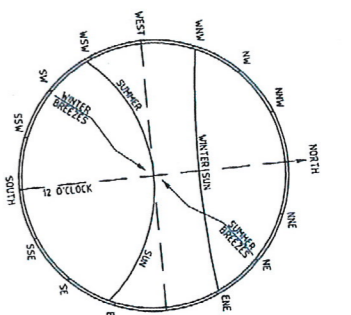


- LEGEND**
GENERAL:-
- Building setback envelope.
 - Allowable driveway access.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - uPVC water main.
 - Poly water main.
 - Far sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
GENERAL
1. Nominated road frontage - Lot 78 is Holbourne Street.
 - BUILDING ENVELOPE**
 2. Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
 3. All setback distances are taken from the outermost projection which is a distance measured from the edge of the fascia board to the property boundary.
 4. 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 Sewers.
 5. All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.

- DRIVEWAY ACCESS ENVELOPE**
6. For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater pits which require 1.5m minimum clearance, and sewerage house connections which require 1.2m clearance.
 7. All driveways require a permit to carry out works on Council controlled land prior to construction.
 8. For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.

- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
9. The following design parameters could be considered during the design phase of proposed dwellings.
 - (i) A building orientation that minimises the length of external wall areas that are exposed to solar radiation;
 - (ii) An internal layout ensuring that living areas are protected from summer solar radiation (i.e. living areas orientated north to north-east and service areas are orientated to the west and south);
 - (iii) Building projections are used to minimise summer solar radiation to external walls (i.e. carports, large overhangs, external screens are incorporated that fully shade western and south-west facing external walls from solar radiation; and
 - (iv) A building layout that maximises the capture of prevailing breezes (living area windows and doors are orientated to the north-east, room layouts and internal access ways are designed to maximise cross ventilation).



LAYOUT PLAN

SUNLAND GROUP

REAL PROPERTY DESCRIPTION
 Lot 901 on SP 226447,
 Lot 902 on SP 218628,
 Lot 4 & 5 on RP 743005
 Parish of BOHLE
 County of ELPHINSTONE
 Holbourne Street - Bushland Beach

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077

BASE SURVEY
 Rowlands Surveys (42821/03)
 TRUNCATED COORDINATES
 E 0.000, N 0.000
 EQUIVALENT TO
 E 460000, N 7800000

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.H. 174-38 RL. 4.820
 Bolt & washer in kerb.
 Cnr HILLOCK CR. & GLENDOWER ST.

Scale
 0 2.5 5 7.5 10m

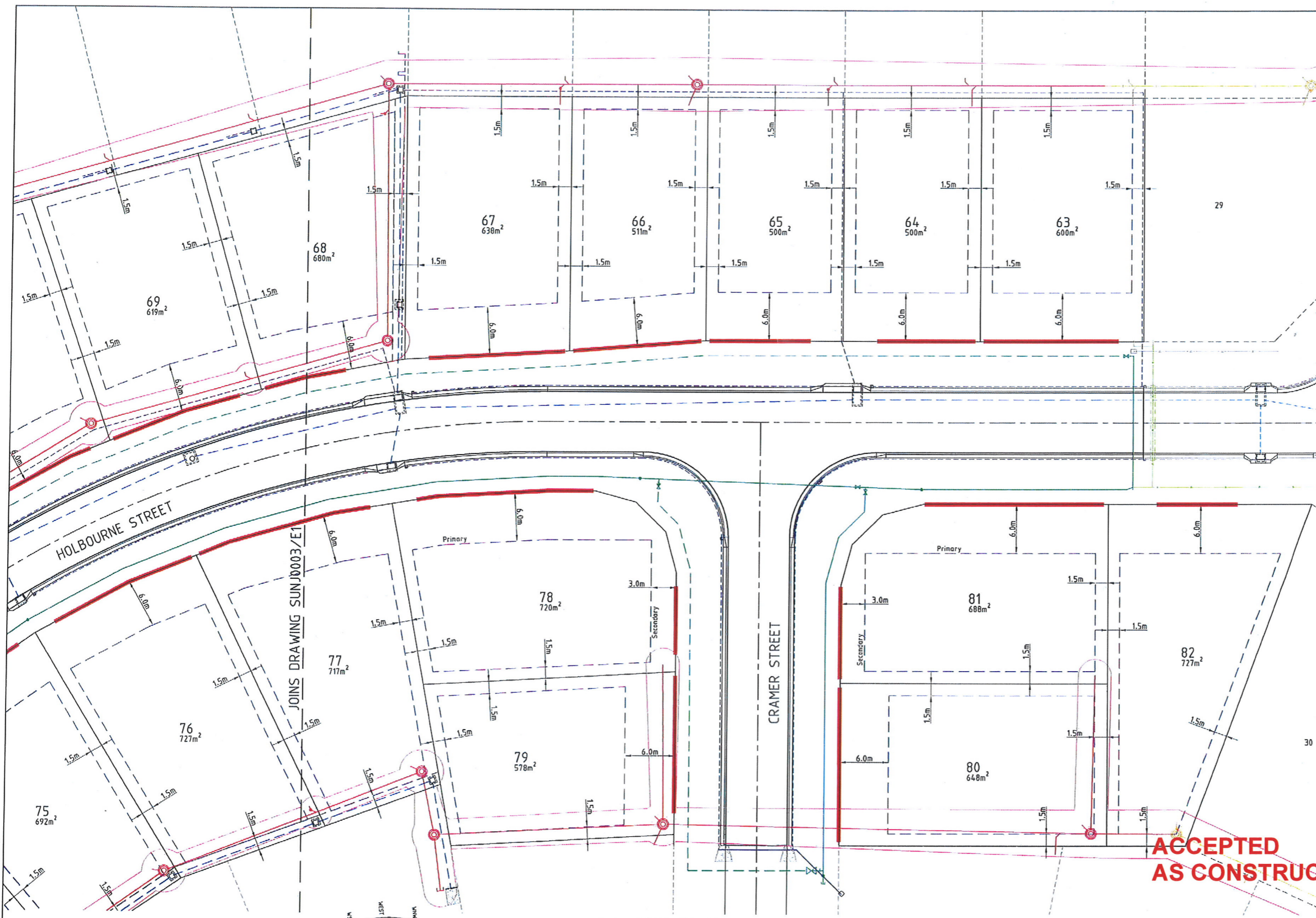
THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED. AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

All work is carried out in accordance with LOCAL AUTHORITIES standard details.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currajong 4812
 Phone: (07) 4725 5550 Fax: (07) 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Issue	Description	Date
A	ISSUED FOR AS CONSTRUCTED.	11/12/2012
Drawn HAB	In Association with SUNLAND GROUP LIMITED	
Date 11/12/2012	STAGE 3, 20 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked	HOLBOURNE STREET	
Approved	BUSHLAND BEACH	
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BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN		
Drawing Number SUNJ0003/E1		Issue A



- LEGEND**
GENERAL:-
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 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
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 - Poly water main.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
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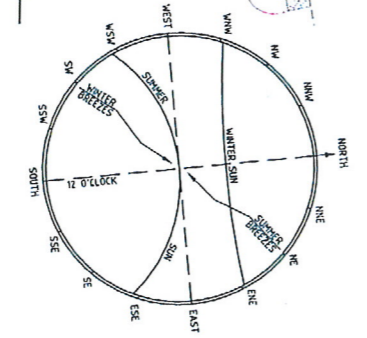
ACCEPTED AS CONSTRUCTED

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