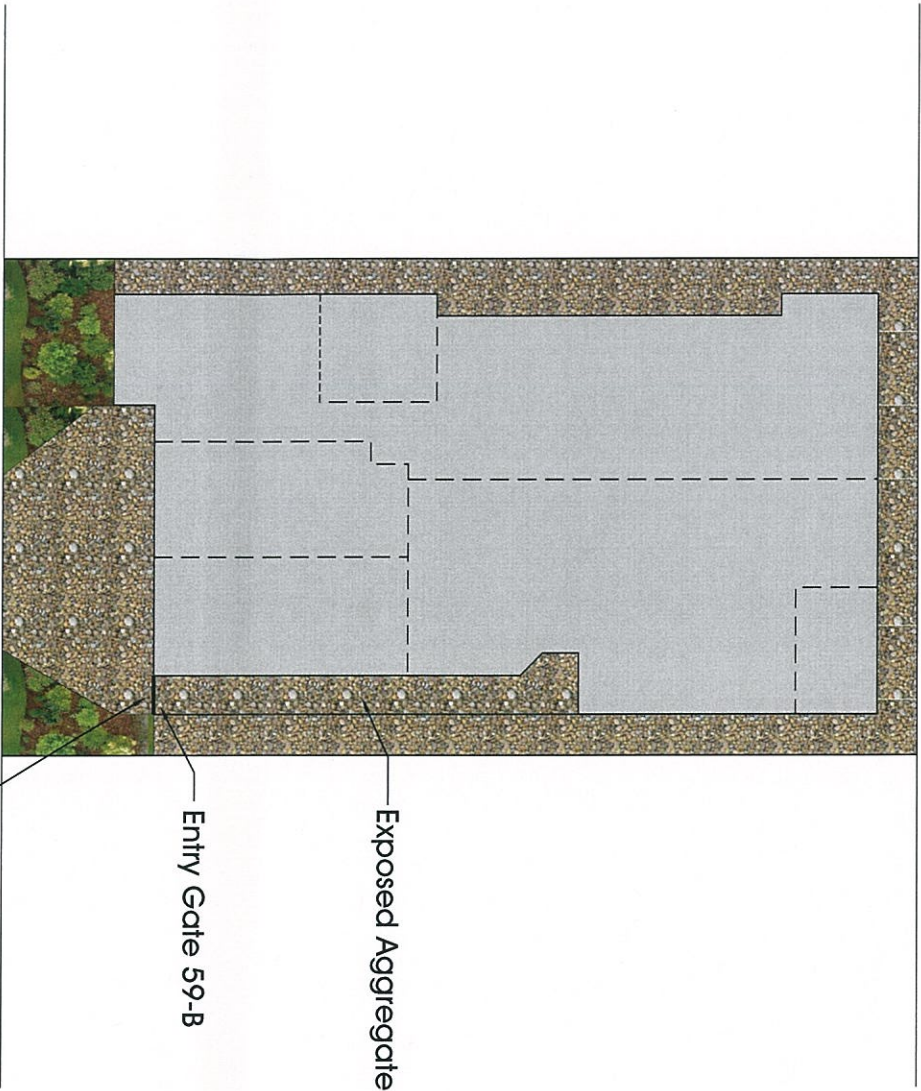


0 2 4m

59 DARTER STREET
Lot 521 on SP275839

Stage 5 The Village

Legend



AMENDED IN RED

9 MAY 2016

By: Tom Barker (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

11 MAY 2016

MEDQ

LANDSCAPE CONCEPT PLAN

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.

Darter Street

Exposed Aggregate Delineates Entrance

Entry Gate 59-B

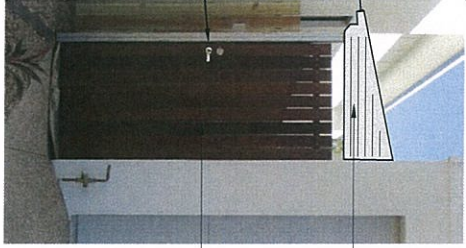
Gatehouse Entry Door to be treated with
different feature colour, as per Condition 3
of the Approval.

Skillion to match
house colours

Feature Handle

Horizontal Slats

Dwelling Address



TYPICAL FEATURE ENTRY



brazier motiti

P 1300 267 878
W www.braziermotiti.com.au

Date: 8th February, 2016
Scale: 1:200 @ A3
Drawn: ALL

Job No: 41060/1-1
Plan No: 41060/001 A

surveying | town planning | project management | mapping and GIS