

Somers & Hervey

ESTATE

Dual Occupancy Housing Design Guidelines

**Hardwick Precinct
Plumbago Land Release**

Applicable exclusively to Dual Occupancy builds on Lot 166.

Please note: If you intend to construct a standard single dwelling on this lot, please refer to the standard Housing Design Guidelines for Lots 164–184.

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1 Welcome to Somers & Hervey



These guidelines are designed to help you create high-quality dual occupancy home designs that perfectly complement your lifestyle.

Step into Somers & Hervey, a contemporary master-planned community spanning 80 hectares, offering approximately 790 homesites and made special by the natural attractions of its location. Connected to the very best on offer within Townsville's south-west, residents will be nestled among passive open space, environmental habitat corridors, active sport facilities, and education and recreational nodes. Enjoy an environment enhanced by modern housing with a strong tropical architectural appeal.

To preserve and enhance the unique character of Somers & Hervey, comprehensive Housing Design Guidelines have been developed to ensure that a consistently high standard of housing and landscaping is achieved.

A Dual Occupancy is defined as:

"Premises containing two dwellings on one lot (whether or not attached) for separate households."

Provisions of the Townsville City Plan 2014 enable the establishment of a Dual Occupancy on allotments within Somers & Hervey Estate. Dual occupancy allotments have been nominated on the Access and Building Envelope Plan provided in Appendix 1.

These design guidelines provide a comprehensive set of design principles and standards for you and your builder to follow, ensuring a high standard of building and landscaping that aims to secure and enhance your investment.

These design guidelines form a legally binding part of your contract. Please refer to the contract and make your own enquiries to satisfy yourself about your lot, the design standards which apply to development of your lot, and any other aspects which are of particular importance to you.

We want you to have a positive experience with these design guidelines. If you need any advice or guidance, reach out to our friendly project team or contact the Somers & Hervey Design Review Team (SHDRT) via email: designreview@somersandhervey.com.au.

1.1 Design principles

The vision for Somers & Hervey is to achieve a contemporary community set in a natural environment, with large open spaces, and design that embraces the Townsville lifestyle.

The design of housing in Somers & Hervey should respond to the prevailing breezes and the daily and seasonal movements of the sun. Keeping your homes at a comfortable temperature almost all year round without the need for heating or cooling will help you to save money, minimise environmental impacts and enjoy our tropical lifestyle.

These comprehensive housing design guidelines have been developed to ensure that housing and landscaping at Somers & Hervey is constructed to a high quality.

The following principles should be incorporated into the design of your homes:

- A neighbourhood that is relaxed laid back, open and leafy.
- Embracing the Townsville lifestyle.
- A welcoming and shady front façade.
- An attractive façade using a variety of materials, colours, and architectural detail.
- A roof that shades the walls and windows.
- Outdoor rooms for entertaining.

These Guidelines are of two types: Desired Outcomes and Recommended actions.

Desired Outcomes are those matters where compliance is expected. These are found in Sections 2 to 4.

Recommended actions are suggestions for lot owners to consider in the design and development of their properties. They can improve your lifestyle, provide convenience, and conserve energy and water. They are found in Section 6.

When your plans are assessed as complying with the Desired Outcomes set out in these Guidelines, they will obtain 'Covenant Endorsement'. You will then be able to seek a Development Permit for Building Works (Building Approval) from your preferred Building Certifier.

1.2 How to use this document

These Somers & Hervey design guidelines have been prepared to:

- help you choose dual occupancy dwellings that fits your allotment and your lifestyle.
- help you design both homes that are comfortable and appropriate for the tropical climate.

- enhance the value of your dual occupancy dwellings and community in both the short and long term.
- assist with the approval process with your designer or builder.
- inform you on how to submit your application via the online builder portal.
- **Please note:** *These specific guidelines are intended solely for the construction of dual occupancy dwellings. If you are constructing a single home on a dual occupancy-approved lot, you must refer to the standard Housing Design Guidelines.*

All the requirements set out in this document need to be satisfied for your dual occupancy application to be approved.

To streamline the process and make it as time efficient as possible, we've established the Somers & Hervey Home Design Assessment Portal.

Here, you'll find helpful documents to assist you in preparing a great application, including a customised checklist of all the design standards that will apply to your lot.

You have the flexibility to either view the documents directly online or print them as necessary.

Whether you prefer to manage the process personally, or share it with your builder or designer, the portal is designed to empower you in expediting your dual occupancy home design approval, ensuring a smooth and timely experience.

This document should be read in conjunction with the Townsville Planning Scheme, the Queensland Development Code (QDC), and the provisions of the Building Code of Australia.

FOR INITIAL ENQUIRIES PRIOR TO SUBMITTING VIA THE PORTAL, YOU CAN CONTACT SOMERS & HERVEY DESIGN REVIEW TEAM USING THE DETAILS BELOW.

designreview@somersandhervey.com.au

07 4750 7077 or 03 9650 2081

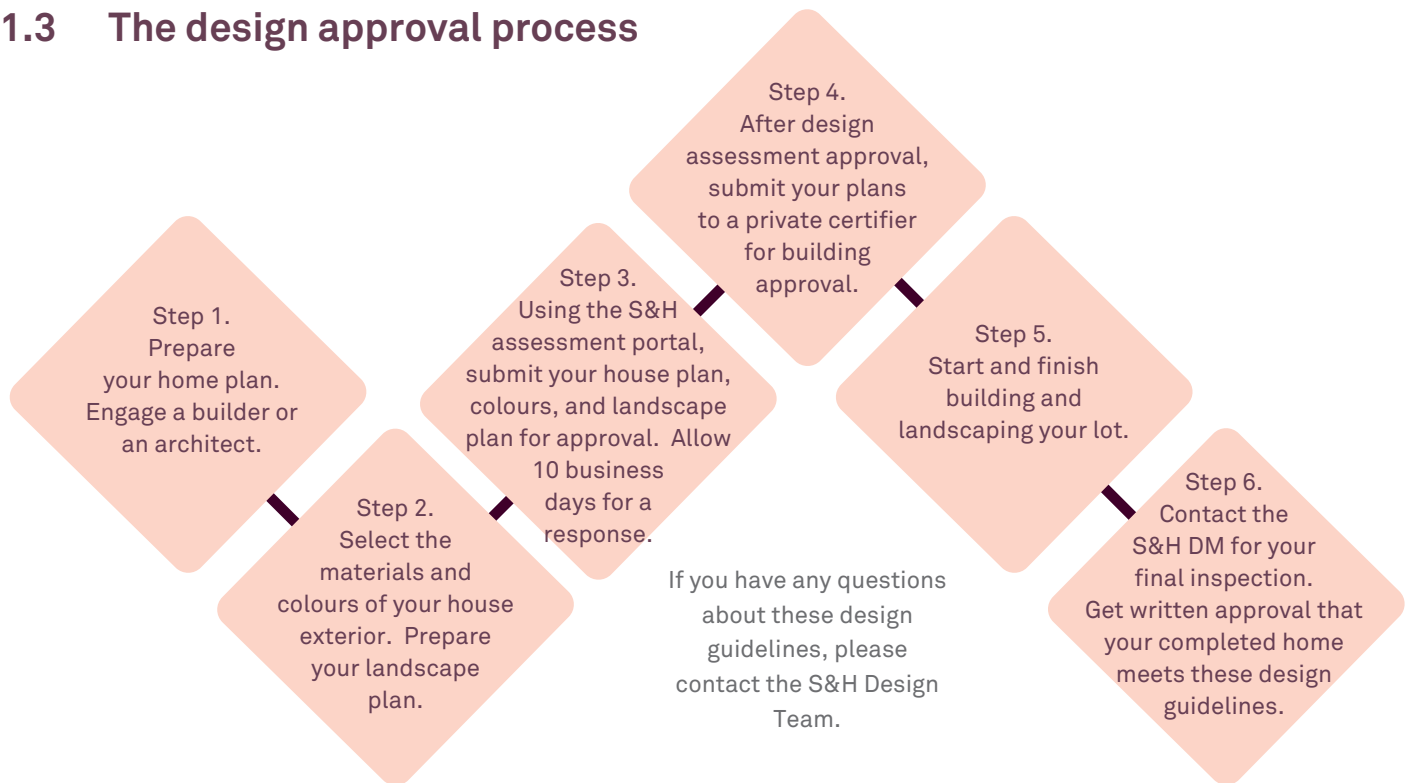
www.somersandhervey.com.au

YOU CAN ACCESS THE PORTAL USING ANY OF THE FOLLOWING OPTIONS:

[*CLICK HERE*](#)

ACCESS VIA www.somersandhervey.com.au/building

1.3 The design approval process



Above: The process between buying your lot and starting building.

The plans for development on your lot will be assessed by the Somers & Hervey Design Review Team. You will then be emailed an approval, or comments, suggesting revisions to achieve compliance. When approved the applicant may then proceed to detailed design for the proposed dwelling and have the completed design drawings and other documents prepared for building approval by your preferred building certifier and in accordance with Townsville City Council development provisions.

The drawings and associated documents noted in the checklist at the end of this document are also available on the portal.

Approved plans by the developer in no way constitute a Development or Building Approval, nor imply compliance with statutory requirements. Plans should only be lodged with the Local Authority or Building Certifier after the drawings of the proposed dual occupancy dwellings have been endorsed by the Somers & Hervey Design Review Team.

The Developer may approve a design that does not fully comply with the Housing Design Guidelines if it determines it complies with their intent.

To avoid potential delays, it is recommended that non-complying designs be discussed with the Developer early in the Assessment process.

Please note that in the event of any discrepancy between these guidelines and the requirements of the relevant Development Approval, then the requirements of the relevant Development Approval take precedence.

It is important to consider how the features of your allotment might influence the location and layout of its design in order to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors worth considering include:

- the orientation of the allotment;
- the building envelope and setbacks;
- architectural style;
- the location of existing and future houses on adjoining lots;
- design of the roof, walls, doors and windows;
- motor vehicle storage;
- materials and the colour used on the outside of the both homes;
- ancillary service equipment; and
- existing features between the front of the lot and the kerb, such as pits, poles and trees.

These design guidelines give you tips on how to design for these and other factors.

1.4 Development timing

In assisting to create a vibrant community, purchasers are expected to meet the following:

DESIRED OUTCOMES

1.4.1	Construction commencement	The lot owner must commence building works on the allotment within 18 months of the settlement date, using plans endorsed by the SHDRT as complying with these guidelines.
1.4.2	Construction completion	The lot owner must complete construction of the dwelling and driveway within 18 months of construction commencement.
1.4.3	Landscaping and fencing	The lot owner must complete landscaping and fencing of the allotment within 3 months of construction completion.

2 Orienting and placing your dual occupancy

2.1 Orientation

Your dual occupancy dwellings should be positioned on the site and oriented to ensure the maximum possible benefit for passive solar gain, to improve energy efficiency and create a more pleasant living environment. Orientation of both homes to provide an outlook to the street and areas of private open space is also important.

DESIRED OUTCOMES

2.1.1	Orientation	Where possible, orientate internal and external living areas to the north-east, to capture breezes and maximise ventilation.
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2.2 The building envelope and setbacks

The setback of both houses plays an important role in achieving the desired streetscape character.

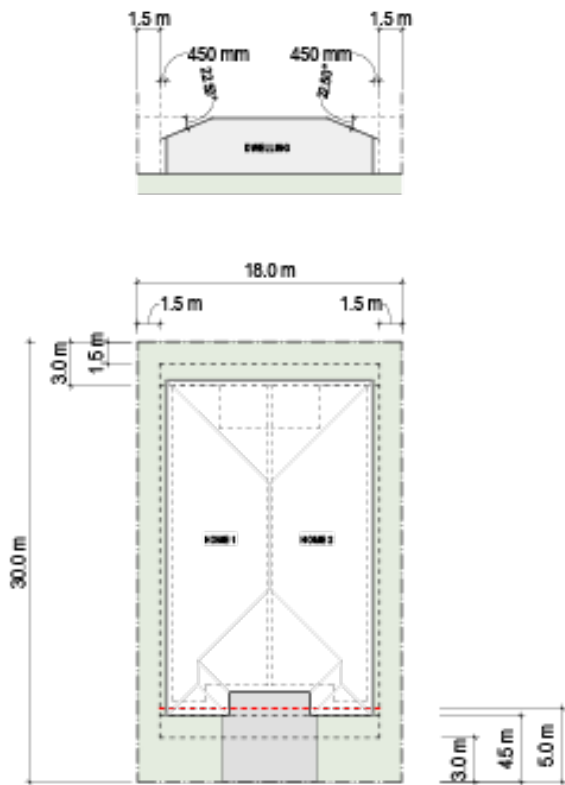
Allotments designated for **dual occupancy dwellings** are identified within the Access and Building Envelope Plan in Appendix 1. These allotments must adhere to the prescribed setbacks, private open space provisions, site coverage limits, and any other applicable requirements for their allotment type. Where requirements are not explicitly stated, compliance with the **Queensland Development Code (QDC) MP1.3** and **Townsville City Plan** is mandatory.

DESIRED OUTCOMES

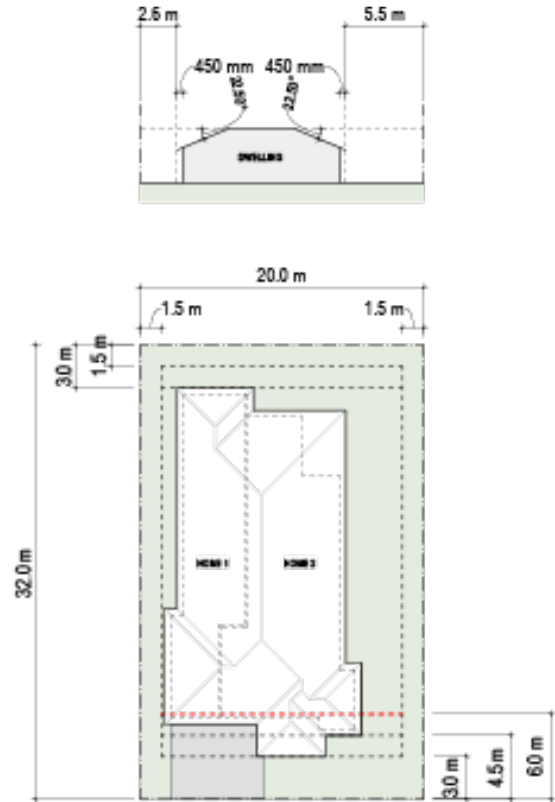
2.2.1	Orientation Siting and setbacks	The siting of the dual occupancy dwellings, and associated structures such as garages, carports, patios and garden sheds, must comply with the lot's Access and Building Envelope Plan.
2.2.2	Open Space	Private open space must be directly accessible from an internal living area, and its area and dimensions must comply with the applicable Access and Building Envelope Plan given in Appendix 1.

Examples of typical building envelopes for each product type are demonstrated as follows.

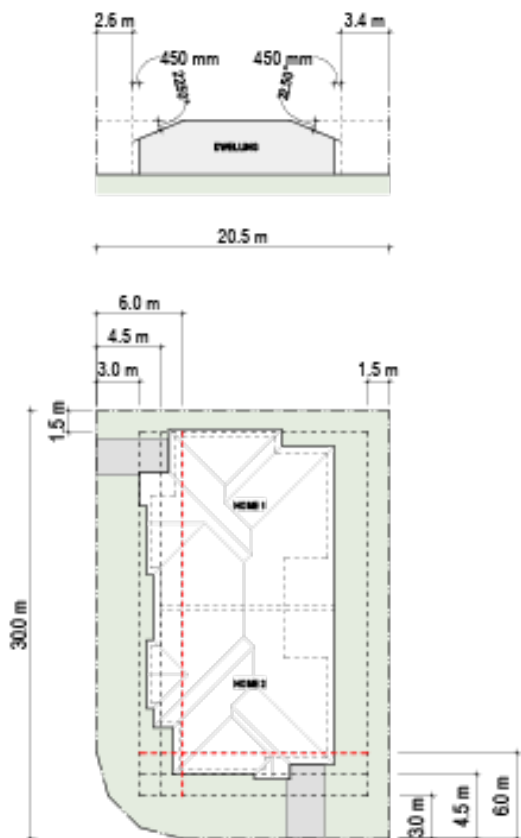
Traditional Allotment (18 m)



Premium Traditional Allotment (20 m)



Premium Traditional Corner Allotment



Key for all drawings

- — — PROPERTY BOUNDARY LINE
- - - VARIABLE SETBACK LINES
- - - GARAGE WALL SETBACK LINE
- BUILDING ENVELOPE (OMP)
- - - BUILDING ENVELOPE (OMP)
- - - PORTICO / OPEN PORCHES
- SITE

Build-to-boundary requirements

As it is possible to build to the boundary line of nominated allotments, generally identified as Villa, Courtyard, and Economy Traditional allotment types, it is important to consider your building design. Having a build-to-boundary allotment gives you the option of building on the boundary but is not a requirement.

Only non-habitable rooms, as defined by the QBC, may be built on a build-to-boundary lot boundary. These are typically the garage, laundry and storerooms. Habitable rooms, as defined by the QDC, must be set back as per the lot's Access & Building Envelope Plan. Alternatively, they may comply with section A2 of MP1.3 of the QDC.

DESIRED OUTCOMES

2.2.3	Build-to-boundary setback	A build-to-boundary wall must be set back at least 200 mm from the lot boundary to provide space for fascias, guttering and downpipes. Eaves are not required over a build-to-boundary wall.
2.2.4	Build-to-boundary length	The total length of build-to-boundary walls of Villa & Courtyard Allotments must not exceed 40% of the total length of the lot boundary. The length of any single wall section must not exceed 9 metres. On an Economy Traditional Allotment, only the garage wall may be built on the boundary.
2.2.5	Build-to-boundary wall height	A build-to-boundary wall must be no higher than 3.5 m above natural ground level. Two (2) storey structures on all allotments must comply with QDC building setbacks.
2.2.6	Parapet wall	A parapet wall may be approved by the SHDRT on architectural merit, except on a build-to-boundary lot boundary. Eaves are not required over a parapet wall.

2.2.7	Boundary fencing	Boundary fencing is prohibited adjacent to a build to boundary wall. The fence should return to that section of the wall which abuts the boundary.
2.2.8	Siting of services	If a wall is less than 1.2m from a lot boundary, services must not be fixed to it. These include, but are not limited to, air-conditioning units, fixed clothes lines, hot water systems, gas cylinders and fuel storage systems.

Close-to-boundary requirements

As it is possible to build close to the boundary line on some nominated Traditional Allotments, it is important to consider your building design.

DESIRED OUTCOMES

2.2.9	Close-to-boundary line	On a Traditional Allotment, the garage wall may be built to the close-to-boundary setback of 1.5 m shown on the allotment's Access & Building Envelope Plan.
2.2.10	Close-to-boundary wall length	A single section of the close-to-boundary wall must be no longer than 9 metres and must be a garage wall.
2.2.11	Close-to-boundary eave	A close-to-boundary garage wall must include an eave at least 450 mm deep.

3 Designing your homes

3.1 Appearance of your homes

The front of your homes present you to the world and contributes to the character of your street. To achieve an interesting, attractive, and distinctive façade, articulate the façade with architectural elements such as verandahs, porches, pergolas, balconies, sunshades, and eaves.

Architectural style

The style of homes at Somers & Hervey is expected to exemplify fresh, contemporary tropical architecture that responds to Townsville's climate.

Below: Example of fresh contemporary tropical architecture



Above: Cammeray 306 Duplex with Coast Facade by Stroud Homes Townsville.



Above: The front of both houses should have a contemporary tropical design that contributes to the character of the street.

Your home's front facade and entrance

Where possible, visually emphasise the home's entry area, especially the front door, while downplaying the garage door.

For both houses to be as welcoming as possible to you, your family, and guests, please emphasise the front door. Also, to be hospitable, give those people waiting at the door shelter from the sun and the rain. Architecturally emphasising the front door also plays down the garage door.



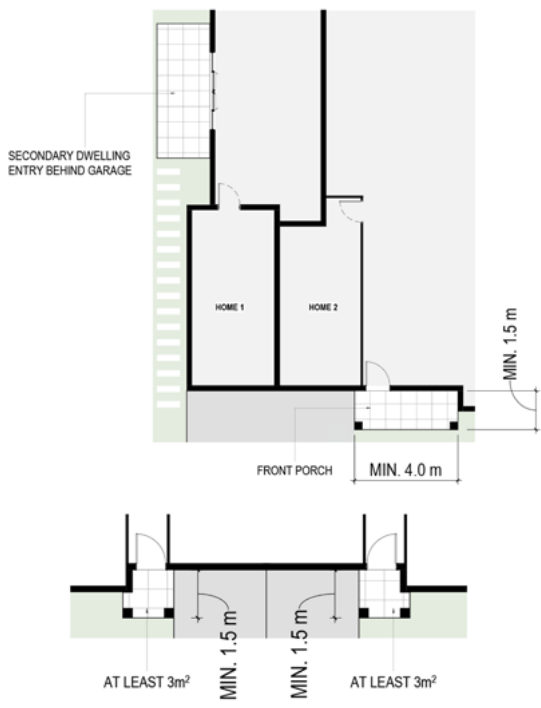
Above: The front door must be prominent and visible from the street.

DESIRED OUTCOMES

3.1.1	Visual interest	The front façade of each house, facing the street must have at least a moderate level of visual interest. This may be achieved by: (a) Using such techniques as multiple materials, horizontal and vertical steps, other articulating elements and (b) Must be a minimum of 70% of the primary frontage inclusive of eaves.
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3.1.2	Front entrance	(a) Each front entrances must be separated from each other, clearly visible and identifiable from the street. (b) On corner allotments, the dual occupancy dwellings must provide an entrance to both the primary and secondary road frontages, where access is achievable in accordance with the approved Access and Building Envelope Plan (Appendix 1). (c) Where a secondary dwelling is located behind a garage, the side entry shall be enhanced through the integration of landscape elements such as defined pathways, arbours, and complementary planting.
3.1.3	Weather protection to front door	(a) Each dwelling must include a roofed structure immediately in front of the front door, such as a porch, verandah, or portico, that extends forward of the main roofline. The structure must have an area of at least 3m², a depth of at least 1.5 m inclusive of eave and be open on at least two sides. (b) Where a secondary dwelling is located behind a garage, the porch to the primary dwelling facing the street must have a minimum width of 4 metres (inclusive of eaves), a minimum depth of 1.5 metres (inclusive of eaves), and be open on at least two sides.
3.1.4	Cladding of posts	Any material used on posts or pillars must be used on all their sides.

Below: Minimum dimensions for the weather protection structure in front of the front door

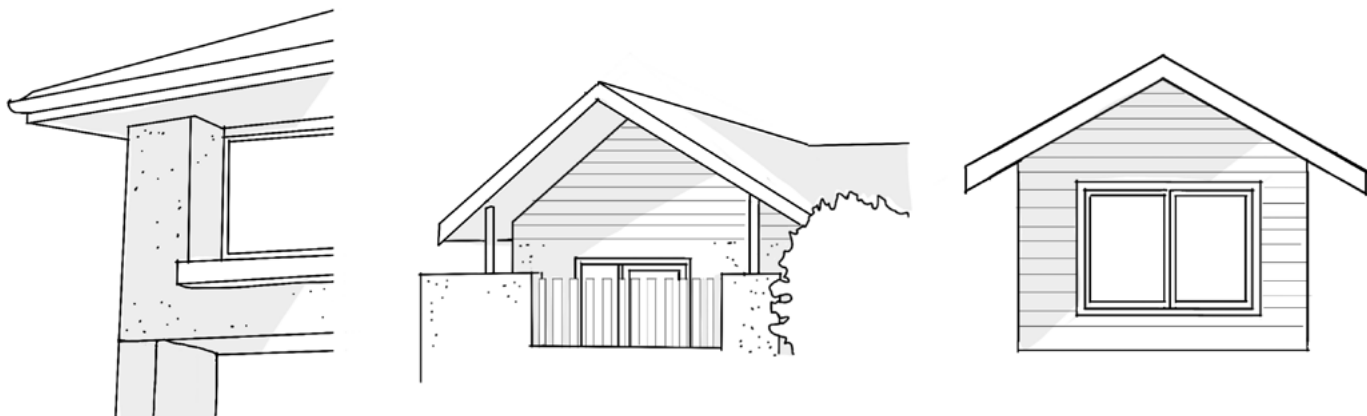


Adding visual interest

Visual interest can be added with roof and wall articulation, the addition of decks, patios, pergolas and verandahs, patterning to the walls, garden beds and garden features. Both houses use at least two materials and matching colours. Articulate the front façade of each dwelling. Large eaves, deep verandahs, pergolas, and sunshades work well in Townsville’s tropical climate.

DESIRED OUTCOMES

3.1.5	Two materials	Front facades must include at least two different wall materials or finishes.
3.1.6	Primary material	The primary material of the front facades must cover less than 70% of its wall area, excluding openings such as windows and doors, and any gables.
3.1.7	Second material	A second material of the front facades must cover at least 10% of its wall area, excluding openings and gables.



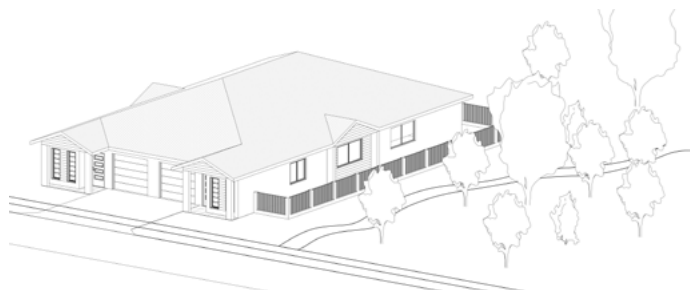
Above: The large eaves and sunshades over the windows help keep this house cool.



Above: The front façade of both houses must include at least two different wall materials.

Frontages to parks and open space

Each dwelling should present attractive facades to parks. This can be achieved by seamlessly articulating windows and wall breaks, and by integrating a variety of materials and colours to avoid large blank facades. A façade facing a park must have a similar level of visual interest and composition as the front façade.



Above: Secondary Street Presentation – The façade facing a park must have a similar level of visual interest and composition as the front façade.



Above: Park Frontage Presentation – An interesting facade with a balcony and an outdoor living area can provide casual surveillance of the park, while fencing and planting provide for both privacy and an outlook to the park.

DESIRED OUTCOMES

- | | | |
|-------|----------------|---|
| 3.1.8 | Views out | Every facade facing the public realm must include at least one habitable room window per storey with eye-level views to the public realm. |
| 3.1.9 | Public facades | Any facade facing the public realm must have a similar level of visual interest and material composition as the front façade. |

3.1.10 Park facades

A façade facing a park must provide a level of visual interest equivalent to that of the front façade. Verandahs, decks, and patios are appropriate articulating elements.

Individual designs

To create distinctive and attractive streets, both houses should add visual interest by being in harmony with the character of its neighbours yet adopting designs with individual appeal.

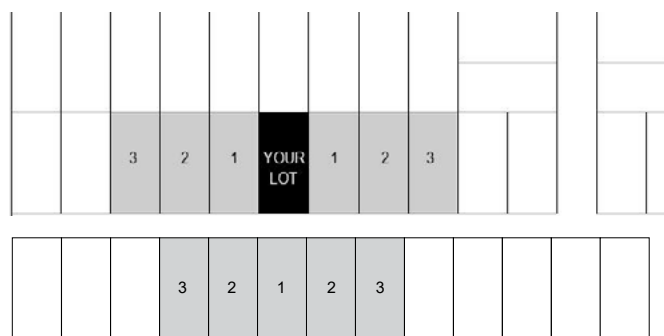
DESIRED OUTCOMES

3.1.11 Similar facades

The front facade of the dual occupancy dwellings (including form, colours and material selections) must not be identical or very similar to a façade on the same street on the nearest three lots adjacent to and on the other side of the street from the lot. This includes buildings constructed, under construction and in applications already received by the SHDRT.

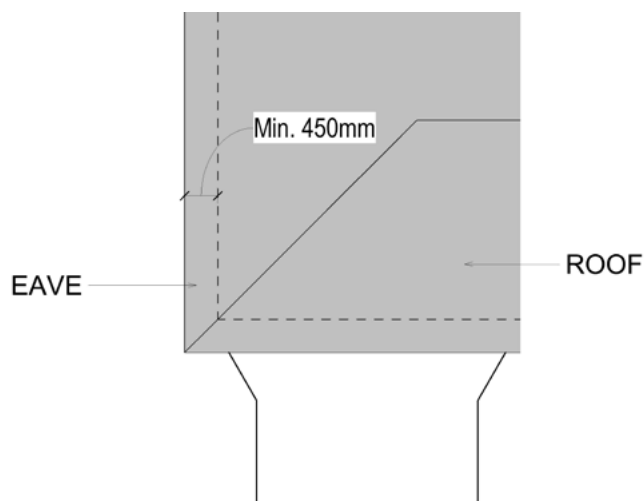
(Usually, changing materials and colours will provide sufficient difference. In rare cases, the building's form may need to change.)

Below: The front façade of both houses must be different from those of the houses within three lots on either side of the street.

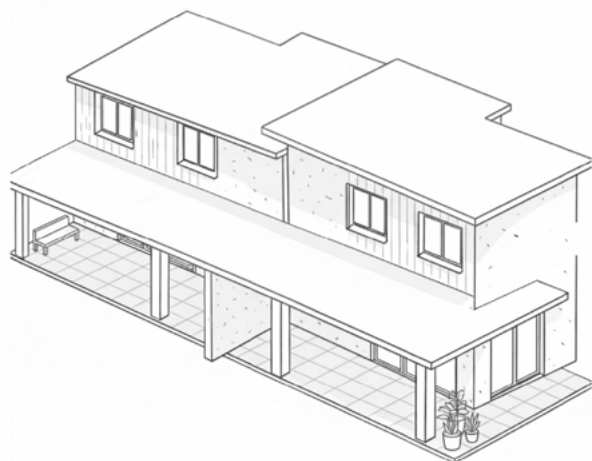


3.2 The roof

At Somers & Hervey, the roofs should create visual interest while also shading both houses and shedding the rain. It should complement the architectural intent of the home and contribute positively to the streetscape.



Above: Eaves at least 450 mm deep must be provided over all facades of both houses



Above: Use varied roof forms with contemporary style, incorporating eaves for shading windows and outdoor living areas.

DESIRED OUTCOMES

3.2.1	Roof form	Design roofs that are consistent in symmetry and form between each dwelling, whilst maintaining visible and individual dwelling entries. One of the following main roof forms must be used: skillion; gable; Dutch gable; or hipped. A parapet roof form may be approved by the SHDRT on architectural merit.
3.2.2	Roof pitch	A gable, Dutch gable or hipped roof must have at least two roof planes, each with a pitch of at least 22°.
3.2.3	Skillion pitch	A skillion roof must have at least two roof planes, each with a pitch between 10° and 15°.
3.2.4	Building height	A building's height must be no more than 8.5 metres above natural ground level.
3.2.5	Eaves	Eaves at least 450 mm deep must be provided over all facades, including garages, except for build-to-boundary walls and parapet walls. 300 mm eaves over gables may be approved by the SHDRT.
3.2.6	Under-eave extensions	An under-eave extension must be less than 4.8 m long and 900 mm deep, and only be used for non-habitable spaces such as pantries and wardrobes.



GABLE



HIP



SKILLION



FLAT WITH
PARAPET



Some potential roof forms



Skillion

Gable



Dutch Gable



Hipped



3.3 The roof runoff

In Townsville's tropical climate, a robust stormwater drainage system is vital to ensure both homes remain unaffected by heavy rain and to prevent runoff damage to your lot and your neighbours'.

DESIRED OUTCOMES

3.3.1	Runoff collection	Runoff from all roof planes must be collected in gutters leading to downpipes.
3.3.2	Built-to-boundary downpipes	All downpipes on the built-to-boundary side of your lot must be connected to underground stormwater drains that discharge to the street.
3.3.3	Erodible surfaces	Where rainwater falls from gutters and downpipes, the ground below must be treated to minimise scour and erosion. Suitable surfaces include pebbles and turf.

3.4 Walls, doors and windows

Walls, doors, and windows provide much of the character of your homes. The doors and windows of the front façade add visual interest and connect the interior to the street, allowing both breezes and a sense of openness. Windows may be tinted or clear. Louvers may be aluminium rather than glass. Security screens can offer ventilation and views while keeping insects at bay.

DESIRED OUTCOMES

3.4.1	Wall length	If a facade faces a street or a park, any one wall plane must be no longer than 8m.
3.4.2	Wall height	An exterior wall in a single plane must be no higher than 6.5 metres above natural ground level. The wall area under a gable roof may be higher.
3.4.3	Security screens	A security screen must be Diamond Grille, Ali View, Stainless View, Crimsafe, or a similar pattern and appearance.
3.4.4	Security bars	Security bars on doors and windows are prohibited.
3.4.5	Roller shutters	A roller shutter over a window is prohibited if either the header box or the retracted shutter is visible from the public realm.

3.5 Motor vehicle storage

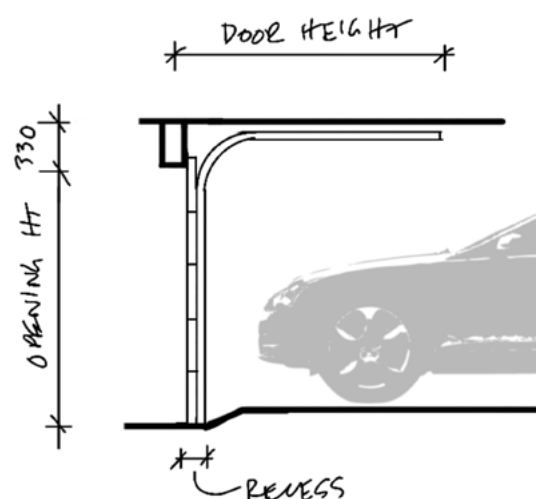
A well-designed garage or carport not only protects your motor vehicles, but also enhances the street appeal of both homes. By minimising the visual impact of garage doors, the front façades of both homes become more attractive, contributing positively to the overall character of the streetscape.

DESIRED OUTCOMES

3.5.1	Under main roof	For each dwelling, a garage or carport must be under the main roof of both houses. However, a well-designed freestanding structure within the lot's building envelope may be approved by the SHDRT.
3.5.2	Garage setback	Garage doors must be set back from the front of the lot at least 6.0 m.

3.5.3	Garage opening, single storey houses	(a) Garage doors must be set back a minimum of 500mm behind the main building line of each home and incorporate an eave with a minimum depth of 450 mm above. (b) Should the garages be proposed forward of the main building line the following criteria must be achieved: - The porches must be at least 1.5 m in front of garages, inclusive of eave and extend across the houses frontage. - The garages must be less than 40 % of the façade width to ensure it is not a dominant element. - The garage doors must be in the same colour or similar colour to the surrounding wall. - The façade must include a higher level of visual interest. This could include extra feature materials, gables with features, larger windows, additional feature colours etc.
3.5.4	Garage opening, two storey houses	If the houses are two storeys, the garage openings must be set at least: (a) 1.0 m behind the front façade of each house, or (b) 1.0 m behind an upper-level balcony that spans the entire opening.

3.5.5	Shade sails	Shade sails must only be installed behind the front façade of the houses.
3.5.6	Third space	An opening to a third garage space must be set back from the other garage openings at least 1 m.
3.5.7	Panel lift door	The garage or carport doors facing the driveway must be a panel lift type.
3.5.8	Garage opening width	(a) The garage or carport openings must be no more than 5.4m wide. (b) For lots with a width of 12.5m or less, the opening for covered car accommodation in a single storey structure must be no wider than 3.0m . (c) In the instance of a corner allotment where the design faces both a primary and secondary frontage. A maximum width at the front property boundary of 4.5 metres for a single garage / carport is permitted.
3.5.9	Car parking number, most lots	Each dwelling must provide adequate space for the parking of two (2) vehicles within the allotment boundaries, one (1) of which must be under cover. Carparking spaces may be provided in tandem, that is, end-to-end.
3.5.10	Tandem spaces	If the undercover car parking spaces are provided in tandem, the garage opening must be no wider than 3.0 m.
3.5.11	Vehicle storage	Any van, truck, boat, caravan, or other recreational vehicle must be parked or stored so it is not visible from the adjacent street or park.



Above: The garage door must be a panel lift type door.

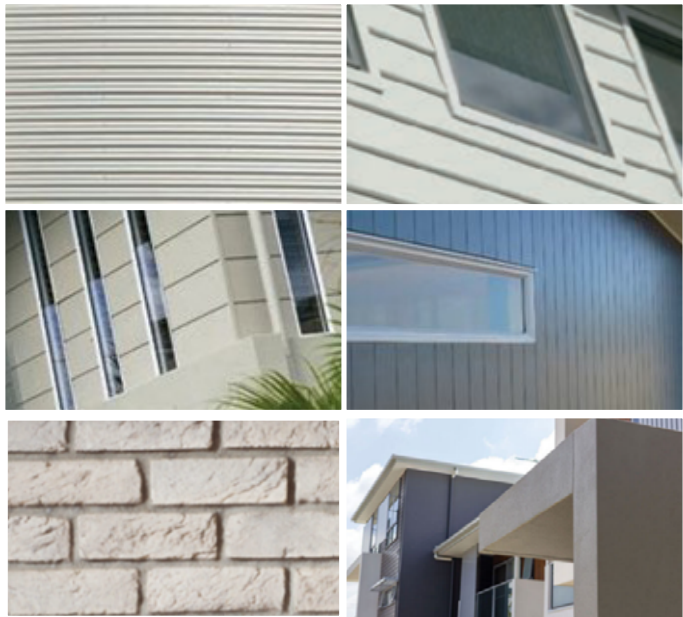
3.6 Materials

It is intended housing and associated structures should use a diversity of quality finishes, materials and colours to create an attractive neighbourhood character with a modern tropical style. A wide range of materials can be used on the walls and roofs of houses at Somers & Hervey. These have been selected to help achieve visual harmony between houses, and to create attractive streets.

DESIRED OUTCOMES

3.6.1	Roof materials	The roof to both houses must be clad in one of the following materials: factory-coated corrugated metal sheeting (e.g. Colourbond®); low-profile glazed concrete roof tiles, including shingles; or another material, if approved by the SHDRT.
3.6.2	Front façade materials	The following materials are recommended for use on the front façades: Colorbond®; fibre cement cladding with frequent shadow lines. (Note: plain sheets are prohibited.); rendered blockwork; finished timber feature panels and posts; aluminium feature panels and posts; feature tiles and stonework; clay brick and brick veneer; other materials, if approved by the SHDRT.
3.6.3	Painted surfaces	All wall surfaces that need painting or coating must be finished prior to both houses being occupied.
3.6.4	Metal elements	Any metal elements on the exterior of both houses, such as the guttering, fascias, and garage door, must be made of factory-coated sheet metal, such as Colorbond®.

3.6.5	Prohibited materials	The following materials are prohibited for use on walls: plain fibre-cement sheets; metal roof sheeting, of any profile, if used as the primary wall material.
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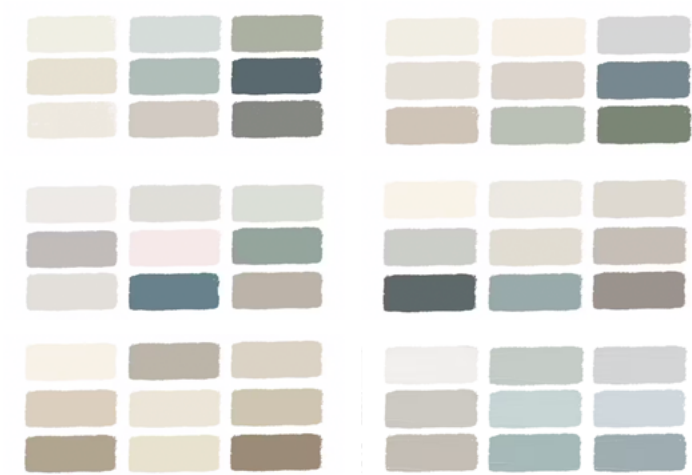


Above: Recommended materials for the front wall of both houses: corrugated metal sheets, such as by Colorbond®; fibre cement weatherboards, such as Scyon Linea or Primeline Weatherboard; fibre cement horizontal boards, such as Scyon Stria; fibre cement vertical boards, such as Scyon Axon or Hardie Oblique; face brickwork and brick veneer; rendered blockwork.

3.7 The colour scheme

The colour scheme you choose for both houses should reflect the contemporary character of Somers & Hervey. For the primary and accent colours, please select light and neutral tones. These will help create an attractive and tranquil neighbourhood and reduce the heat load on the houses.

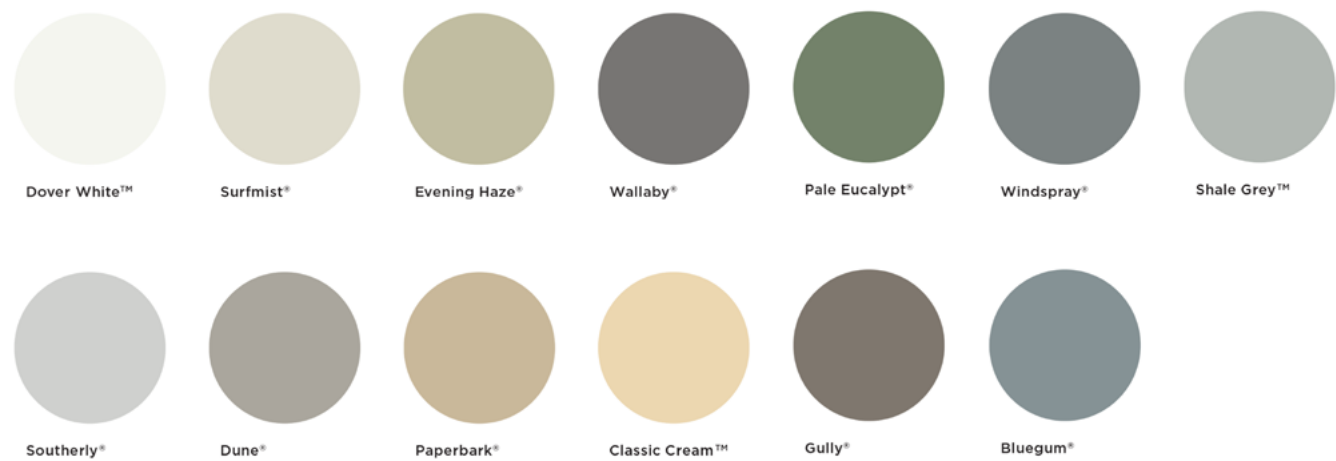
The colours of your roof, gutter and fascia should also reflect the contemporary character of both houses. The colours of these elements may complement or contrast with the houses wall and roof colours.



Above: Examples of colour palettes suitable for use on exterior walls at Somers & Hervey.

DESIRED OUTCOMES

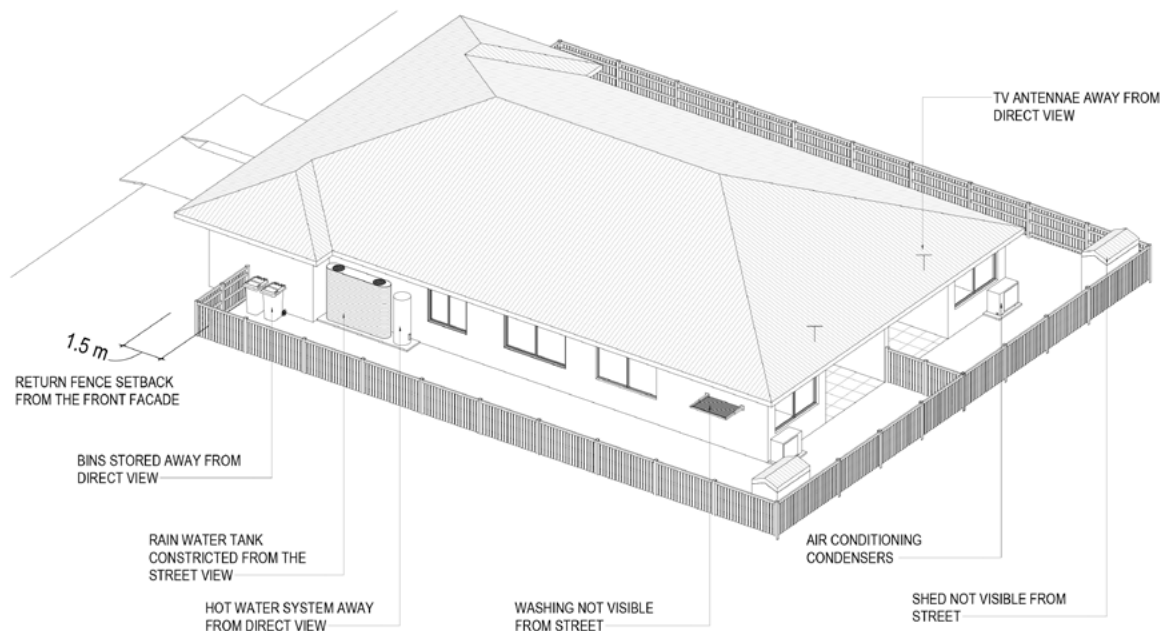
3.7.1	Wall colour	The colours used on the exterior walls of both homes must use the same colour scheme to ensure consistency and must match or be similar to the example colour palettes shown in this document. Other colours may be approved by the SHDRT if matching the contemporary tropical character of Somers & Hervey.
3.7.2	Roof colour	The colours used on roofs, fascias and gutters to both homes must use the same colour scheme to ensure consistency and must be chosen from those shown in this document as suitable for this purpose. (The colours shown have Colorbond® names. Equivalent colours from other factory-coated sheet metal manufacturers are also acceptable.)
3.7.3	Garage door colour	Both homes must have garage doors in the same colour for uniformity. The colour should be light and neutral to reduce visual prominence, and a lighter tone of the main exterior wall colour is preferred.



Above: Suitable Colorbond® colours for roofs, fascias and gutters

3.8 Ancillary equipment

Ancillary equipment includes air conditioning units, hot water systems, solar panels, gas cylinders, antennas, satellite dishes, clothes lines and rubbish bins. Ancillary equipment should not be visible from streets or parks and should not be significantly detrimental to the amenity of neighbouring lots.



Above: Ancillary equipment and structures should be positioned out of public view.

DESIRED OUTCOMES

3.8.1	Items not visible to the public	(a) (b) (c)	3.8.2 3.8.3 3.8.4 3.8.5	Meter box colour Antennas AC position Letterbox	The colour of the electricity meter boxes must be the same or very similar to the colour of the wall it is mounted on. Antennas & data services must not be placed on the houses front roof plane or generally on the front half of the roof. Air conditioning units must not be installed on the front façade of houses or on rooftops. Two letterboxes either combined in a single unit or installed as separate elements must be installed at the front boundary of the lot forward of the respective dwelling entry. Each letterbox to display a clearly defined street number and must complement the style and colour of the dwellings. Typical materials are metal, timber, brick and rendered masonry.
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3.9 Privacy

Privacy between neighbours is important. Views and outlook should be maintained and concentrated toward the public realm and not over neighbouring properties.

DESIRED OUTCOMES

- | | |
|-----------------------------|---|
| 3.9.1 Screened views | For two-storey houses, the view from an upper-level window of a bedroom or living area, or from a balcony or terrace, must be screened if it is within 9.0 metres of the window of a bedroom or living area or private open space of neighbouring lots. |
|-----------------------------|---|



Above: Views from an upper level to a neighbour's private open space must be screened.

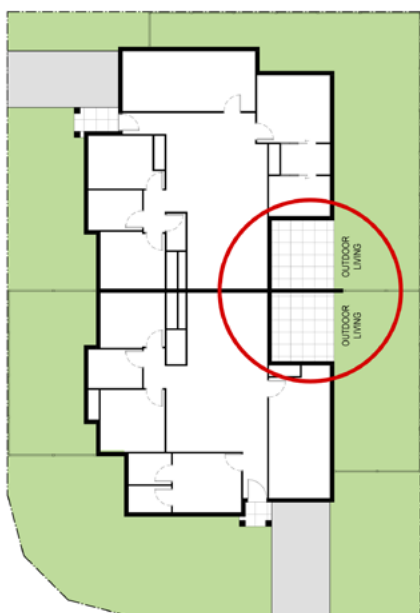
4 The outside

4.1 Outdoor living areas

In Townsville's climate, covered outdoor living areas offer comfort, shade, and a dry space usable throughout the year. This allows for a practical alternative to a second indoor living room, providing a fantastic outdoor retreat. For optimal functionality, create an outdoor living space in your backyard and ensure direct accessibility from your indoor living areas to your covered outdoor space.

DESIRED OUTCOMES

4.1.1	Outdoor living space	The outdoor living space must have a minimum area of 12 m ² and a minimum width of 3 m, inclusive of eave for each home.
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Above: An outdoor living room can be in the back yard or fully integrated with the layout of both houses.

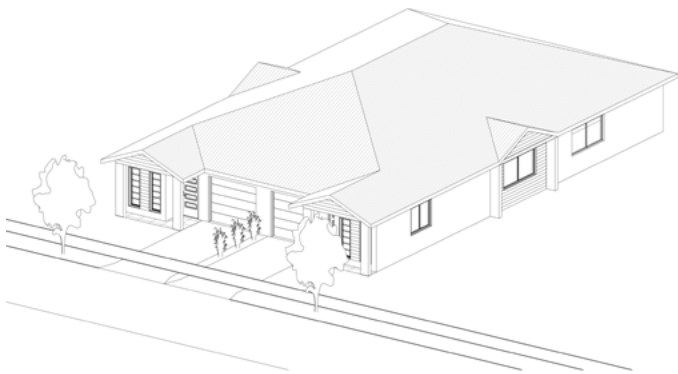
4.2 Driveways, paths and crossovers

The crossover is the part of the driveway between the front of your lot and the kerb. The Access and Building Envelope Plans prepared for Somers & Hervey show the council-approved crossover location for your allotment. As the crossover is on public land, its construction remains subject to approval by Townsville City Council.

DESIRED OUTCOMES

4.2.1	One driveway	(a) Only one (1) driveway per dwelling shall be constructed with a single maximum width at the front property boundary of 5.5m; OR (b) A maximum combined driveway width of 6 metres.
4.2.2	Driveway width	The driveway must be no more than 300 mm wider than the garage opening and must match the width of the crossover at the front of the lot.
4.2.3	Driveway set back from boundary	The driveway must be set back from the nearest lot side boundary at least 300 mm, and the gap must be turfed or used as a garden bed.
4.2.4	Driveway materials	Driveways and parking areas must be constructed of attractive and durable materials. Suitable materials (subject to endorsement) include: exposed aggregate finishes; coloured pattern paved concrete; and clay or concrete pavers. Plain concrete driveways are prohibited.
4.2.5	Footpath	Where a footpath is provided, the footpath must be retained as part of the construction of the driveway and crossover.

4.2.6	Crossover and Street Tree	All existing features between the front of the lot and the kerb, such as pits, poles and trees, must be shown on the plans submitted for developer approval. Where a street tree is installed to the property frontage and conflicts with a property driveway it is the responsibility of the owner/ builder to: (a) relocate the tree (If located any closer than 1.5m to the driveway) or (b) install root barrier (if located between 1.5m-2.5m of the driveway).
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Above: An existing footpath must be retained when constructing a driveway and crossover.

4.3 Landscaping

At Somers & Hervey, landscaping is integral to shaping an appealing green and leafy neighbourhood. Your front yard (the area between the front of your lot and the front façade of both homes), should feature a variety of, native and introduced tropical plants, of varying size (including trees, shrubs and ground covers) to complement both homes.

When selecting plants, prioritise species that offer colourful flowers and intriguing foliage to create a visually captivating environment that becomes an extension of the streetscape.



Above: Trees provide shade to dwellings and facilitate airflow, allowing cool breezes to pass through and help cool the houses.

DESIRED OUTCOMES

4.3.1	Garden beds	At least 25% of each front yard, excluding the driveway, must comprise edged and mulched garden beds, planted with a variety of plants of different sizes and types, including shrubs and ground covers. Both garden beds must be well distributed along the lot frontage of both houses.
4.3.2	Turf	Turf must be installed to cover all parts of each front yard and the verge (the area between the front of the lot and the kerb) that are not paved or mulched.
4.3.3	Plant density	The garden beds must be planted to a density of at least one plant per 1 m ² .

4.3.4	Trees or shrubs	A garden bed to each home shall include At least one (1) shade tree with a mature height of at least 4.0 m and a pot size on planting of at least 600 mm.
4.3.5	Irrigation	An automatic irrigation system must be installed to ensure full coverage of landscaped and turfed areas of both front yards.

4.4 Secondary structures

Secondary structures refer to minor buildings in the rear and side yards. These include sheds, pergolas, workshops, gazebos, change rooms and aviaries.

Construction of secondary structures remains subject to the approval of a building certifier and the provisions of the local authority.

DESIRED OUTCOMES

4.4.1	Total area	(a) Each dwelling shall provide an adequate storage space integrated within the garage/carport (provided it does not impede on the minimum carparking dimensions) or in an alternative appropriate area of the dwelling. (b) Where additional external storage is required, a garden shed may be provided for each house with a maximum dimension of 3 x 3m.
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4.4.2	Height of structures	All walls of secondary structures must be no higher than 2.7 m above natural ground level, and the top of the structure must be no higher than 3.0 m. The SHDRT may approve higher pergolas.
4.4.3	Position	The secondary structure must be installed in rear and side yards only, shall not be visible from the street frontage and set back from all lot boundaries at least 600 mm.
4.4.4	Corner lots	If the lot is a corner lot, the garden shed must be set back from the secondary street at least 4 m or set back at least 1 m more than the respective dwelling is set back from the secondary street, whichever is further.
4.4.5	Effect on neighbours	The secondary structure must not overshadow or block light from the windows of any adjacent houses.
4.4.6	Materials	Sheds and workshops must be made from factory-coated sheet metal matching the roofing colour of both houses.

4.5 Front yard fencing

Fencing of the front yard marks the division between public and private areas.

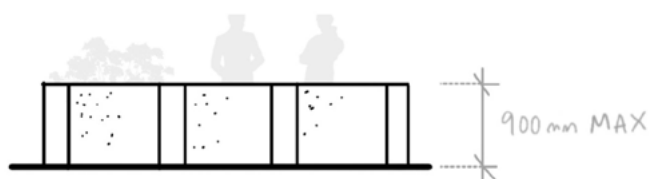
Where a front fence is present, it should maintain clear visibility over front garden to the street, and to the front of the dwelling from the street.

This 'passive surveillance' keeps the community safer. Garden beds and hedges should be used in conjunction with the front fence.

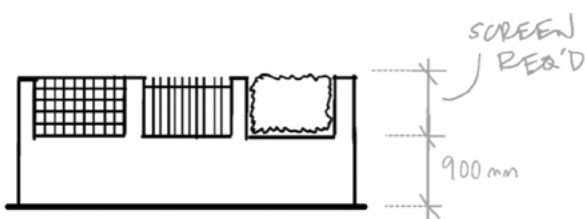
DESIRED OUTCOMES

4.5.1	Fence material and height	A fence around the front yard must be made from: (a) solid masonry, such as face brick, stone, or rendered blockwork, no higher than 900 mm. (b) pool fencing panels, or painted or stained timber palings with expressed posts, no higher than 1200 mm. (c) A pier and plinth masonry fence with open style infill panels, no higher than 1200 mm, with a masonry plinth no higher than 600 mm. Fences made of sheet metal are prohibited.
4.5.2	Front fence colour	Front fences are encouraged to be painted in colours that are complementary and add character to both homes.
4.5.3	Transition fence	A front fence may rise to meet the height of a higher side boundary fence over a length of no more than 2 m. The rise must begin behind the alignment of the respective dwelling's front façade.

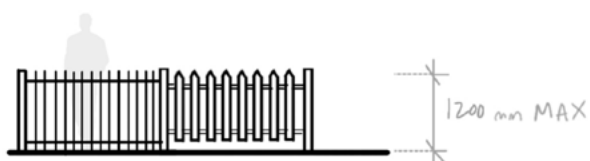
- 4.5.4 Front fencing on a corner lot On a corner lot the front fence must continue along the boundary beside the secondary street, meeting the higher privacy side fence at least 3 m behind the front façade alignment.



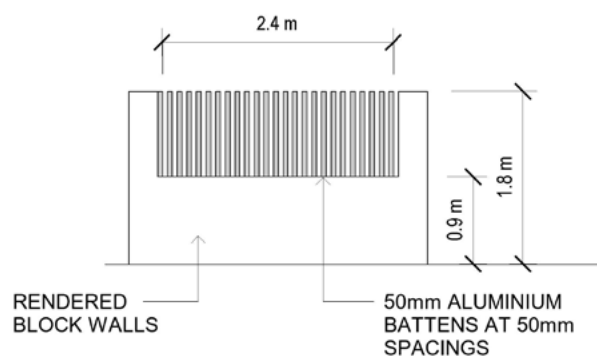
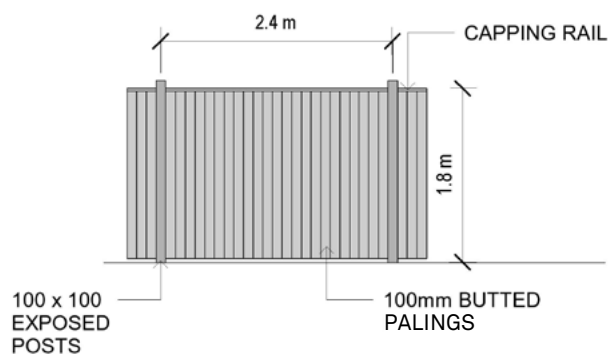
Above: Front fences may be solid up to 900mm high.



Above: Any part of the fence higher than 1.2 m must be at least 50% see-through.



Above: Front fences made of pickets must be no higher than 1.2 m.



Above: A 1.8m high secondary frontage privacy fence, made from timber palings with expressed posts and a top rail must be constructed as the minimum standard. Higher quality standard fences such as rendered block and aluminium battens are encouraged.

4.6 Privacy fencing

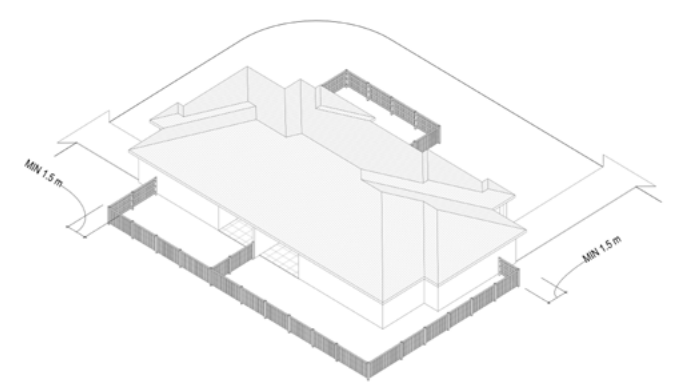
Fencing between allotments provides privacy. Fencing of allotments adjacent to parks or where acoustic treatment is required will be provided by the Developer to ensure consistency of appearance.

DESIRED OUTCOMES

4.6.1	Fence design	Privacy fencing must be made from timber with a gap between palings of no more than 15 mm and be no higher than 1.8 m above natural ground level. Sheetmetal is prohibited.
4.6.2	Fence position	(a) A privacy fence must be set back at least 1 m from the nearest front corner of both houses. (b) The private open space of each dwelling must be separated by a privacy fence from the other dwelling’s space. The fence specification must be as detailed in clause 4.6.1.
4.6.3	Return fence	A return fence and any gate in it must be made from the same design, materials, height, colour, and finish as the side fence it is attached to.
4.6.4	Developer-installed fencing	Developer-installed fences must not be altered, removed, damaged, or modified in any way without prior written approval from the SHDRT. It is the responsibility of the lot owner to keep the entire fence in good order and condition.

4.6.5	Retaining wall height & materials	If visible from a street or park, any single retaining wall must be no higher than 1 m, and must be constructed of masonry, in-situ concrete, or stone. Masonry must be rendered, painted, bagged, face brickwork or stonework. Timber, concrete sleepers and unrendered concrete blockwork are prohibited.
4.6.6	Privacy fencing on a secondary street	A 1.8 m high privacy fence on a secondary street frontage must be made of butted timber palings with square exposed posts and a top rail with a return at least 1.5 m behind the front façade of the dwelling adjacent to the secondary street. A higher quality fence, such as rendered blockwork and aluminium battens, will be considered.

Front fences on a corner lot should extend around the corner and behind the main building line, with attractive high fencing to the secondary frontage to provide privacy to the private open space.



Above: A privacy fence along the boundary of a secondary street must be at least 1.5 m behind the nearest corner of the house.

5 Maintaining your lot

In assisting to maintain a clean community, property owners are required to keep allotments clear of weeds or rubbish and generally maintained to a reasonable standard.

DESIRED OUTCOMES

5.1	Maintain clean lot	To maintain a clean and safe environment, lot owners must keep their lot clear of weeds and rubbish and maintained to a reasonable standard before and during construction.	5.6	Damage to public property	If construction on the lot causes any damage to footpaths, verges, or roadways, Urbex may rectify the damage and charge the lot owner for any costs incurred. The lot owner may be able to claim this cost from the builder.
5.2	Costs charged	If the lot is not maintained to a reasonable standard, the lot may be slashed, mown and or cleaned up by Urbex and the cost incurred charged to the lot owner.			
5.3	During construction	During construction of the dual occupancy dwellings, the builder must install a containment structure on the allotment for the disposal of all waste materials. This must be regularly emptied and suitably maintained.			
5.4	Erosion control	Until the landscaping of the lot is completed, appropriate erosion and sediment control measures must be implemented.			
5.5	Street trees	If the street tree in front of the allotment is damaged, dies or is removed during the construction of the dual occupancy dwellings, it must be replaced at the lot owner's cost. The S&H DM may direct the lot owner to replace it and will provide the lot owner with a tree of the appropriate species. Only certain street trees species are approved by Townsville City Council.			

6 Recommended actions

This section provides smart design ideas for your homes. These actions are recommended because they can save you money, keep you comfortable, be good for the planet and help build community. Some actions may not be possible or sensible on some lot orientations.

Climatically responsive design

By designing to suit the tropical Townsville climate, both your houses at Somers & Hervey can be comfortable all year round with little or no need for powered cooling and heating appliances. Just apply the three design principles detailed below: sun control; cross ventilation, and thermal control.

Sun control

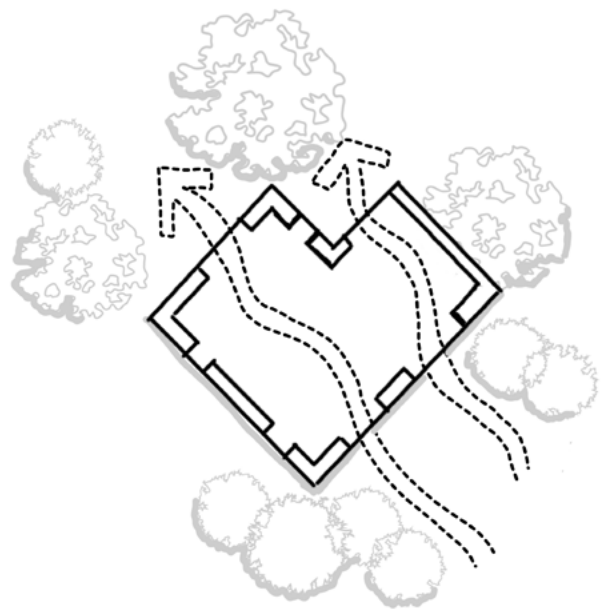
- Avoid long, western facing walls.
- Minimise the number and size of windows facing west.
- Provide eaves to shade all walls. Project them from the walls at least 450 mm, but 600 mm or more is even better. Projection over gables can be shorter, as there the sun is heating the roof space, not living space.
- Add canopies over all external doors and sunhoods over all windows. This protects them from direct sunlight and storm driven rain.
- Site service spaces against the west wall, such as garages, laundries and bathrooms, and avoid siting living rooms and bedrooms there.



Above: Shade windows and doors from the sun, especially in the afternoon.

Cross ventilation

- Site internal and external living areas to the north-east, to take advantage of the cooling breeze in summer, and morning sun in winter.
- Provide door and window openings on opposite or adjacent walls. That way, cool breezes can easily travel through the entire house to naturally ventilate it.
- Create at least one covered outdoor area where you can dine, socialise, play or dry clothes. These spaces can remain shaded and dry, and open to breezes.
- On Build-to-Boundary lots, a courtyard on the Build-to-Boundary wall allows the cross-ventilation.



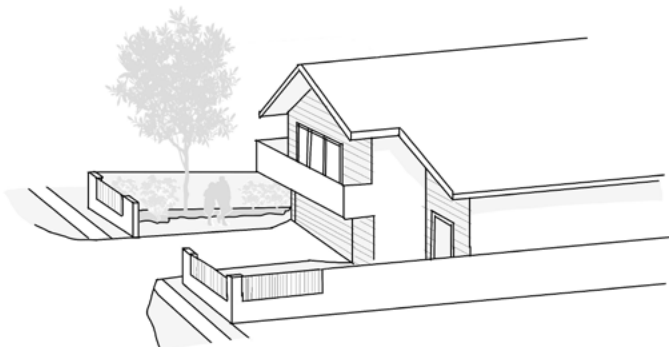
Above: Use breezes to cool your house.

Thermal control

- Have a door between the living spaces in your house and the bedrooms. That way you can heat or cool just part of the house, not the whole of it.
- Insulate the walls and ceiling, so you can keep the house cool.
- Ventilate the roof space well, so the heat from the roof doesn't transfer into your living spaces.

Creating an attractive streetscape

- A variety of setbacks creates a more attractive street. Please consider setting both your houses further back than the minimum required.
- Site your living rooms to have an outlook to the street. This gives you a good outlook, makes the street safer, and helps build community.
- If your lot adjoins a park, please consider having windows that overlook it. That gives you a pleasant view and makes the park safer. Please also consider designing that side of the house as you would the front of the houses, so your houses present attractively to the park.
- The front façade of both your houses will look more attractive if the garage or carport is not prominent. Techniques to downplay this includes; setting the garage door back from the balance of the façade; colouring it the same or a very similar colour to the surrounding wall; having a lot of visual interest in the balance of the façade; and shading the opening with deep eaves or a balcony over.



Above: Incorporate garages into the design of the dwelling and minimise their impact on the street by increasing setbacks and incorporating landscaping to the street frontage.

Utilities

Data cabling

You will be glad to know that Somers & Hervey has been developed with underground fibre optic cabling right to your lot ('Fibre to the premises', FTTP). This allows your builder to easily connect fibre-optic cabling into both your houses.

NBN's Full Fibre allows for a powerful and energy-efficient connection that will deliver access to NBN's fastest residential speed tiers with the ability to reach near gigabit speeds.

Learn more about the benefits of NBN Fibre to the Premise (FTTP) at:

www.nbnco.com.au/learn/network-technology/fibre-to-the-premises-explained-ftp

www.nbnco.com.au/blog/the-nbn-project/nbn-technology-101-what-is-ftp

Solar power

Plan for an area on your roof to place solar hot water panels and photovoltaic panels. This area should preferably be:

- north-facing, but other aspects will work too.
- not seen from the street in front of both your houses.

The ideal angle of the panel if north facing is 19 degrees. However, the efficiency lost if the angle is 15 degrees off is only roughly 1.5%. So, at Somers & Hervey, mounting directly on a flat roof or on a standard 22.5 degree roof is fine. If you want to optimise winter power, add an extra 15 degrees – so the ideal angle would be 34 degrees.

Rainwater collection

Adding a rainwater tank to collect run off from the roof conserves drinking water and saves you money. You can use the water on the garden and to flush the toilet. Site the tank where it is not prominent in the view from the street or from your neighbours, and where it will not obstruct movement. Tanks come in a wide range of sizes, shapes, colours, and materials. Choose one that will complement the colours and materials of both your houses.

The garden

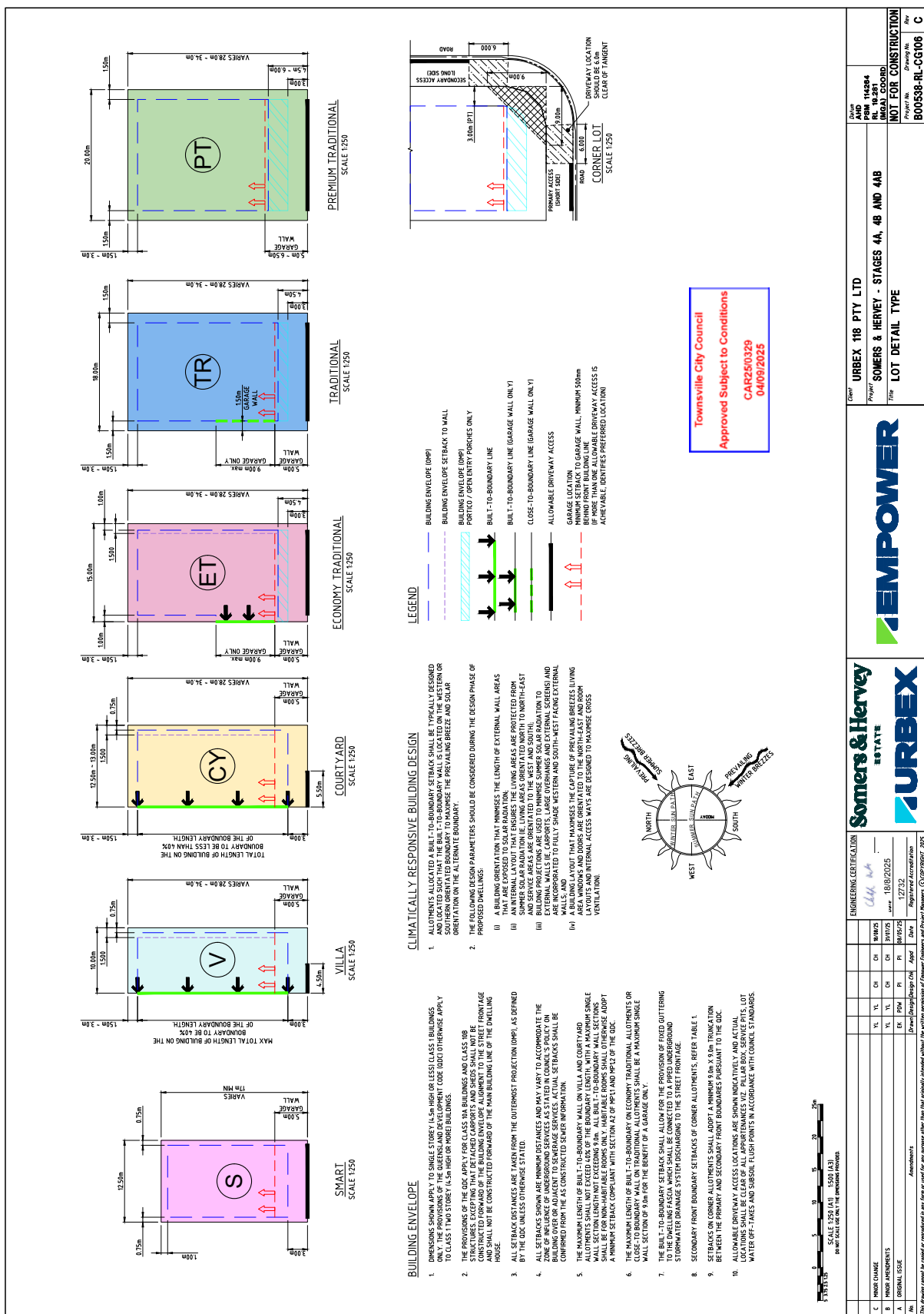
Plant selection

Some plants will thrive with almost no care, and others will need to be coddled almost every day. Please select plants that need little watering after establishment. Trees can shade both your houses and outdoor living areas to create a more pleasant living environment and to reduce the need for mechanical cooling.

Irrigation

An irrigation system in your garden can save you time, money, and water. A fixed drip irrigation system is the most efficient type for water use.

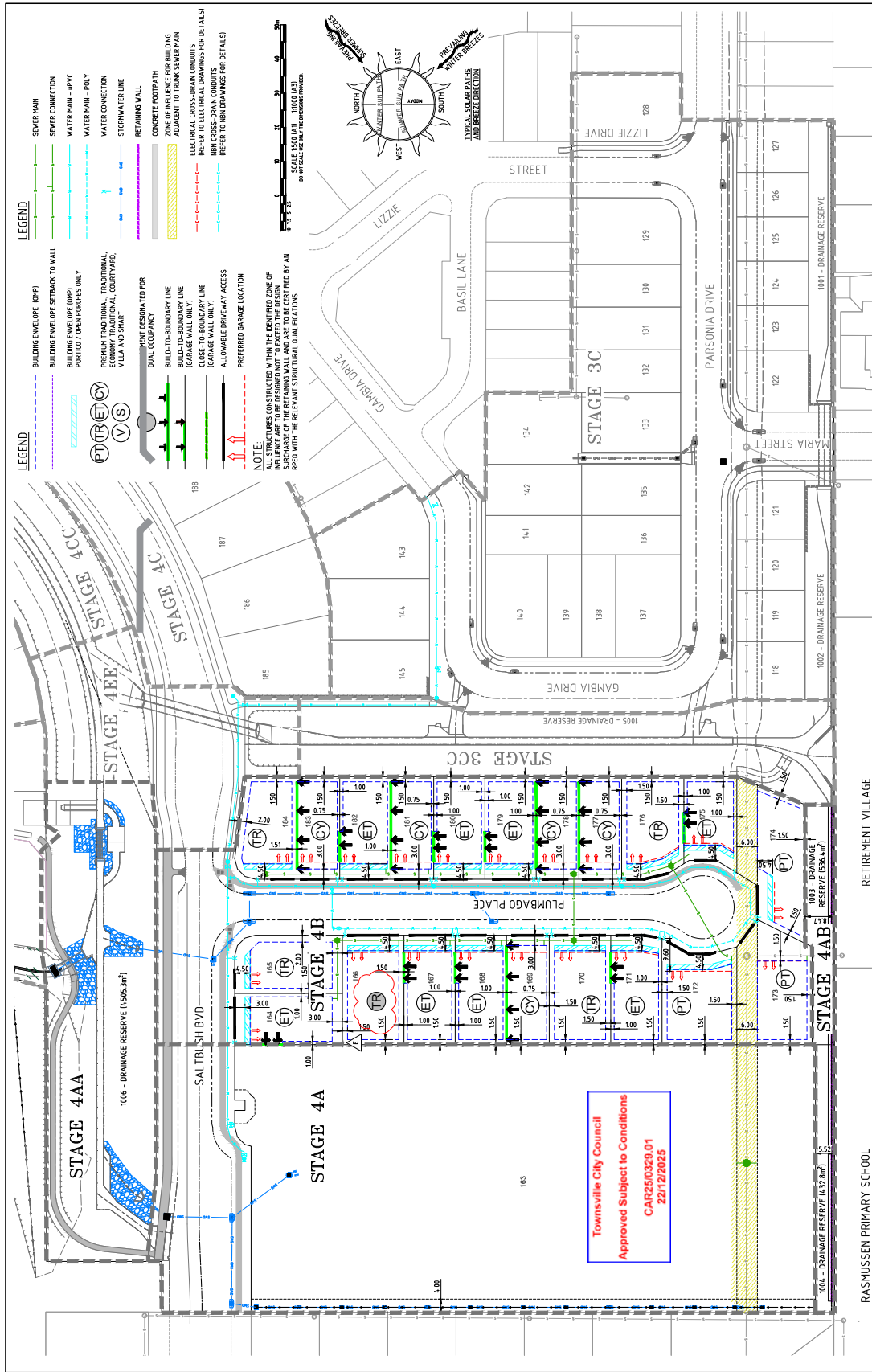
Appendix 1: Access and Building Envelope Plan



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 /ersion: 2. Version Date: 09/09/2025



URBEX ESTATE Somers & Hervey URBEX ENGINEERING CERTIFICATION 127/32 127/32										URBEX 118 PTY LTD SOMERS & HERVEY PRECINCT 2 - 4A, 4B, 4A & 4B ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 2 Project No. B00538-ABEP102 Drawing No. E DATE OF ISSUE 11/03/2021 REVISED 11/03/2021 NOT FOR CONSTRUCTION									
E MINOR LOT DETAILS AMENDED										JAN/21									
D EXTEND WATER MAIN AT THE END										JAN/21									
C ARENO LOCATION OF ELECTRICAL AND NBN CONDUITS										JAN/21									
B HERVEY CHANGE										JAN/21									
A GENERAL ISSUE										JAN/21									
Drawn/checked/signed by CML										127/32									
Date										Registered/accepted/signed									
This drawing is to be signed and approved by the Engineer and the Project Manager. It is to be used for the purpose of the Project and is not to be used for any other purpose without the written permission of the Engineer and the Project Manager. Q100/REG/2017 2025																			

Appendix 2: Ornamental plants to grow in the front yard

Species	Common Name
ALPHITONIA EXCELSA	RED ASH
BRACHYCHITON DISCOLOR	WHITE KURRAJONG
CUPANIOPSIS ANACARDIODES	TUCKEROO
FLINDERSIA AUSTRALIS	CROW'S ASH
LOPHOSTEMON GRANDIFLORUS	NORTHERN SWAMP BOX
MIMUSOPS ELENGI	SPANISH CHERRY
SYZYGIVM FRANCISSI	GIANT WATER GUM
SYZYGIVM TIERNEYANUM	RIVER CHERRY
ATRACTOCARPUS FITZALANII	BROWN NATIVE-GARDENIA
ERYTHRINA VESPERTILIO	BAT'S WING CORAL TREES
HARPULLIA HILLII	TULIP WOOD
HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI
MELALEUCA VIRIDIFLORA	BROAD-LEAVED PAPERBARK
MELICOPE ELLERYANA	CORKWOOD
XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA
PANDANUS COOKII	COOK'S PANDANUS
WODYETIA BIFURCATA	FOXTAIL PALM
ACMENA ALLYN MAGIC	BRONZE DWARF LILLY PILLY
CALLISTEMON 'CANDY PINK'	BOTTLEBRUSH
CALLISTEMON 'DAWSON RIVER'	DAWSON RIVER WEEPER
CALLISTEMON 'ENDEVOUR'	BOTTLEBRUSH
CALLISTEMON 'HINCHINBROOK'	BOTTLEBRUSH
CALLISTEMON 'MT. STUART'	BOTTLEBRUSH
CALLISTEMON 'WILDERNESS WHITE'	BOTTLEBRUSH
LARSENAIKIA OCHREATA	SCENTED GARDENIA BUSH

Species	Common Name
LEPTOSPERMUM 'CARDWELL'	LEPTOSPERMUM
LEPTOSPERMUM 'PACIFIC BEAUTY'	LEPTOSPERMUM
LEPTOSPERMUM 'PINK CASCADE'	LEPTOSPERMUM
LEPTOSPERMUM POLYGALIFOLIUM	TANTOON
MELALEUCA LINARIFOLIA 'CLARET TOPS'	CLARET TOP
MELALEUCA CV. 'REV. GREEN'	REVOLUTION GREEN
MELALEUCA 'GOLDEN GEM'	GOLDEN GEM
MELALEUCA LINARIFOLIA	SNOW IN SUMMER
SYZYGIVM PANICULATUM 'DWARF'	DWARF LILLY PILLY
TRICHODESMA ZEYLANICUM	CAMEL BUSH
XANTHOSTEMON VERTICILLATUS	LITTLE PENDA
CAREX APPRESSA	TALL SEDGE
DIANELLA ATRAXIS	BLUE FLAX LILY
DIANELLA CAERULEA	BLUE FLAX LILY
DIANELLA 'SILVER STREAK'	SILVER STREAK
GARDENIA 'GLENNE RIVER'	NATIVE GARDENIA
LOMANDRA HYSTRIX	MAT-RUSH
LOMANDRA LONGIFOLIA	MAT-RUSH
PENNISETUM ALOPECUROIDES "NAFRAY"	NATIVE FOUNTAIN GRASS
PHYLLANTHUS MULTIFOLIUS	WATERFALL PLANT
ALPINA CAERULEA	NATIVE GINGER
CORDYLINE AUSTRALIS	CABBAGE TREE
CORDYLINE FRUITICOSA	CORDYLINE
CORDYLINE FRUITICOSA 'RUBRA'	CORDYLINE RUBRA

Appendix 3: Checklist

In the Home Assessment Design Portal, you'll discover a tailored design standards checklist specific to your lot. This checklist exclusively includes the design standards pertinent to your lot, and it's mandatory to complete it as part of your developer approval application.

Additionally, the checklist provided below comprises all design standards outlined in this document.

Please note that while some may not be applicable to your lot, this comprehensive checklist serves as a helpful tool to facilitate the preparation of a high-quality application for developer approval. It's important to understand that the more general checklist does not need to be completed.

Item	Design Provisions	Compliant Section	Builders Assessment	✓
Completed Application Form	- Preliminary Colour and material selection - Landscape design			
Supporting Plans and Documentation	- Preliminary Site Plan - Elevations - Fencing and Driveway details - Floor plan			
Orientation	- Capture breezes - Street outlook - Park outlook - North East Living areas. - Compliance achieved with energy ratings	Section 2.1 Condition 2.1.1		
Building Envelopes	Siting, setbacks and open space	Sections 2.2 Condition 2.2.1-2.2.2		
	Build to boundary	Sections 2.2 Conditions 2.2.3-2.2.8		
	Close to boundary	Sections 2.2 Conditions 2.2.9-2.2.11		

Item	Design Provisions	Compliant Section	Builders Assessment	✓
Architectural Style	Designing your homes	Section 3.1 Conditions 3.1.1-3.1.7		
	Frontage to secondary streets and parks	Section 3.1 Conditions 3.1.8-3.1.10		
	Individual designs	Section 3.1 Condition 3.1.11		
	The Roof The Roof run off	Section 3.2 & 3.3 Conditions 3.2.1-3.2.6 & 3.3.1-3.3.3		
	Walls, doors and windows	Section 3.4 Conditions 3.4.1-3.4.5		
	Motor Vehicle Storage	Section 3.5 Conditions 3.5.1-3.5.11		
	Materials	Section 3.6 Conditions 3.6.1-3.6.5		
	Colour Scheme	Section 3.7 Conditions 3.7.1-3.7.3		
	Ancillary Equipment	Section 3.8 Conditions 3.8.1-3.8.5		
Privacy	Privacy is important to maintain with the close proximity of neighbours	Section 3.9 Condition 3.9.1		
The Outside	Outdoor living area size	Section 4.1 Condition 4.1.1		
	Driveways, paths, crossovers and stree trees	Section 4.2 Conditions 4.2.1-4.2.6		
	Landscaping	Section 4.3 Conditions 4.3.1-4.3.5		
	Secondary structures (sheds, pergolas, workshops, gazebo, change rooms, aviaries)	Section 4.4 Conditions 4.4.1-4.4.6		
	Front yard fencing	Section 4.5 Conditions 4.5.1-4.5.4		
	Privacy fencing (side, rear fencing , developer fencing and retaining walls)	Section 4.6 Conditions 4.6.1-4.6.6		
Maintaining Your Lot	Maintain a clean community	Section 5 Conditions 5.1-5.6		



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