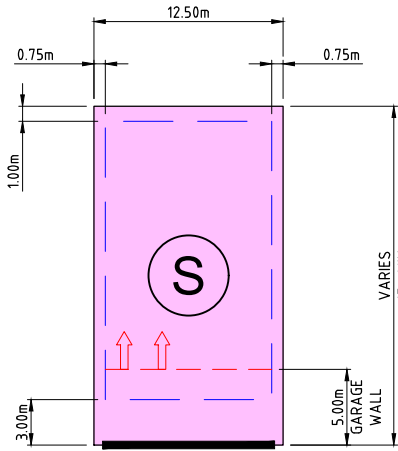
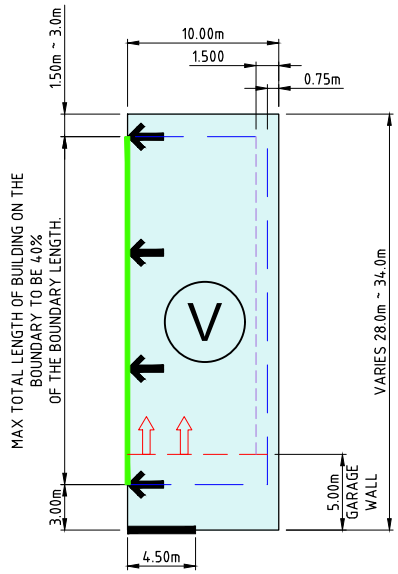
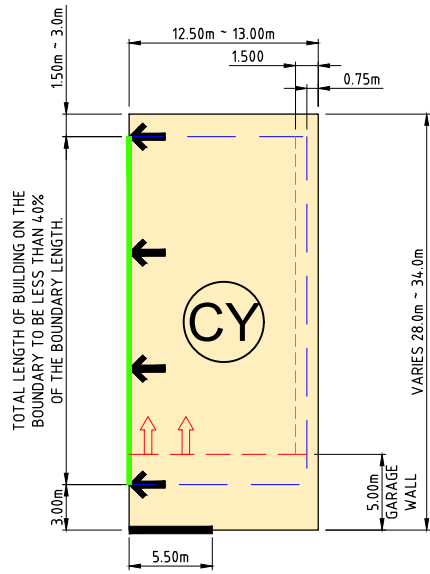




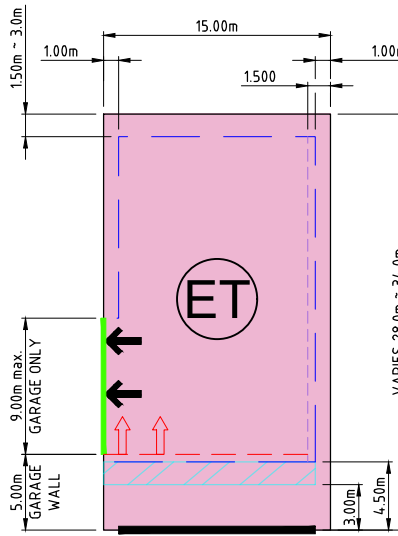
SMART
SCALE 1:250



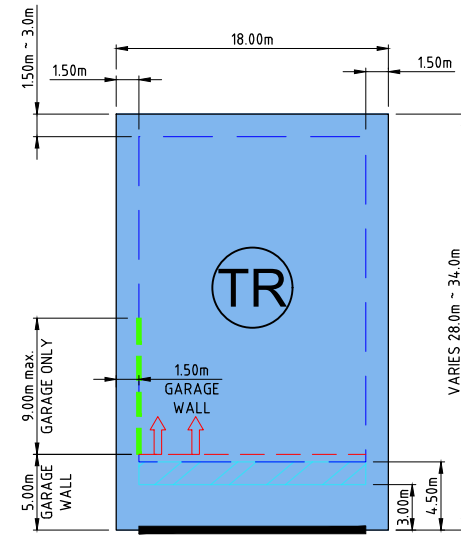
VILLA
SCALE 1:250



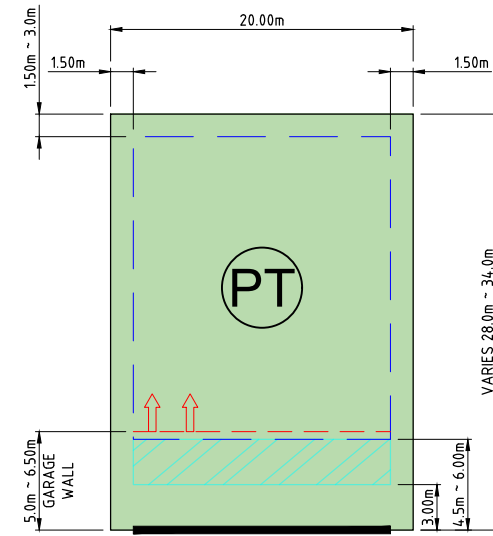
COURTYARD
SCALE 1:250



ECONOMY TRADITIONAL
SCALE 1:250



TRADITIONAL
SCALE 1:250



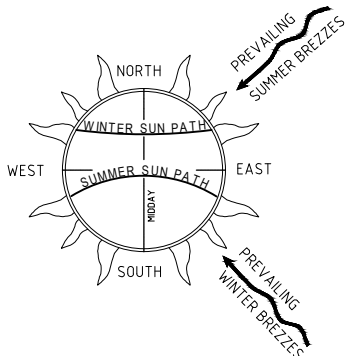
PREMIUM TRADITIONAL
SCALE 1:250

BUILDING ENVELOPE

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION (OMP), AS DEFINED BY THE QDC UNLESS OTHERWISE STATED.
- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 9.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP11 AND MP12 OF THE QDC.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY ON ECONOMY TRADITIONAL ALLOTMENTS OR CLOSE-TO BOUNDARY WALL ON TRADITIONAL ALLOTMENTS SHALL BE A MAXIMUM SINGLE WALL SECTION OF 9.0m FOR THE BENEFIT OF A GARAGE ONLY.
- THE BUILT-TO-BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM DISCHARGING TO THE STREET FRONTAGE.
- SECONDARY FRONT BOUNDARY SETBACKS OF CORNER ALLOTMENTS, REFER TABLE 1.
- 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.
- ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

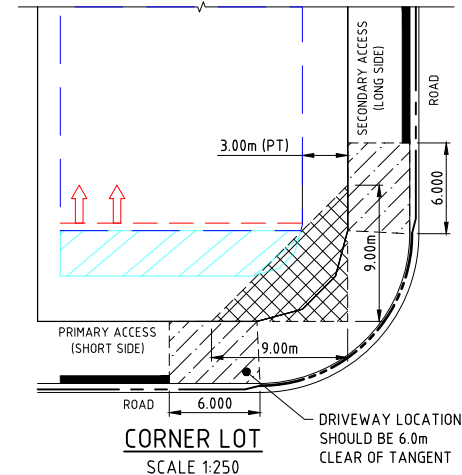
CLIMATICALLY RESPONSIVE BUILDING DESIGN

- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTATED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
 - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
 - AN INTERNAL LAYOUT THAT ENSURES THE LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
 - BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE, CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
 - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

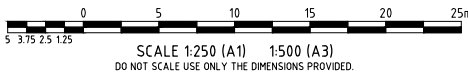


LEGEND

- BUILDING ENVELOPE (OMP)
- BUILDING ENVELOPE SETBACK TO WALL
- BUILDING ENVELOPE (OMP) PORTICO / OPEN ENTRY PORCHES ONLY
- BUILT-TO-BOUNDARY LINE
- BUILT-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- ALLOWABLE DRIVEWAY ACCESS
- GARAGE LOCATION MINIMUM SETBACK TO GARAGE WALL, MINIMUM 500mm BEHIND FRONT BUILDING LINE (IF MORE THAN ONE ALLOWABLE DRIVEWAY ACCESS IS ACHIEVABLE, IDENTIFIES PREFERRED LOCATION)



Townsville City Council
Approved Subject to Conditions
CAR25/0329
04/09/2025



ENGINEERING CERTIFICATION					
C	MINOR CHANGE	YL	YL	CH	CH
B	MINOR AMENDMENTS	YL	YL	CH	CH
A	ORIGINAL ISSUE	EK	PDW	PI	PI
No.	Amendments	Drawn	Design	Design Chk	Appd
Date					

Sommers & Hervey	
ESTATE	
URBEX	

EMPOWER

Client	URBEX 118 PTY LTD	Datum	AHD	
Project	SOMERS & HERVEY - STAGES 4A, 4B AND 4AB	PSM	114264	
Title	LOT DETAIL TYPE	RL	19.281	
		(MGA)	COORD	
		NOT FOR CONSTRUCTION		
		Project No.	Drawing No.	Rev
		B00538-RL-CG106		C

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 (%)
SMART (S)	12.5	300	3	5.0 [#]	1.0	NO	0.75	1.0	4.5	2.0	N/A	1.0	25	5	60	N/A
VILLA (V)	10.0-12.4	320	3	5.0 [#]	1.5	YES	0.75	1.0	3	2	1	1.5	50	5	60	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	60	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 15m 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.

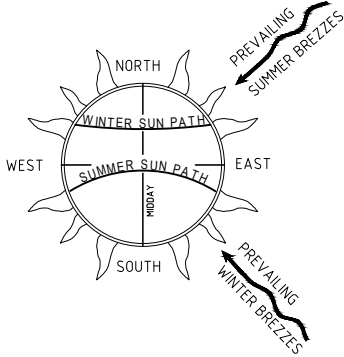
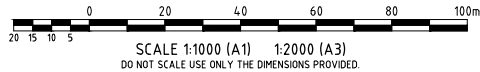
GARAGE 3. GARAGE AND CARPORT OPENINGS ARE IN ACCORDANCE WITH THE TABLE BELOW:	
PRIMARY OR SECONDARY FRONTAGE	COVERED CAR SPACE OPENING (S) PER STREET FRONTAGE
15m OR GREATER	6.0m WIDE MAXIMUM
LESS THAN 14.99m	SINGLE LEVEL: a. 6.0m WIDE MAXIMUM b. RECESSED AT LEAST 15m BEHIND THE MAIN BUILDING LINE WHERE: 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.



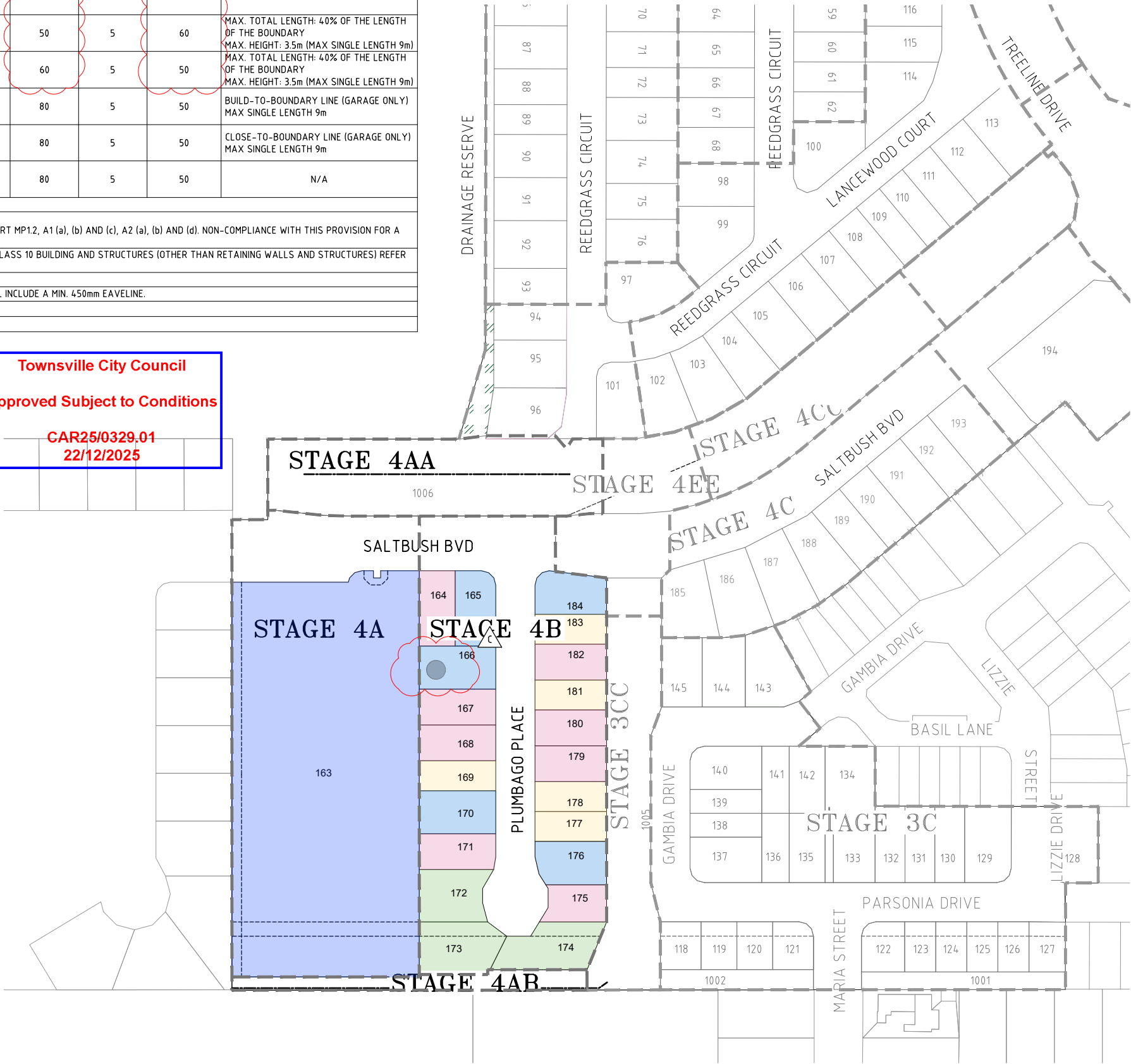
Townsville City Council
Approved Subject to Conditions
CAR25/0329.01
22/12/2025

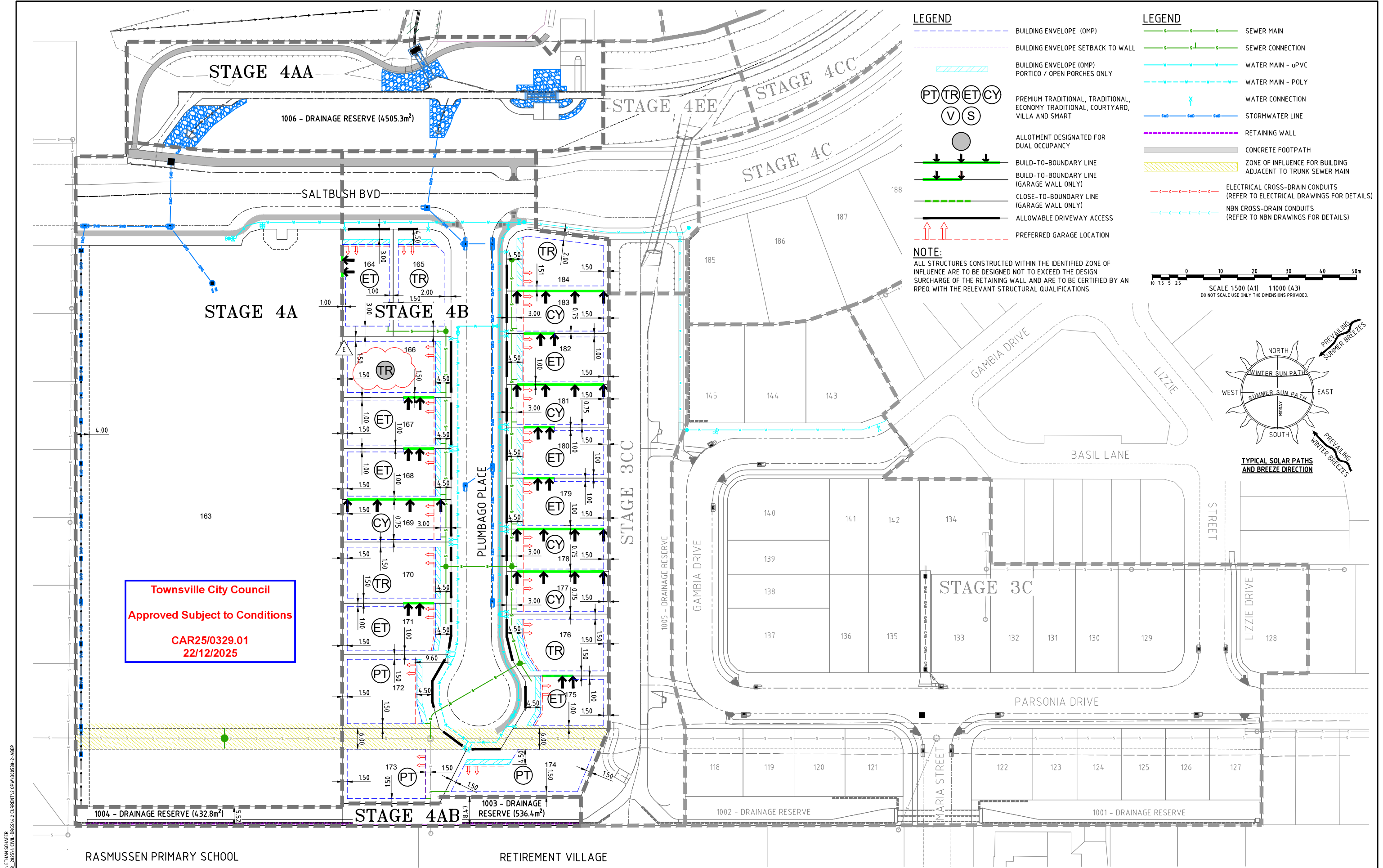
LEGEND

- (S) LOTS 12.49-13.49m SMART
- (V) LOTS 10.0-12.49m VILLA
- (CY) LOTS 12.5-14.99m COURTYARD
- (ET) LOTS 15.0-17.99m ECONOMY TRADITIONAL

LEGEND

- (TR) LOTS 18.0-19.99 TRADITIONAL
- (PT) LOTS +20.0m PREMIUM TRADITIONAL
- DUAL OCCUPANCY





LEGEND

- BUILDING ENVELOPE (OMP)
- BUILDING ENVELOPE SETBACK TO WALL
- BUILDING ENVELOPE (OMP) PORTICO / OPEN PORCHES ONLY
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD, VILLA AND SMART
- ALLOTMENT DESIGNATED FOR DUAL OCCUPANCY
- BUILD-TO-BOUNDARY LINE
- BUILD-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- ALLOWABLE DRIVEWAY ACCESS
- PREFERRED GARAGE LOCATION

LEGEND

- SEWER MAIN
- SEWER CONNECTION
- WATER MAIN - uPVC
- WATER MAIN - POLY
- WATER CONNECTION
- STORMWATER LINE
- RETAINING WALL
- CONCRETE FOOTPATH
- ZONE OF INFLUENCE FOR BUILDING ADJACENT TO TRUNK SEWER MAIN
- ELECTRICAL CROSS-DRAIN CONDUITS (REFER TO ELECTRICAL DRAWINGS FOR DETAILS)
- NBN CROSS-DRAIN CONDUITS (REFER TO NBN DRAWINGS FOR DETAILS)

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.

SCALE 1:500 (A1) 1:1000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

TYPICAL SOLAR PATHS AND BREEZE DIRECTION

Urbex Pty Ltd
Plot Date: 9/10/2025 2:47:13 PM
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E	MINOR LOT DETAILS AMENDED	ES	ES	CH	CH	08/10/25	ENGINEERING CERTIFICATION  Registered Engineer Date 10/10/2025 12732 Registered Accreditation	Somers & Hervey ESTATE URBEX		Client URBEX 118 PTY LTD				Datum AHD PSM 114264 RL 19.281 (MGA) COORD		
D	EXTEND WATER MAIN AT THE END	YL	YL	CH	CH	01/09/25				Project SOMERS & HERVEY PRECINCT 2 - 4A, 4B, 4AA & 4AB						
C	AMEND LOCATION OF ELECTRICAL AND NBN CONDUITS	YL	YL	CH	CH	26/08/25				Title ACCESS AND BUILDING ENVELOPE PLAN						
B	MINOR CHANGE	YL	YL	CH	CH	18/08/25				SHEET 2 OF 2						
A	ORIGINAL ISSUE	EK	PDW	CH	CH	16/06/25										
No.	Amendments	Drawn	Design	Design	Chk	Appd	Date									
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										Project No. Drawing No. Rev						
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