

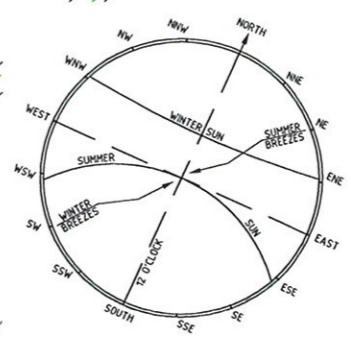
- LEGEND**
- Building setback envelope.
  - Allowable driveway access.
  - Stormwater drain line.
  - Subsoil drainage.
  - Sewer main.
  - Sewer manhole.
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  - Telstra conduit.

- 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.
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- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- The following design parameters could 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 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);
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- ACOUSTIC MEASURES**
- For dwellings located on lots 840 - 844, the ground floor construction shall also comply with acoustic standards AS 3671 & AS 2107. Current assessment is construction category 3 to AS 3671.
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LAYOUT PLAN

**REAL PROPERTY DESCRIPTION**

Lots 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  
 GARBUTT, 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

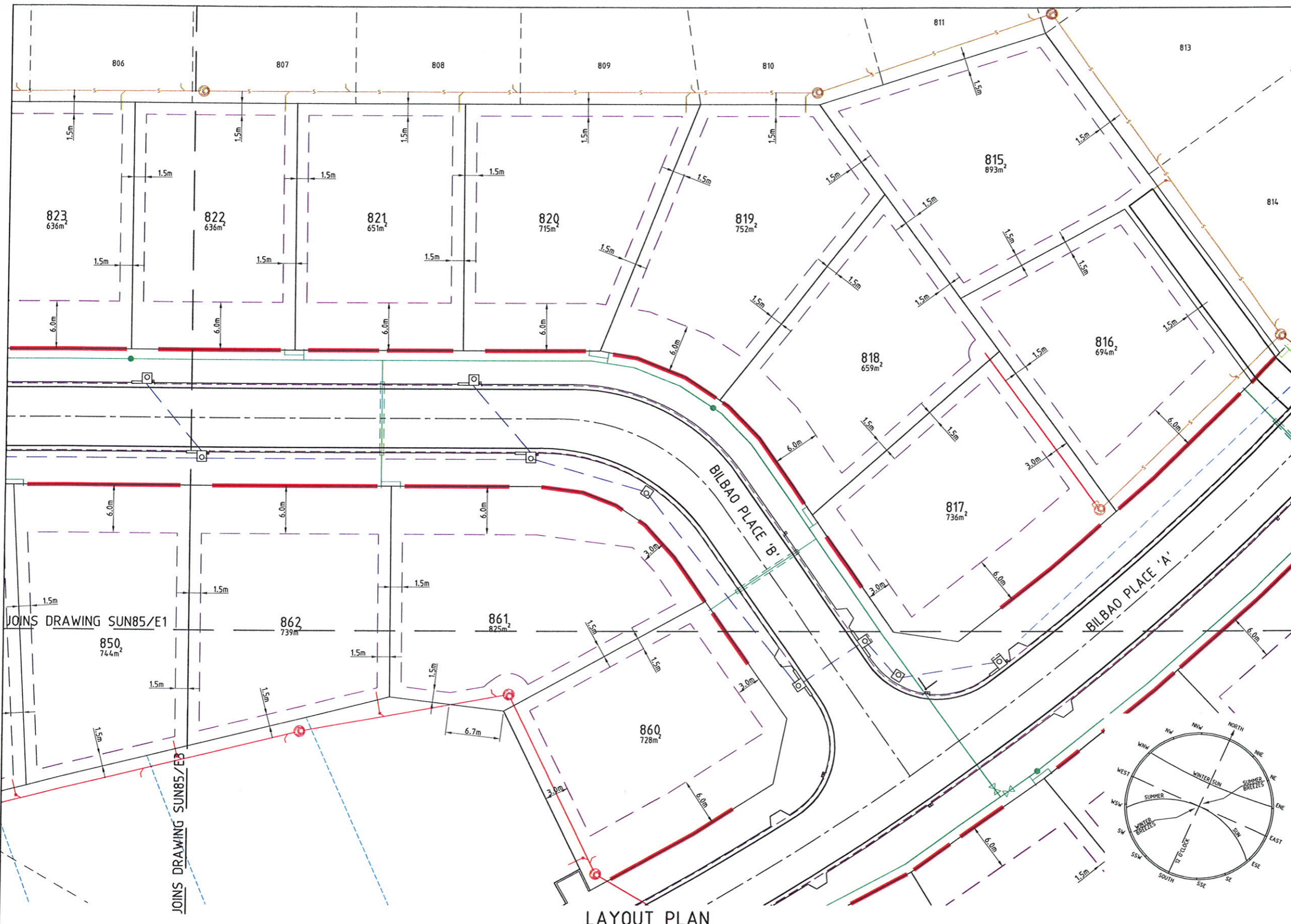
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 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

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

Civil & Structural Engineers  
 50 Puneri Street, Currrejong 4812  
 Phone: 07 4725 5550 Fax: 07 4725 5850  
 Email: mail@nceng.com.au  
 Milton Messer & Associates Pty. Ltd.  
 ACN 100 817 355

A	ISSUED FOR INFORMATION.	Description	Date
Issue			21/12/2010
Drawn JHS	In Association with <b>SUNLAND GROUP LIMITED</b>	<b>BUILDING SETBACK &amp; DRIVEWAY ACCESS ENVELOPES PLAN</b>	
Date 21/12/2010	<b>STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION</b>		
Checked			<b>BILBAO PLACE BUSHLAND BEACH</b>
Approved			
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TOWNSVILLE CITY COUNCIL  
 RECD 14 JAN 2011  
 TOWN PLANNING



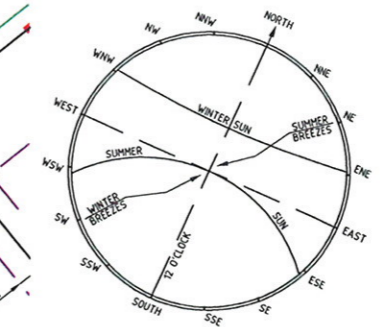
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LAYOUT PLAN

JOINS DRAWING SUN85/E1

JOINS DRAWING SUN85/E2

TOWNSVILLE CITY COUNCIL  
REC'D 14 JAN 2011  
TOWN PLANNING

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In Association with:-

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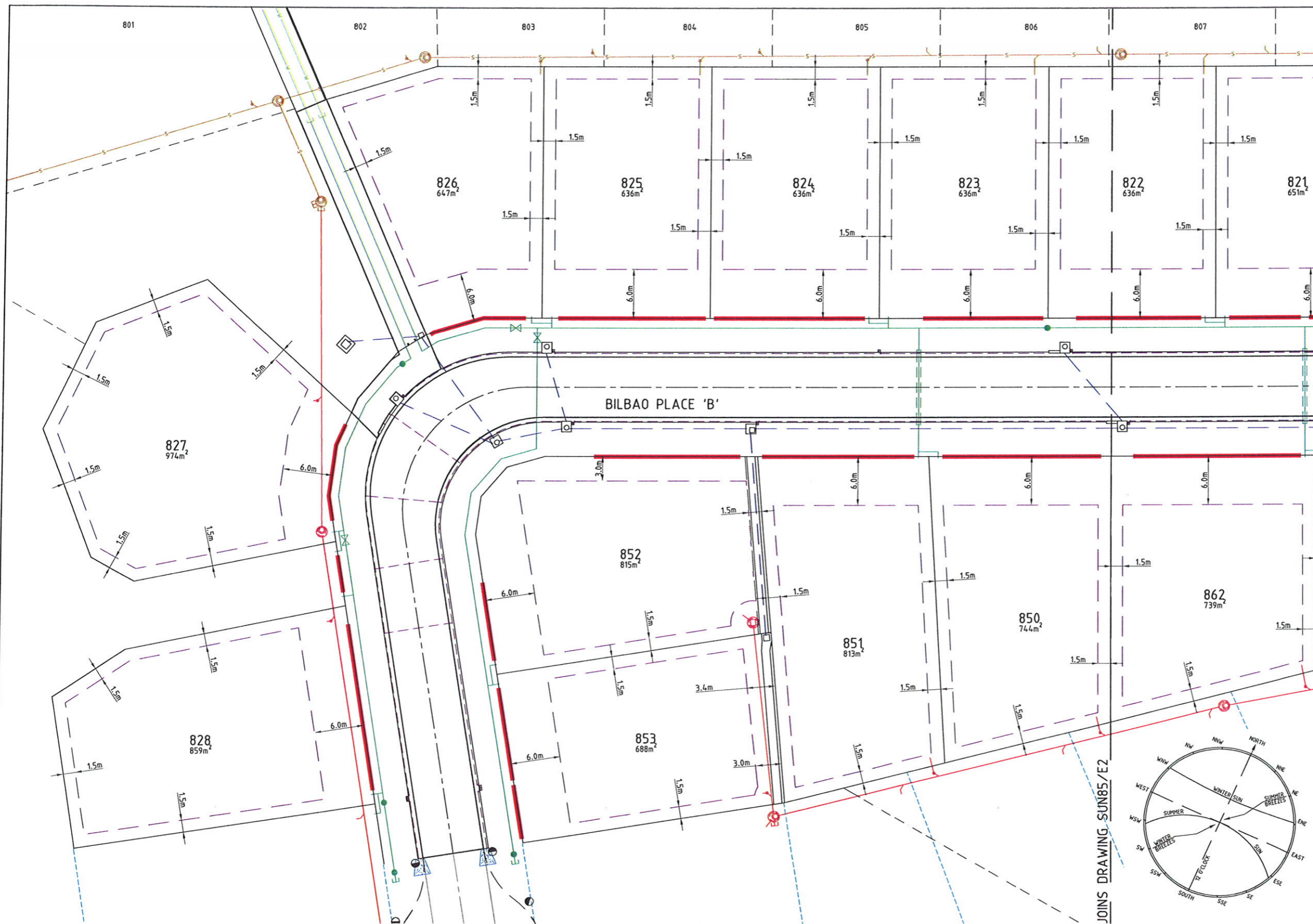
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**NORTHERN CONSULTING**  
engineers

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50 Punari Street, Currajong 4812  
Phone: 07 4725 5550 Fax: 07 4725 5850  
Email: mail@nceng.com.au  
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ACN 100 817 355

Issue	Description	Date
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Drawn JHS Date 21/12/2010 Checked [Signature] Approved [Signature]	In Association with <b>SUNLAND GROUP LIMITED</b> STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	<b>BUILDING SETBACK &amp; DRIVEWAY ACCESS ENVELOPES PLAN</b>
COPYRIGHT ©	Drawing Number <b>SUN85/E2</b>	Issue <b>A</b>



LAYOUT PLAN

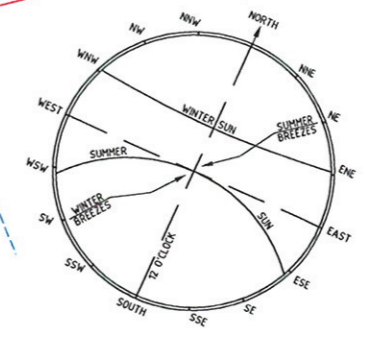
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APPROVED

TOWNSVILLE CITY COUNCIL  
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COPYRIGHT ©		
	<b>BUILDING SETBACK &amp; DRIVEWAY ACCESS ENVELOPES PLAN</b>	
	Drawing Number <b>SUN85/E3</b>	Issue <b>A</b>