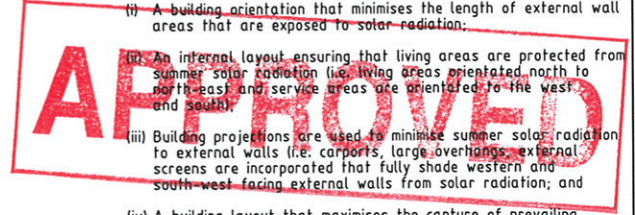


- LEGEND**
- Building setback envelope.
 - Allowable driveway access.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Stormwater drain line.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Overhead power line.
 - Optic Fibre conduit.

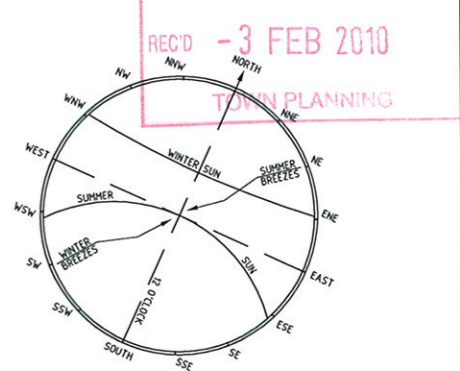
- NOTES:**
- BUILDING SETBACK**
- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
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 - All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.

- DRIVEWAY ACCESS ENVELOPE**
- For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater pits which require 0.6m minimum clearance, and sewerage house connections which require 1.2m clearance.
 - All driveways require a permit to carry out works on Council controlled land prior to construction.
 - For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.

- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- 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).



- ACOUSTIC MEASURES**
- For dwellings located on lots 845 - 849, the ground floor construction shall also comply with acoustic standards AS 3671 & AS 2107. Current assessment is construction category 3 to AS 3671.
 - For the two storey & higher dwellings located on lots 845 - 849, the first floor & higher floor construction shall also comply with acoustic standards AS 3671 & AS 2107. Current assessment is construction category 3 to AS 3671 for first floor & construction category 3 to AS 3671 for second floor.



REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

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

SUNLAND GROUP

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE

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.

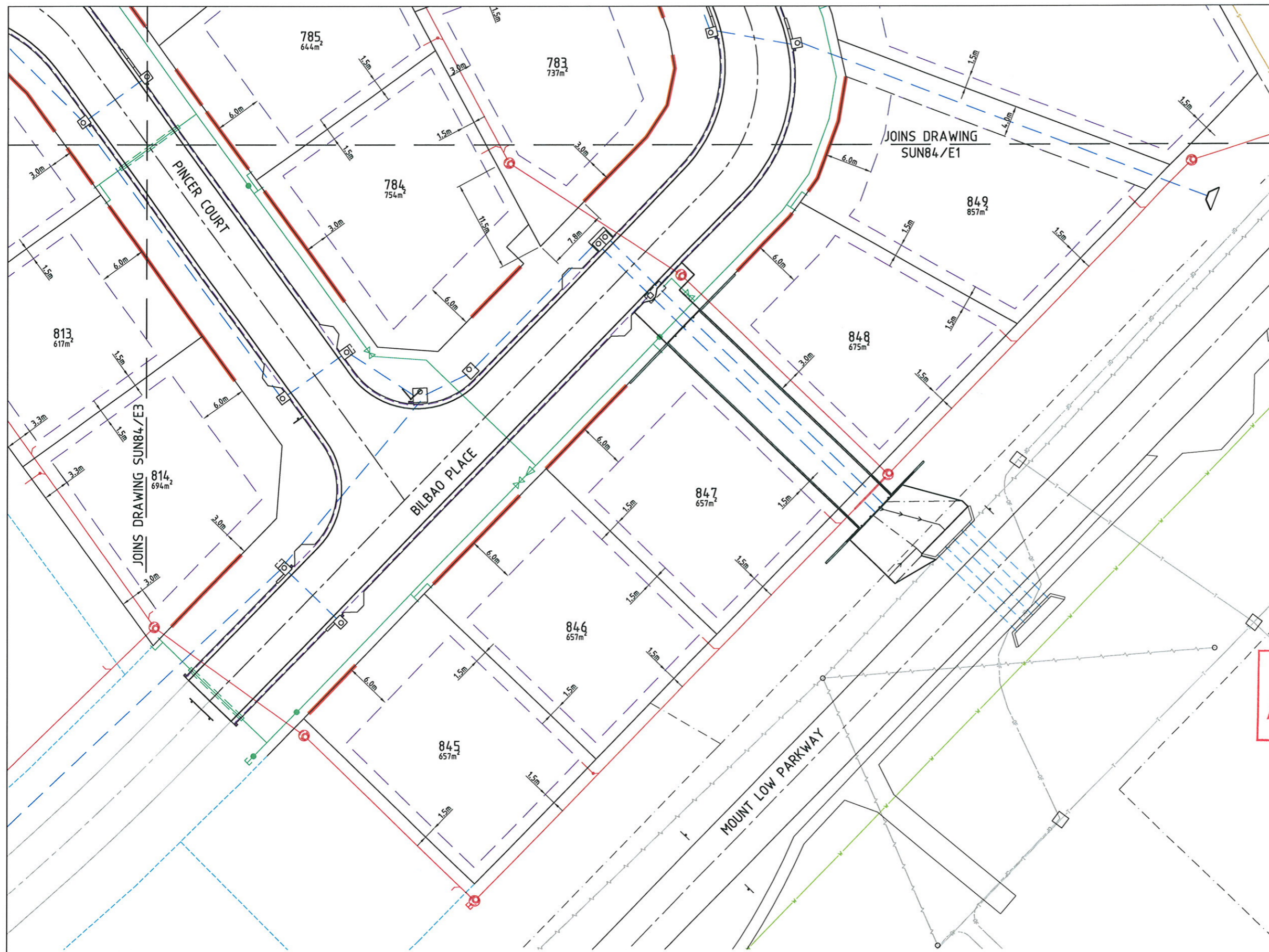
All work is carried out in accordance with the former THURINGOWA CITY COUNCIL standard details.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currarajong 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.	11/01/2010

Drawn TM	In Association with SUNLAND GROUP LIMITED	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN
Date 11/01/2010	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked <i>[Signature]</i>	BILBAO PLACE	Drawing Number
Approved <i>[Signature]</i>	BUSHLAND BEACH	SUN84/E1
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LEGEND

- Building setback envelope.
- Allowable driveway access.
- Stormwater drain line.
- Webforge safety barrier.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- Water main.
- Stormwater drain line.
- Sewer main.
- Water main.
- Overhead power line.
- Telstra conduit.
- Optic Fibre conduit.

NOTES:

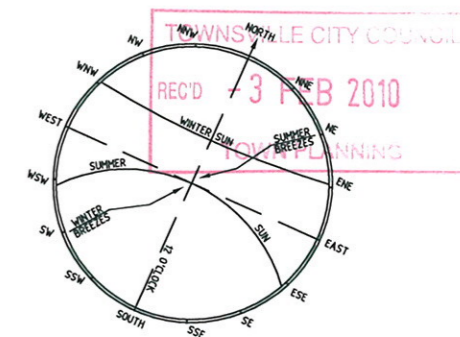
- BUILDING SETBACK**
- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
 - 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.
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 - All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.
- DRIVEWAY ACCESS ENVELOPE**
- For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater pits which require 0.6m minimum clearance, and sewerage house connections which require 1.2m clearance.
 - All driveways require a permit to carry out works on Council controlled land prior to construction.
 - For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.

- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- 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).

APPROVED

ACUSTIC MEASURES
 9. For dwellings located on lots 845 - 849, the ground floor construction shall also comply with acoustic standards AS 3671 & AS 2107. Current assessment is construction category 3 to AS 3671.

10. For the two storey & higher dwellings located on lots 845 - 849, the first floor & higher floor construction shall also comply with acoustic standards AS 3671 & AS 2107. Current assessment is construction category 3 to AS 3671 for first floor & construction category 3 to AS 3671 for second floor.



REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

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



LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE

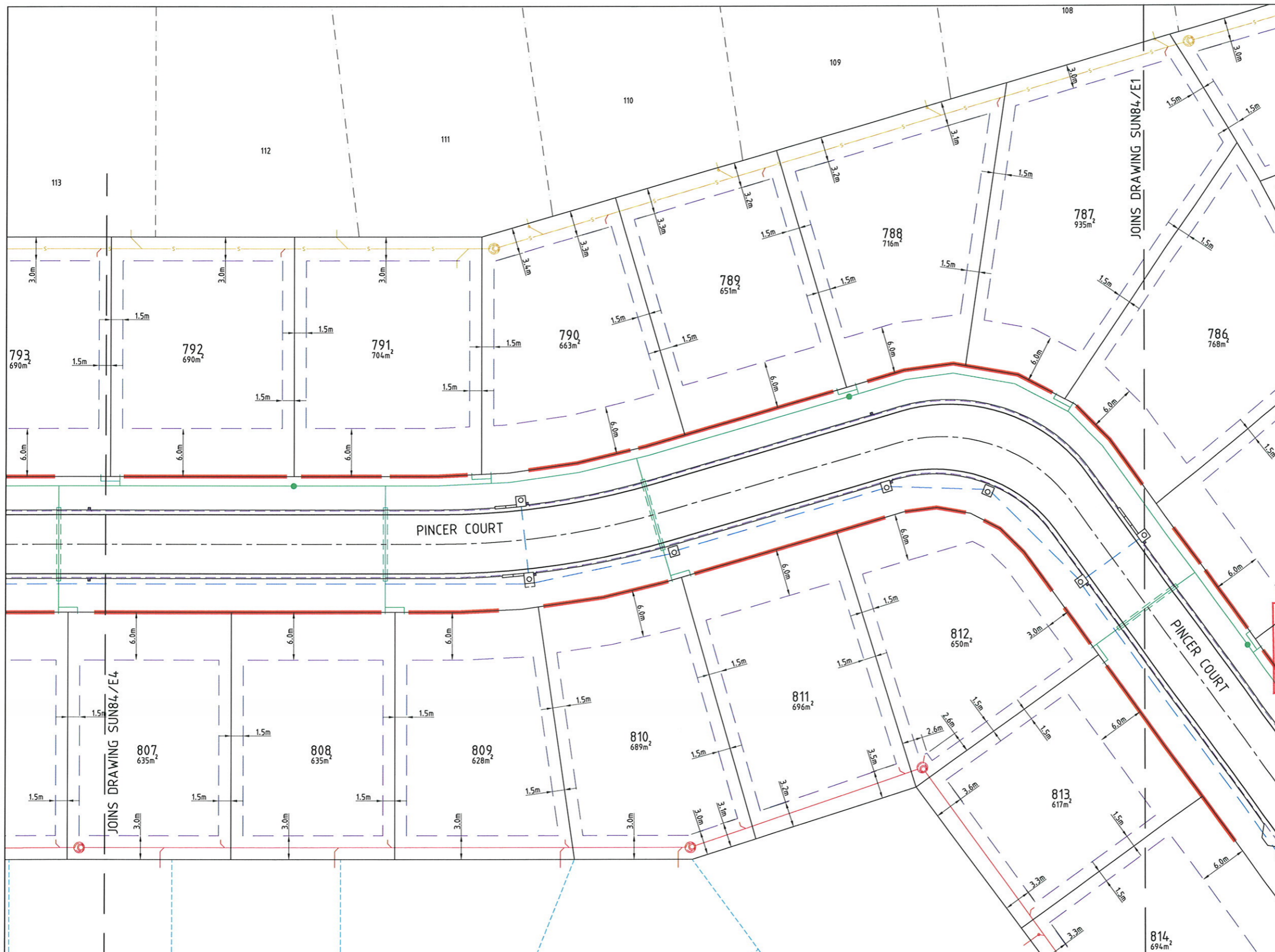


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NORTHERN CONSULTING
 engineers

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 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

A	ISSUED FOR AS CONSTRUCTED.	11/01/2010
Issue	Description	Date
Drawn TM	In Association with SUNLAND GROUP LIMITED	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN Drawing Number SUN84/E2
Date 11/01/2010	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	
Checked REJ		Issue
Approved [Signature]		A
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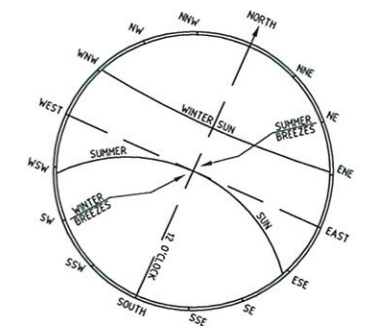


- LEGEND**
- Building setback envelope.
 - Allowable driveway access.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Sewer main.
 - Sewer manhole.

- NOTES:**
- BUILDING SETBACK**
- 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.
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TOWNSVILLE CITY COUNCIL
REC'D - 3 FEB 2010
TOWN PLANNING



LAYOUT PLAN

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
Parish of BOHLE
County of ELPINSTONE
Bilbao Place - Bushland Beach

In Association with:-

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



LEVEL DATUM A.H.D.
Horizontal Datum GOA' 94 Zone 55
Refer P.M. 138403 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE

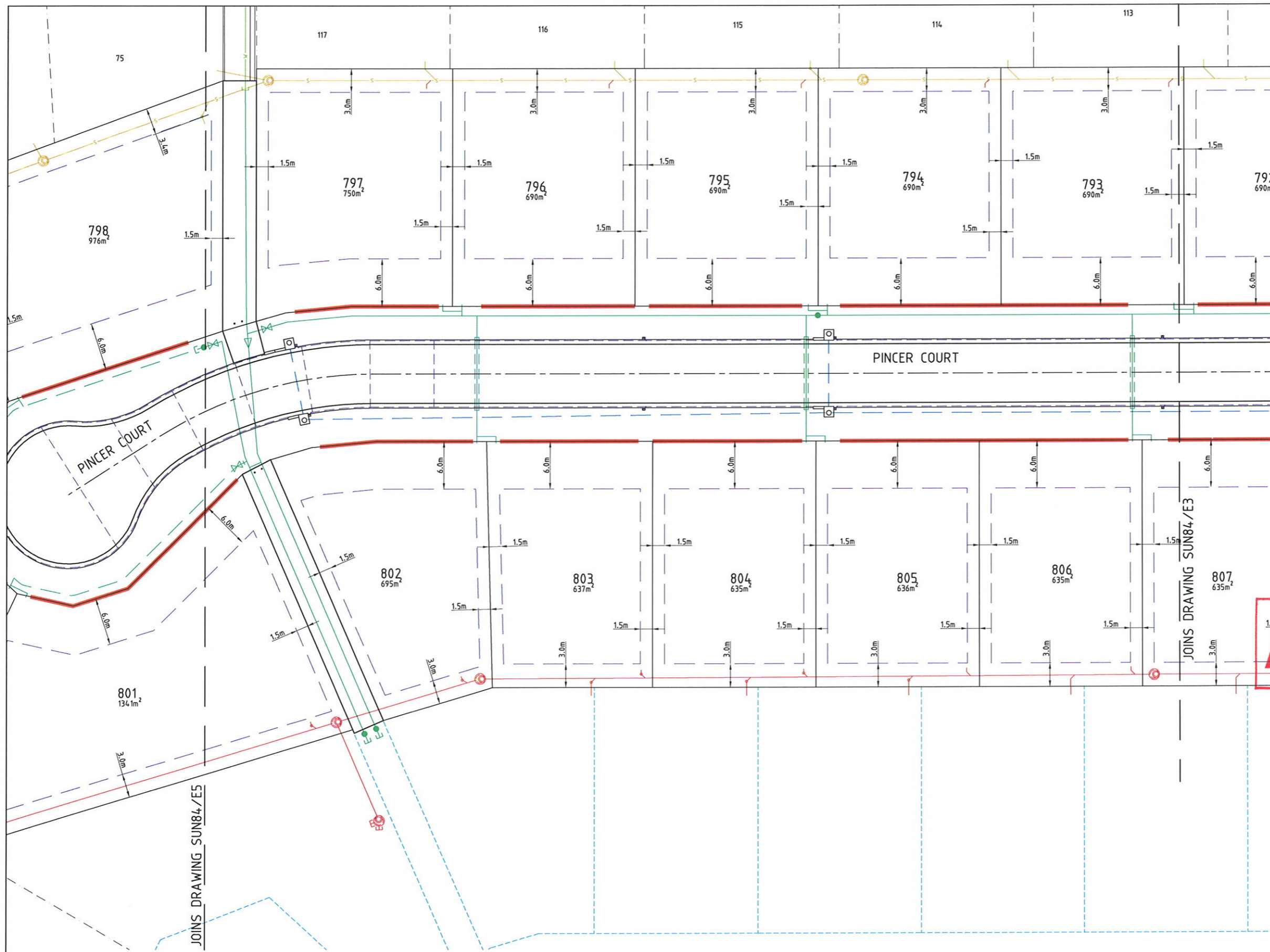
Scale
0 2.5 5 7.5 10m
THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.
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NORTHERN CONSULTING
engineers

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Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 356

A	ISSUED FOR AS CONSTRUCTED.	11/01/2010
Issue	Description	Date
Drawn TM Date 11/01/2010 Checked [Signature] Approved [Signature]	In Association with SUNLAND GROUP LIMITED STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN Drawing Number SUN84/E3
COPYRIGHT ©		Issue A



LEGEND

- Building setback envelope.
- Allowable driveway access.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- Sewer main.
- Sewer manhole.
- Water main.

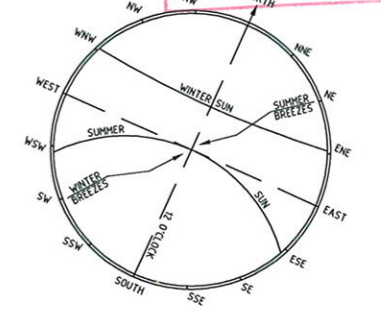
NOTES:

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TOWNSVILLE CITY COUNCIL
REC'D - 3 FEB 2010
TOWN PLANNING



REAL PROPERTY DESCRIPTION

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Parish of BOHLE
County of ELPHINSTONE
Bilbao Place - Bushland Beach

In Association with:-

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

SUNLAND GROUP

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94 Zone 55
Refer P.M. 138403 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE

Scale
0 2.5 5 7.5 10m

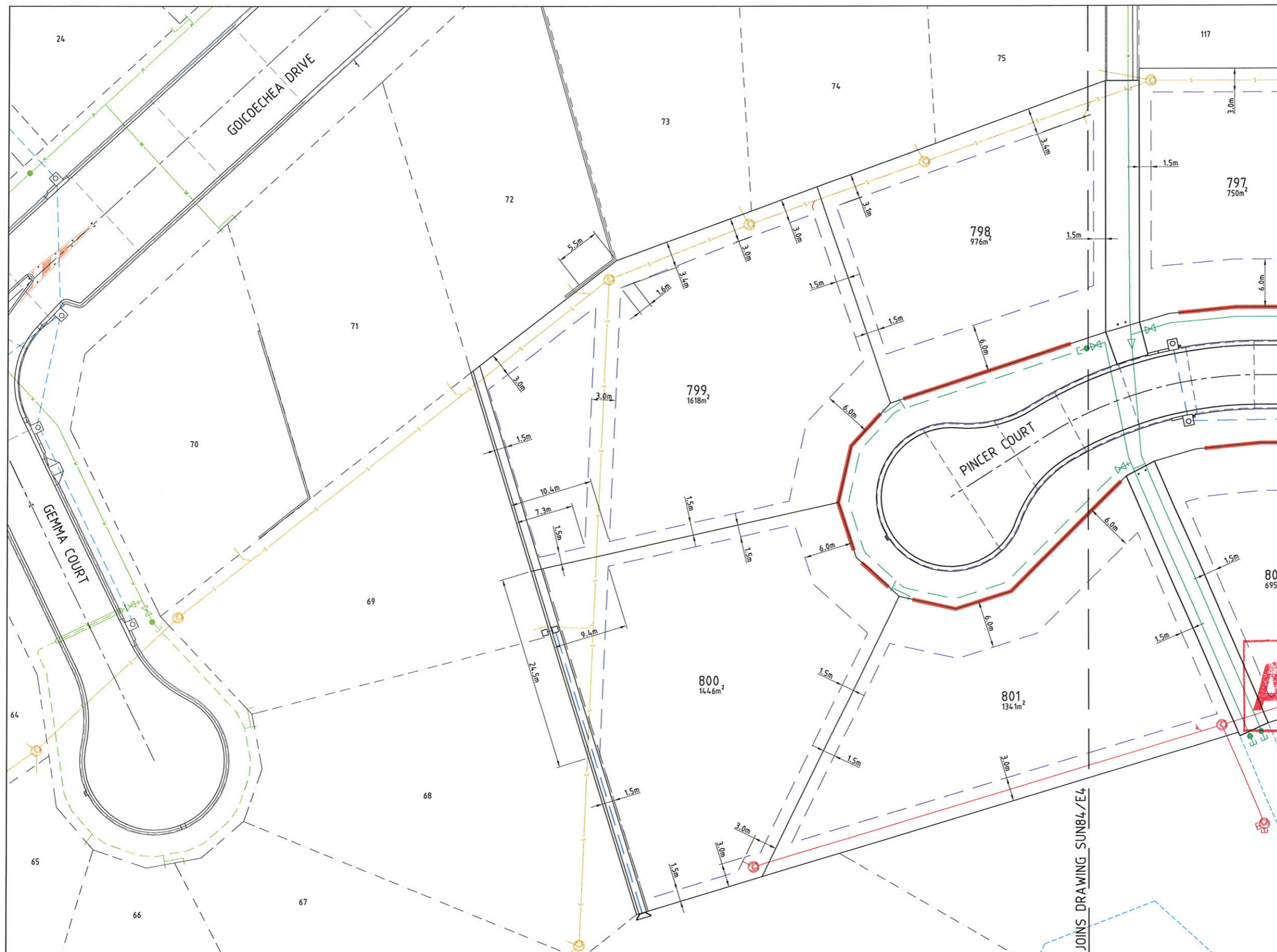
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engineers

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Milton Messer & Associates Pty. Ltd.
ACN 100 817 355

A	ISSUED FOR AS CONSTRUCTED.	Date
Issue	Description	Date
Drawn TM	In Association with SUNLAND GROUP LIMITED	
Date 11/01/2010	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked [Signature]	BILBAO PLACE BUSHLAND BEACH	
Approved [Signature]		
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	Drawing Number SUN84/E4	Issue A



LEGEND

- Building setback envelope.
- Allowable driveway access.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- Stormwater drain line.
- Sewer main.
- Sewer manhole.
- Water main.

NOTES:

BUILDING SETBACK

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DRIVEWAY ACCESS ENVELOPE

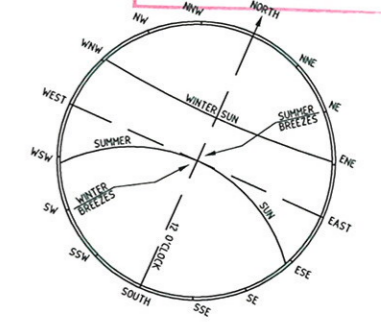
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APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D - 3 FEB 2010
 TOWN PLANNING



REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

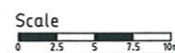


ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 CARBUTT. 4814
 Ph. (07)47755077



SUNLAND GROUP

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE



Scale
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Issue	Description	Date
A	ISSUED FOR AS CONSTRUCTED.	11/01/2010
Drawn TM	In Association with	
Date 11/01/2010	SUNLAND GROUP LIMITED	
Checked [Signature]	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved [Signature]	BILBAO PLACE BUSHLAND BEACH	
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	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN	
	Drawing Number	Issue
	SUN84/E5	A