

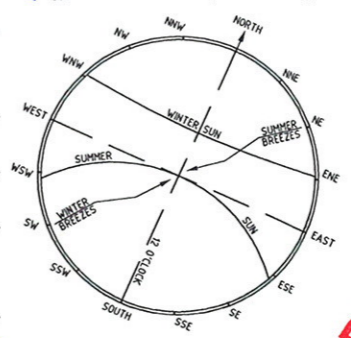
- LEGEND**
- Building setback envelope.
  - Allowable driveway access.
  - Stormwater drain line.
  - Subsoil drainage.
  - Sewer main.
  - Sewer manhole.
  - Water main.
  - Stormwater drain line.
  - Subsoil drainage.
  - Sewer main.
  - Sewer manhole.
  - Water main.
  - Overhead power line.
  - Telstra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

- 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.
  - 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.
  - 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.
    - 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);
    - 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
    - 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 831 - 839, 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 831 - 839, 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.



APPROVED

TOWNSVILLE CITY COUNCIL  
 REC'D 14 JAN 2011  
 TOWN PLANNING

**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. 4014  
 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

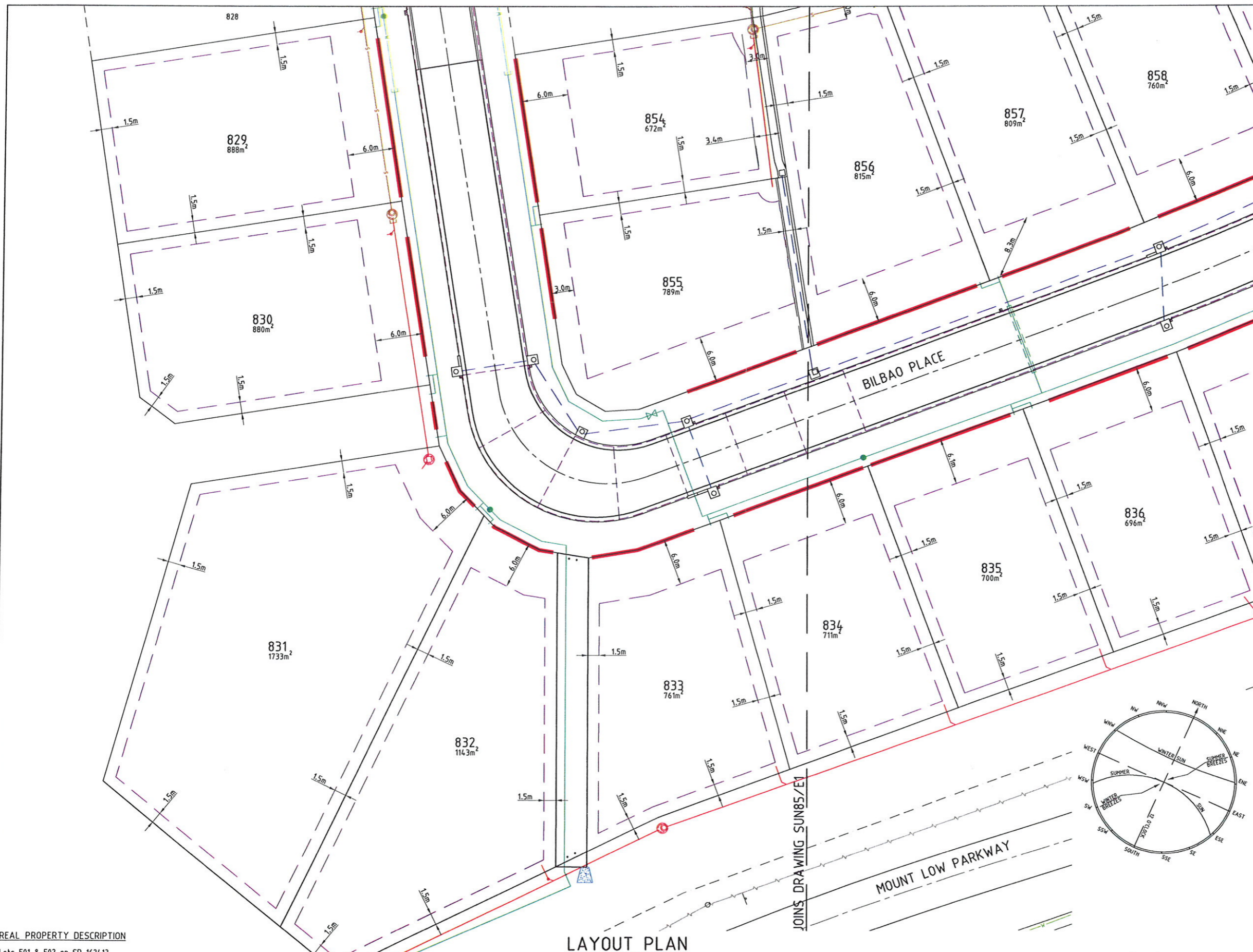
Scale  
 0 2.5 5 7.5 10m  
 THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.  
 AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS.  
 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

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

**NORTHERN CONSULTING**  
 engineers

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

A	ISSUED FOR INFORMATION.	Description	21/12/2010
Issue			Date
Drawn JHS Date 21/12/2010 Checked APPROVED COPYRIGHT ©	In Association with <b>SUNLAND GROUP LIMITED</b>  STAGE 86, 17 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	<b>BUILDING SETBACK &amp; DRIVEWAY ACCESS ENVELOPES PLAN</b>	Issue <b>A</b>
		Drawing Number <b>SUN86/E1</b>	



**LEGEND**

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**DRIVEWAY ACCESS ENVELOPE**

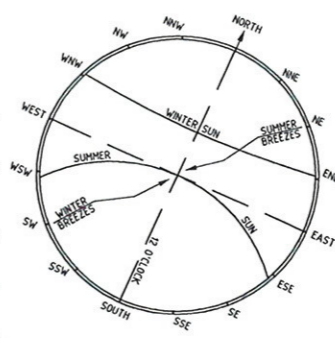
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Issue			
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Date	21/12/2010	<b>SUNLAND GROUP LIMITED</b>	
Checked		<b>STAGE 86, 17 TRADITIONAL RESIDENTIAL LOT SUBDIVISION</b>	
Approved		<b>BILBAO PLACE BUSHLAND BEACH</b>	
COPYRIGHT ©		<b>BUILDING SETBACK &amp; DRIVEWAY ACCESS ENVELOPES PLAN</b>	
		Drawing Number	Issue
		<b>SUN86/E2</b>	<b>A</b>