

LEGEND

V

LOTS 10.0-12.49m VILLA

ET

LOTS 15.0-17.99m ECONOMY TRADITIONAL

PT

LOTS +20.0m PREMIUM TRADITIONAL

CY

LOTS 12.5-14.99m COURTYARD

T

LOTS 18.0-19.99 TRADITIONAL

DUAL OCCUPANCY

#

ICON ALLOTMENT

ALLOTMENT DEVELOPMENT REQUIREMENTS

LOT TYPE	AV. LOT WIDTH (m)	TYPICAL AV. LOT SIZE (m²)	MINIMUM BUILDING SETBACKS (REFER TO NOTES BELOW)										PRIVATE OPEN SPACE (POS)		OTHER REQUIREMENTS	LENGTH AND HEIGHT OF ZERO BOUNDARY / CLOSE TO BOUNDARY WALL
			FIRST STOREY (LESS THAN 4.5m)						SECONDARY STOREY (4.5-8.5m)							
			FRONT (m)	GARAGE WALL (m)	REAR (m)	OPTIONAL ZERO LOT LINE	SIDE SET BACK (m)	SECONDARY ROAD SETBACK	FRONT (m)	REAR (m)	ZERO LOT LINE	SIDE SET BACK (m)	MINIMUM AREA (m²)	MINIMUM CIRCLE DIAMETER (m)	MAXIMUM SITE COVERAGE (%)	
VILLA (V)	10.0-12.49	320	3	5.0 [#]	1.5	YES	0.75	1.0	3	2	1	1.5	80	5	50	MAX. TOTAL LENGTH: 40% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m)
COURTYARD (CY)	12.5-14.99	375	3	5.0 [#]	1.5	YES	0.75	1.0	3	2	1	1.5	80	5	50	MAX. TOTAL LENGTH: 40% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m)
ECONOMY TRADITIONAL (ET)	15.0-17.99	450	4.5	5.0 [#]	1.5	YES	1.0	2.0	4.5	2	1	1.5	80	5	50	BUILD-TO-BOUNDARY LINE (GARAGE ONLY) MAX SINGLE LENGTH 9m
TRADITIONAL (TR)	18.0-19.99	540	4.5 ⁽²⁾	5.0 ^{# (2)}	1.5	NO	1.5	2	4.5	2	N/A	2	80	5	50	CLOSE-TO-BOUNDARY LINE (GARAGE ONLY) MAX SINGLE LENGTH 9m
PREMIUM TRADITIONAL (PT)	20.00+	600+	6.0 ⁽²⁾	6.0 ⁽²⁾	1.5	NO	1.5	3	6.0	2	N/A	2	80	5	50	N/A
x FOR NON ZERO LOT LINE BOUNDARY, SETBACKS ARE MEASURED TO THE OUTERMOST PROJECTION (OMP) - EXCLUDES GARAGE WALL SETBACK																
xx OMP INCLUDES ARCHITECTURAL FEATURES SUCH AS PIERS, PYLONS, EAVES, ETC. NOTE - THIS IS A QUANTIFIABLE STANDARD THAT IS AN ALTERNATIVE PROVISION TO THE QDC, PART MP1.1, A1 (a), (b) AND (c), A2 (a), (b) AND (d) AND PART MP1.2, A1 (a), (b) AND (c), A2 (a), (b) AND (d). NON-COMPLIANCE WITH THIS PROVISION FOR A DWELLING HOUSE REQUIRES A CONCURRENCE AGENCY RESPONSE FROM TOWNSVILLE CITY COUNCIL.																
EXCLUDES POOLS AND CLASS 10 BUILDINGS AND STRUCTURES (OTHER THAN RETAINING WALLS AND STRUCTURES). FOR REQUIREMENTS FOR POOLS AND CLASS 10 BUILDING AND STRUCTURES (OTHER THAN RETAINING WALLS AND STRUCTURES) REFER TO QDC.																
NOTES:																
# MINIMUM SETBACK TO GARAGE WALL. FRONT GARAGE WALLS SHALL OTHERWISE REMAIN A MINIMUM 500mm BEHIND THE FRONT BUILDING LINE, AND SHALL INCLUDE A MIN. 450mm EAVELINE.																
(1) REAR ALLOTMENT SETBACKS VARY BETWEEN 1.5m AND 3.0m DEPENDING ON THE LOCATION OF SEWER MANHOLES AND HOUSE CONNECTION POINTS.																
(2) FRONT ALLOTMENT SETBACKS VARY BETWEEN 4.5 & 6.0m. REFER TO SITE SPECIFIC SETBACKS FOR INDIVIDUAL BUILDING ENVELOPES.																

SITE COVER
1. EXCLUDES EAVES, SUN SHADING DEVICES, PORTICOS, PATIOS, BALCONIES AND OTHER UNCLOSED STRUCTURES UP TO A MAXIMUM TOTAL SITE COVER OF 60%.

CARPARKING SPACES
2. TWO CAR PARKING SPACES ARE PROVIDED PER DWELLING.

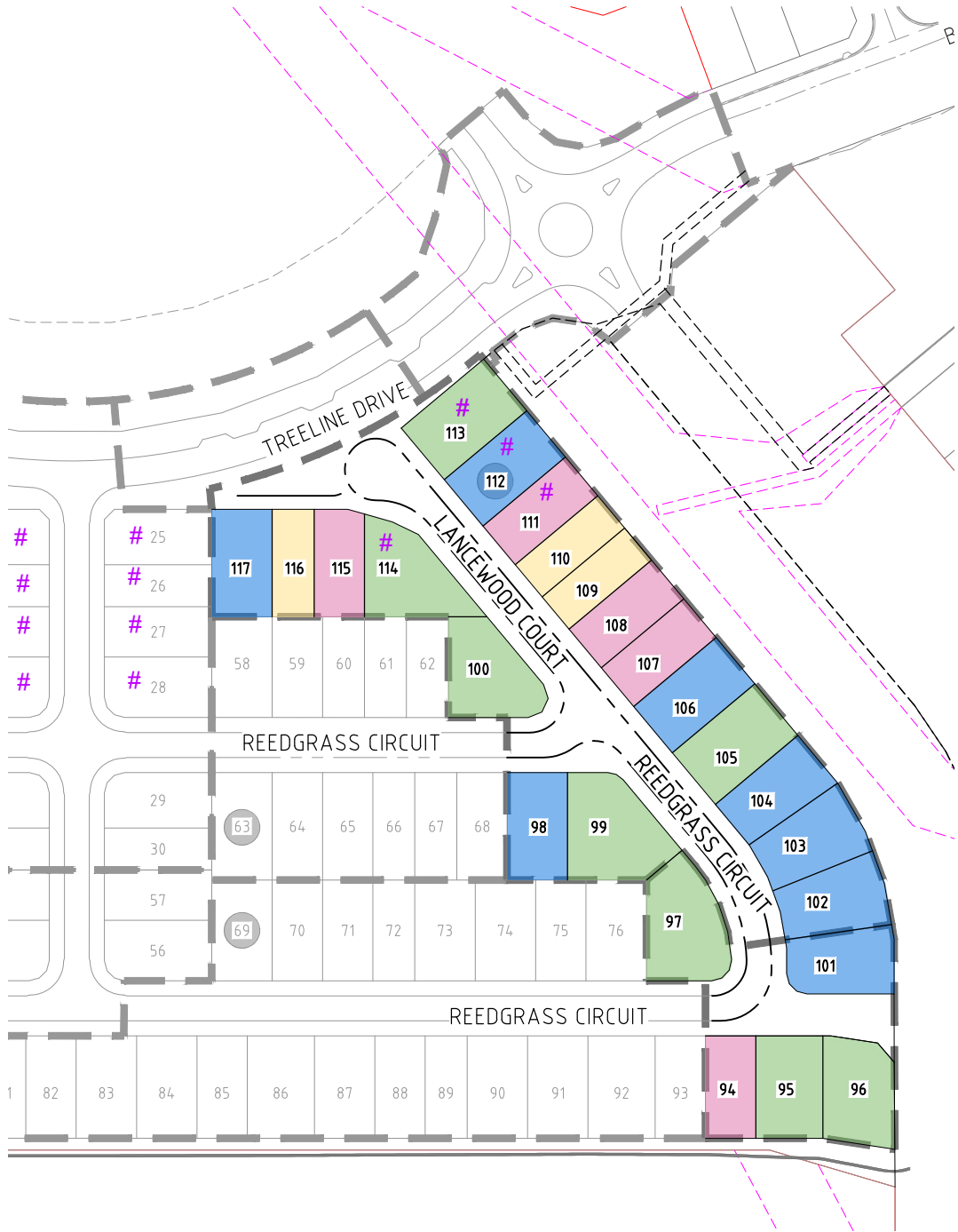
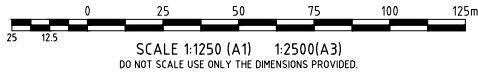
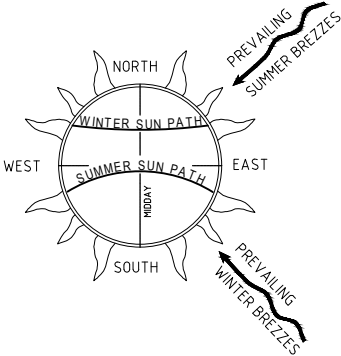
GARAGE 3. GARAGE AND CARPORT OPENINGS ARE IN ACCORDANCE WITH THE TABLE BELOW:	
PRIMARY OR SECONDARY FRONTAGE	COVERED CAR SPACE OPENING (S) PER STREET FRONTAGE
15m OR GREATER	6.0m WIDE MAXIMUM
LESS THAN 14.99m	SINGLE LEVEL: a. 6.0m WIDE MAXIMUM b. RECESSED AT LEAST 15m BEHIND THE MAIN BUILDING LINE WHERE: I. THE COVERED CAR SPACE HAS AN EAVE OF AT LEAST 450MM. AND II. THE DWELLING ESTABLISHES A PRIMARY STREET ENTRY OR DOMINATE STREET FACADE WITH SIDE ENTRY. DOUBLE LEVEL: 6.0m MAXIMUM AND RECESSED A MIN. 1.0m BEHIND THE FRONT WALL OR BALCONY OF THE UPPER LEVEL.
LESS THAN 12.49M	SINGLE LEVEL: A. MAXIMUM 50% OF THE FRONTAGE WIDTH (BEING THE FRONTAGE VEHICLE ACCESS IS FROM); B. RECESSED AT LEAST 15m BEHIND THE MAIN BUILDING LINE AND: I. THE COVERED CAR SPACE HAS AN EAVE OF AT LEAST 450MM. AND II. THE DWELLING ESTABLISHES A PRIMARY STREET ENTRY AND DOMINATE STREET FACADE. DOUBLE LEVEL: 6.0m MAXIMUM AND RECESSED A MIN. 1.0m BEHIND THE FRONT WALL OR BALCONY OF THE UPPER LEVEL.

DRIVEWAYS
1. DRIVEWAY CROSSOVERS ARE LOCATED IN ACCORDANCE THE SETBACKS & REQUIREMENTS OF ACCESS & BUILDING ENVELOPE PLANS.
2. DRIVEWAYS DO NOT INCLUDE A REVERSING BAY, MANOEUVRING AREA OR VISITOR PARKING SPACES (OTHER THAN TANDEM SPACES) IN THE FRONT SETBACK.

WASTE
8. EACH DUAL OCCUPANCY INCLUDES A BIN STORAGE AREA THAT:
- IS NOT VISIBLE FROM PUBLIC AREAS OR SCREENED FROM PUBLIC AREAS;
- HAS A MINIMUM AREA OF 1.0m X 2.0m;
- IF LOCATED WITHIN THE GARAGE THE AREA MUST BE VENTILATED;
- IF LOCATED WITHIN THE FRONT SETBACK MUST BE SCREENED.

CASUAL SURVEILLANCE
9. DWELLINGS GENERALLY MUST ADDRESS PRIMARY FRONTAGES WITH A MINIMUM OF A WINDOW AND EITHER A FRONT DOOR OR PEDESTRIAN ENTRANCE. DWELLINGS ON CORNER LOTS MAY HAVE A FRONT DOOR ADDRESSING THE SECONDARY FRONTAGE BUT MUST STILL ADDRESS THE PRIMARY FRONTAGE WITH A WINDOW ON EACH LEVEL.

CORNER LOTS
10. FOR CORNER LOTS, THE PRIMARY ROAD FRONTAGE SHALL BE CONSIDERED THE NARROW FRONTAGE ADDRESSING A ROAD.
11. SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION BETWEEN THE PRIMARY AND SECONDARY FRONT BOUNDARIES PURSUANT TO THE QDC.



Townsville City Council

Approved Subject to Conditions

CAL24/0443

10/12/2024

CONCEPT ONLY

- HAS A MINIMUM AREA OF 1.0m X 2.0m;
- IF LOCATED WITHIN THE GARAGE THE AREA MUST BE VENTILATED;
- IF LOCATED WITHIN THE FRONT SETBACK MUST BE SCREENED.

CASUAL SURVEILLANCE

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25

12.5

							ENGINEERING CERTIFICATION
D	FINALISATION OF DRAIN 03 ALIGNMENT AND PROFILE	YL	LW	CH	CH	20/11/24	 Registered Engineer Date 20/11/2024
C	FOR APPROVAL	NC	LW	CH	CH	05/09/24	
B	GARAGE NOTES AMENDED	LW	LW	CH		14/05/24	
A	ORIGINAL ISSUE	LW	LW	CH		06/03/24	
No.	Amendments	Drawn	Design	Design Chk	Appd	Date	12732 Registered Accreditation

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ESTATE

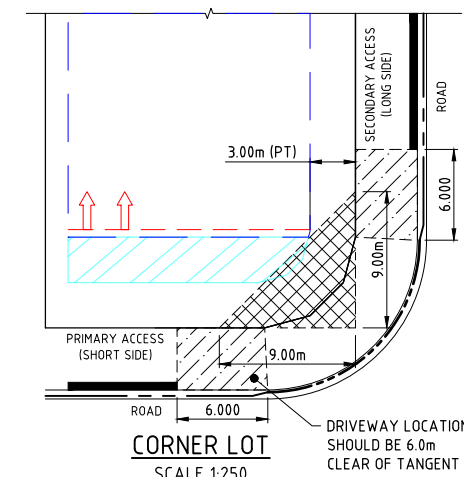
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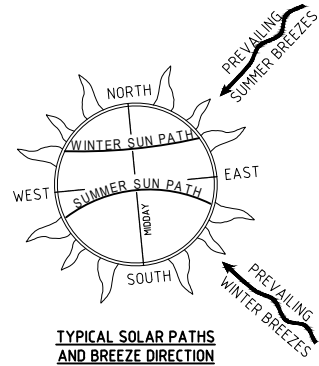
ENGINEERS & PROJECT MANAGERS

ABN 23 010 743 692

Client	URBEX PTY LTD		
Project	SOMERS & HERVEY ESTATE - STAGE 3		
Title	ALLOTMENT DEVELOPMENT REQUIREMENTS		
Datum	AHD	PSM 114264	RL 19.281 (MGA) COORD
FOR APPROVAL			
Project No.	Drawing No.	Rev	
B00535-DA-AB01	D		



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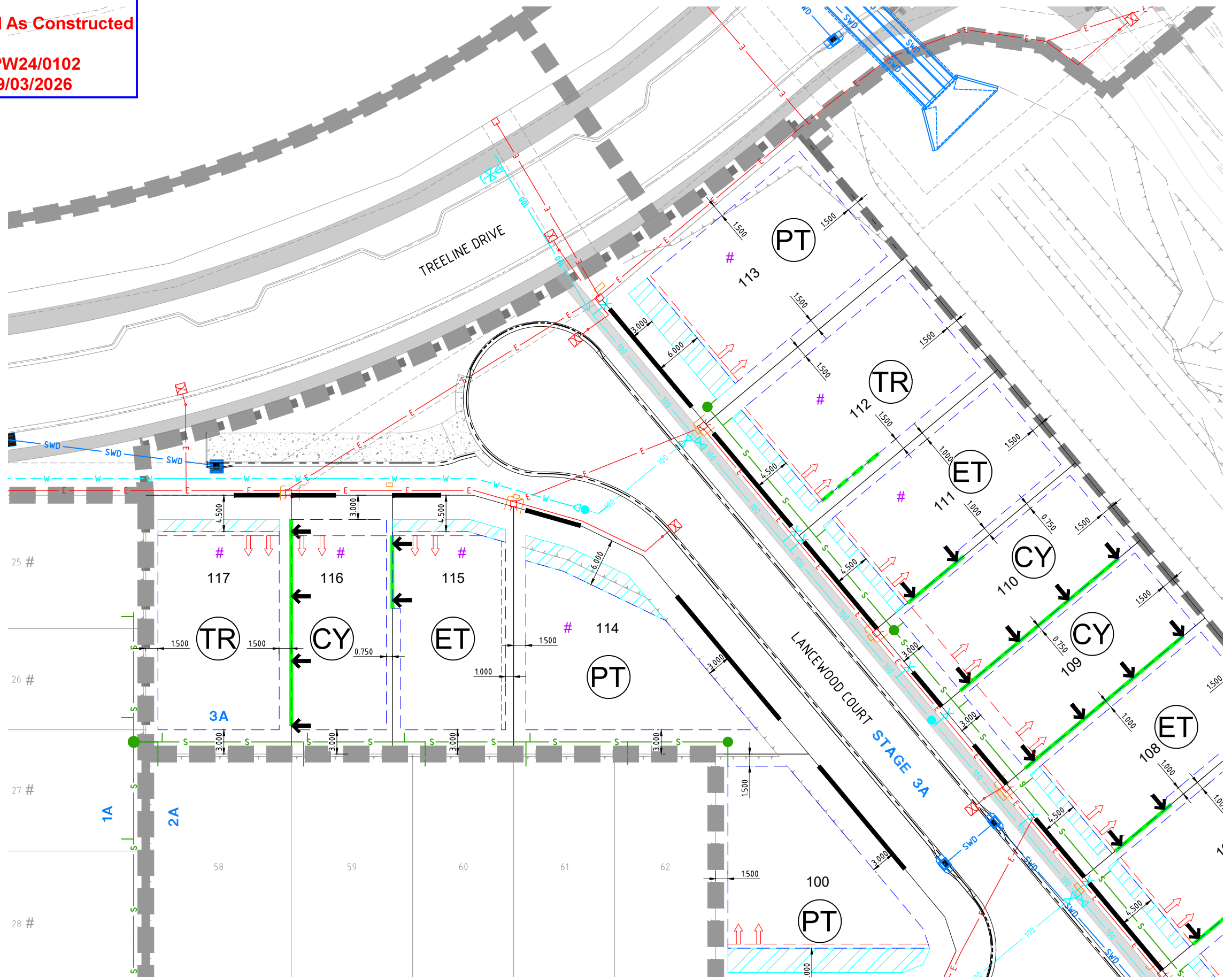
LEGEND

- STAGE BOUNDARY
- BUILDING ENVELOPE (OMP)
- BUILDING ENVELOPE SETBACK TO WALL
- BUILDING ENVELOPE (OMP) PORTICO / OPEN PORCHES ONLY
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA
- ALLOTMENT DESIGNATED FOR DUAL OCCUPANCY
- ALLOTMENT DESIGNATED FOR ICON LOT DEVELOPMENT
- BUILD-TO-BOUNDARY LINE
- BUILD-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- ALLOWABLE DRIVEWAY ACCESS
- PREFERRED GARAGE LOCATION
- SEWER MAIN
- SEWER CONNECTION
- WATER MAIN - uPVC
- WATER MAIN - POLY
- WATER CONNECTION
- ELECTRICAL NETWORK
- ELECTRICAL PILLAR CONNECTION
- ELECTRICAL STREET LIGHT
- NBN NETWORK
- NBN CONNECTION
- STORMWATER LINE
- RETAINING WALL
- CONCRETE FOOTPATH
- ZONE OF INFLUENCE FOR BUILDING ADJACENT TO TRUNK SEWER MAIN

NOTE:
ALL STRUCTURES CONSTRUCTED WITHIN THE IDENTIFIED ZONE OF INFLUENCE ARE TO BE DESIGNED NOT TO EXCEED THE DESIGN SURCHARGE OF THE RETAINING WALL AND ARE TO BE CERTIFIED BY AN RPEQ WITH THE RELEVANT STRUCTURAL QUALIFICATIONS.

FOR ADDITIONAL INFORMATION ON BUILDING ENVELOPES AND LOT TYPES, REFER PRECINCT 1 R.O.L. PLANS B00412-P1-CG07 AND B00412-P1-BE08.

SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.



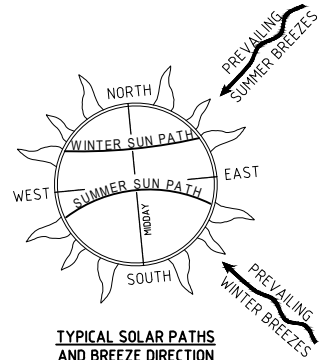
AS CONSTRUCTED

ENGINEERING CERTIFICATION
Registered Engineer
Date 27/02/2026
RPEQ No. 07034
Registered Accreditation

Somers & Hervey
ESTATE
URBEX

EMPOWER

Client URBEX PTY LTD
Project SOMERS & HERVEY ESTATE - STAGE 3A & 3B
Title ACCESS AND BUILDING ENVELOPE PLAN
SHEET 1 OF 3
Datum AHD
PSM 114264
RL 19.281
(MGA) COORD
AS CONSTRUCTED
Project No. B00535-ABEP01
Drawing No.
Rev 1

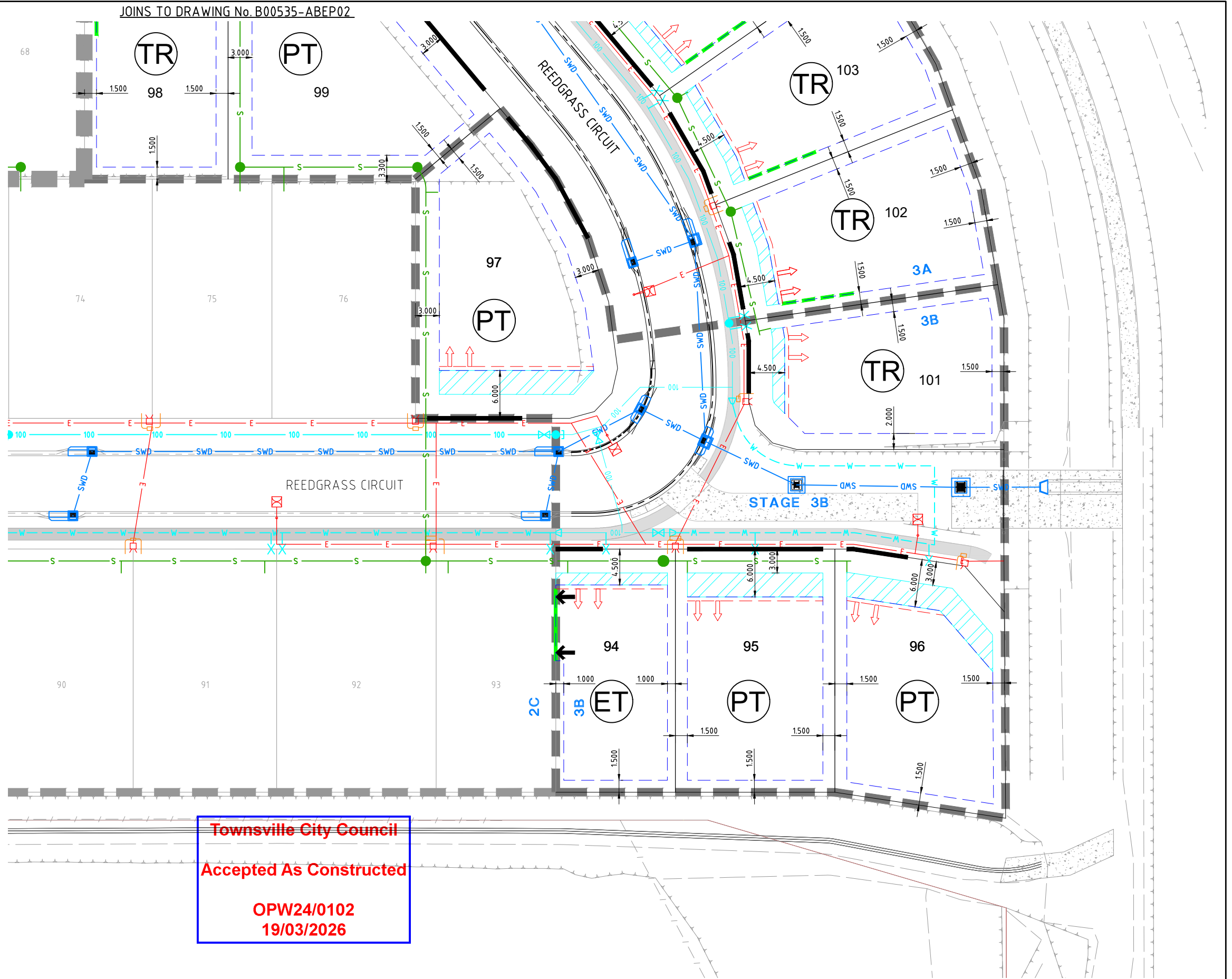
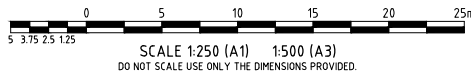


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Townsville City Council
Accepted As Constructed
OPW24/0102
19/03/2026

AS CONSTRUCTED

ENGINEERING CERTIFICATION
Date 27/02/2026
RPEQ No. 07034
Registered Accreditation

Somers & Hervey
ESTATE
URBEX

EMPOWER

Client **URBEX PTY LTD**
Project **SOMERS & HERVEY ESTATE - STAGE 3A & 3B**
Title **ACCESS AND BUILDING ENVELOPE PLAN**
SHEET 3 OF 3
Datum **AHD**
PSM **114264**
RL **19.281**
(MGA) COORD
AS CONSTRUCTED
Project No. **B00535-ABEP03**
Drawing No. **1**