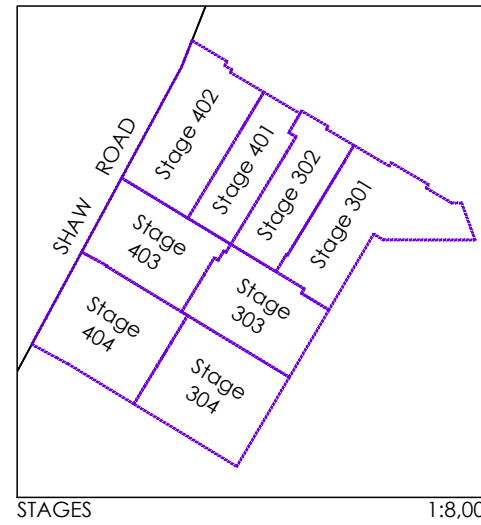


LOCALITY 1:20,000



STAGES 1:8,000

PRECINCT PLAN
 Warfield Park
 Precinct 3 and 4
 Lots 300-554 and 999
 Cancelling Lot 5000 on SP247142
 Parish of Bohle
 County of Elphinstone
 City of Townsville



STAGE ANALYSIS	STAGE 301	STAGE 302	STAGE 303	STAGE 304	STAGE 401	STAGE 402	STAGE 403	STAGE 404
Stage Area	3.45 ha	2.08 ha	2.56 ha	3.12 ha	1.83 ha	3.08 ha	2.52 ha	3.16 ha
Area of Open Space	4676m ²	--	--	--	--	--	--	--
Lot Type	No.	No.	No.	No.	No.	No.	No.	No.
T3-E	20	18	22	37	19	27	26	28
T4-D	7	7	6	0	7	7	7	14
Total Lots	27	25	28	37	26	34	33	42
Average Lot Area	455m ²	455m ²	443m ²	514m ²	456m ²	513m ²	490m ²	461m ²
Length of New Road	580m	380m	580m	660m	398m	442m	495m	630m

Housing Possibilities GA Code and QDC Provisions	T3 - Sub-Urban Zone	T4 - Urban Zone
	T3 - E	T4 - D
Type	House	House
Lot Access	Front	Rear*
Lot Depth (Min)	25m (20m where 15m width proposed)	25m
Lot Width (Min)	12.5m	10.5m
Site Coverage	50% Max	May exceed 50% in response to Code Requirements, but no more than 65% Site Coverage.
Setback Front Ground (min)	3.5m	3m
Setback Front upper (min)	3.5m	4.5m
Setback Front Garage	6m from front of garage wall & 1.5m min from dwelling++	NA
Setback Principal Side Ground (min)	QDC	QDC
Setback Principal Side Upper (min)	QDC	QDC
Setback Road/Road Corner (lane exempt) (min)	2m	2m
Setback Principal Rear (min)	3m	3m
Outbuilding # (Carport/Garage) Width (max from outside wall)	NA	6.2m*
Outbuilding # (Carport/Garage) and Residential over Outbuilding Setback to Lane	NA	0 - 1.0m
Outbuilding # (Carport/Garage) and Residential over Outbuilding Side Setback other than to Lane (min)	QDC	QDC
Outbuilding (Shed) Width (max)	Lesser of 50% of rear boundary or 9m	NA
Outbuilding (Shed) Depth (max)	9m	NA
Outbuilding (Shed) Rear Setback	0 - 1.0m	NA
Outbuilding (Shed) Side Setback	Zero if lot 12.5m wide. As per Principal setback if lot >12.5m wide	NA
Floor Height Principal (min)	400mm	400mm
Maximum Storeys	2 Storeys	2 Storeys
Private Open Space (min) (may be covered)	4m x 4m	4m x 4m
Parking (min)	Two (2), one of which must be covered	Two (2), one of which must be covered

NOTES:
 #Outbuilding (Carport / Garage)
 - The balance of the lot boundary adjacent to the outbuildings where located along a road reserve (including lanes) must remain open with no additional structures permitted along that boundary (excluding boundary fencing which allows airflow through the barrier)
 ++ An Alternative to 1.5m min from dwelling may be permitted, subject to Parkside approval at time of Covenant Approval.

General
 - As defined in the Plan of Development, 'Principal' refers to the Residential Building that accommodates the primary use of the site. It excludes Outbuildings which are detached from the Carports, Garages and Sheds.
 - Access to Residential over an Outbuilding, if to the side of the Outbuilding, is to be via an open stairwell except for lots where on the corner of a road with a road/lane access to Residential over an Outbuilding, if to the front of the Outbuilding, is to be via an open stairwell for lots less than 12.5m wide for lots equal to 12.5m in width or greater, the stairwell may be enclosed.
 - This plan must be read accordance with the approved reconfiguration plans.
 - * (35% venting to garage doors for lots less than 12.5m unless outbuilding walls include a total of at least 4m² capable of being opened, for example fixed or moveable louvres/grills, sliding doors, with openings in at least two walls to allow cross ventilation)
 - Where lot has a side boundary presenting to a lane, the option is available to have access to the street. Where this option is taken, all provisions of T3-E apply.