

Notes :-

- General:**
- The maximum height of building shall not exceed 2 storeys.
 - To assist delineating the street corners and entry to the laneway, it is preferred that lots 64, 80, 79 and 102 incorporate two storey elements.
- Orientation:**
- Entries - Front doors and letterboxes of dwellings are to address the Primary Street Frontage.
 - Where dwellings encompass more than one frontage they are to be designed to address each street frontage except laneways.
 - Loft homes must be located off the adjoining laneway.
 - Provided from the laneway as well as the Primary Street Frontage.
- Setbacks:**
- Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are preferred where shown.
 - Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m. Except where dwellings on adjoining allotments are constructed simultaneously, e.g. duplex or terraces.
 - 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 lots, the built to boundary wall shall not exceed 75% of the lot boundary length.
 - Buildings on lots less than 10m wide may be built to more than one boundary. However, the dwelling on the 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 and 2 bed dwellings - 1 space per dwelling
 - Other - 2 spaces per dwelling, which may be in tandem.
 - Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
 - Double garages will not be permitted on any lot less than 10.0m wide.
 - Double garages may be permitted on a lot \geq 10.0m wide where the dwelling is more than one storey in height, and where:
 - the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling, and
 - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Amenity:**
- Site cover for each lot is not to exceed 60% of the lot except on Urban or Loft Allotments where the site cover shall not exceed 85% of the lot.
 - Minimum private open space requirements:
 - must be accessed from a living area.
 - one room or one bedroom house/unit 5m² with a minimum dimension of 1.2m.
 - two room house/unit 9m² with a minimum dimension of 2.4m.
 - three or more bedroom house/unit 12m² with a minimum dimension of 2.4m.
- Buildings**
- Buildings that are visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows recessed into the facade
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100mm minimum)
 - use more than one building material on the facade.
 - for lots 72, 73, 88 and 90 adjoining the pedestrian lane, the dwelling designs shall incorporate elements which provide casual surveillance opportunities to these public areas. Design elements such as habitable rooms orientated towards the public spaces, incorporating second floor elements and fencing (1.5m maximum high and 50% min. transparency) are encouraged.
 - The Primary Frontages for dwellings on Lots 80, 83-88, 90, 93-100 & 102 inclusive, shall be orientated and have Primary Frontage and habitable rooms facing the North (a future park)

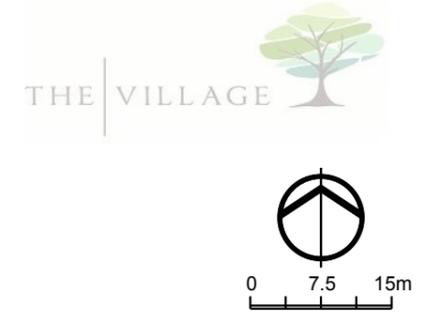
- Accessible Housing**
- Access from a public space to the front entry of the dwelling shall be via an accessible path with a maximum distance of less than 2.5 metres
 - Vehicle parking space for the dwelling shall have minimum dimensions of 3800mm by 5500mm clear of walls or other obstructions.
 - The kitchen in the dwelling should have a central area with a minimum horizontal dimension of 1550mm that is clear of benches, storage cabinets, fixed appliances and other furnishings. The main kitchen should ideally be designed as a passageway or provide access to other rooms in the dwelling.
 - At least one bathroom in the dwelling should have minimum internal dimensions of 2250mm by 2300mm. This bathroom should also have a central area with a minimum horizontal dimension of 1550mm that is clear of basins, toilet, cabinets and cupboards. Where a separate toilet is provided, the toilet should have minimum internal dimensions of 1800mm by 1550mm.
 - At least one bedroom in the dwelling should have minimum internal horizontal dimensions of 3700mm by 3550mm. This bedroom should also have an area with a minimum horizontal dimension of 1550mm that is clear of wardrobes, cupboards and other furnishings.
 - The living area in the dwelling should have a central area with minimum horizontal dimension of 2250mm that is clear of seating, tables, and other furnishings. The living area should have an overall horizontal dimension in one direction of at least 3700mm.
 - Where the dwelling is a two storey dwelling, the kitchen, living/dining area, at least one bedroom, a bathroom, and the laundry should be on the ground floor.

- Loft Allotments**
- Entries - Front doors of dwellings are to address the Laneway and have a clearly identifiable front door and undercover point of entry. 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 4.0m.
 - Garage doors are articulated, comprise a mix of materials and colours and comply with requirements or AS2800.1 - 2004 B99 vehicle regarding garage door width, refer Rear Lane Practice Note Table 1.
 - Private open space must be accessible from the main living area and must not be less than 5m² which may be in the form of a balcony with a minimum dimension of 1.2m.
 - 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.
 - Windows adjacent to adjoining lots have a minimum sill height of 1.5m, or opaque glass if less.
 - No external drainage or other pipes
 - 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
 - louvered 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;
 - louvered windows; and
 - Ceiling and/or roof ventilation skylights.

- Fencing:**
- Fencing on all Primary Street Frontages to be either 50% transparent up to 1.5m high or not to exceed 1.2m in height.
 - Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).
 - Fences on Secondary Street frontages to be 50% transparent and not exceed 1.5m in height.
 - Fencing along Pedestrian Access adjacent to Lots 72, 73, 88 and 90 shall be 50% transparent and not exceed 1.5m in height. The fence shall provide casual surveillance opportunities in conjunction with Note: 26 and maintain CPTED design elements.
- Driveways:**
- For conventional allotments (not lane way 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
 - A maximum of one driveway per dwelling is permitted, unless it is a corner lot.
 - 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.
- Rear Lanes:**
- All dwellings shall be designed to comply with the ULDA Practice note no.12.
- Defenses:**
- Laneway allotment - Lot serviced by a Laneway.
 - Streets - Roads/Streets other than a Laneway.
 - Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.
 - Loft homes - a dwelling accessed from a laneway and generally located at a first floor level above car accommodation.



Locality Scale 1:15000



PROPOSED RECONFIGURATION & PLAN OF DEVELOPMENT

Lots 64 to 102 & 7000
Cancelling Lot 7000 on SP247154

Parish of Stuart
County of Elphinstone
City of Townsville



LEGEND

- Stage Boundary
- Build to Boundary (preferred)
- Primary Street Frontage
- No vehicle access
- Preferred Driveway location
- Optional Driveway location
- Future Bus Route
- Preferred Accessible Housing

Lot Type

- Villa Allotment Type 1 (10m frontage)
- Villa Allotment Type 2 (11.5 & 12.5m frontage)
- Urban Allotment (7.5m Frontage)
- Loft Allotment

Site Development Table	Villa Allotments (1) 10m Frontage		Villa Allotments (2) 11.5-12.5m Frontage		Urban Allotments 7.5m Frontage		Loft Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	1.5m	2.0m	3.0m	3.0m	1.5m	1.5m	0.0m	0.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	0.0m	0.0m
Side - General lots								
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	0.0m	0.0m	0.0m
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	-	-
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	0.5m	0.5m	-	-
Laneway Lots								
Rear of Lot (from 6.5m wide Laneway bndy)	0.0m	0.0m	0.0m	0.0m	0.5m	0.5m	0.0m	0.0m
Rear of Lot (from 7.5m wide Laneway bndy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	-	-

brazier motti

1300 267 878
www.braziermotti.com.au

Date: 21st November 2012
Scale: 1:750 @ A3
Drawn: SEM
Job No: 29060/022-01
Plan No: 29060/034 T

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.