

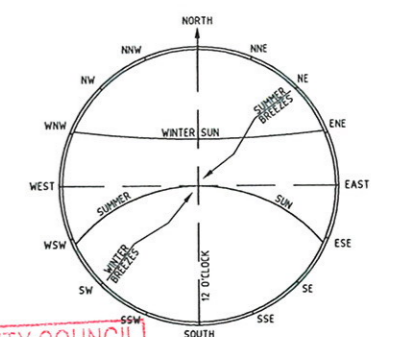


- LEGEND**
- Building setback.
 - Allowable driveway access envelope.
 - Stormwater drain line.
 - Sewer main.
 - Water main.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Overhead power line.
 - Optic fibre conduit.

- 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.
 - 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).



TOWNSVILLE CITY COUNCIL
 REC'D 24 DEC 2010
 TOWN PLANNING
APPROVED

REAL PROPERTY DESCRIPTION

Lot 779 on SP 223220
 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

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 carried out in accordance with LOCAL AUTHORITY standard details.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
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 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 355

Issue	Description	Date
A	AMENDED TO AS CONSTRUCTED.	02/12/2010

Drawn JHS Date 02/12/2010	In Association with SUNLAND GROUP LIMITED	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN
Checked [Signature] Approved [Signature]	STAGE 89, 5 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	
COPYRIGHT ©		Drawing Number SUN0089/E01
		Issue A