

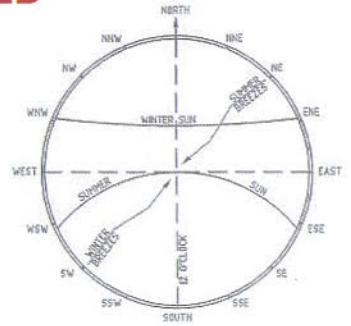
LEGEND

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

- NOTES:**
- GENERAL**
- Nominated road frontage - Lots 283 & 294 are Lanford Street.
- BUILDING ENVELOPE**
- 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 facade 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 1.5m 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).

ACCEPTED AS CONSTRUCTED

LAYOUT PLAN



REAL PROPERTY DESCRIPTION
 Lot 903 on SP 239020
 Parish of BOHLE
 County of ELPHINSTONE

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 GARBUTT, 4814
 Ph. (07)47756077

LEVEL DATUM A.H.D.
 Horizontal Datum GDA 94 Zone 55
 Refer P.M. 174436 RL 4.820
 Ball & washer in situ.
 Cnr HILLOCK CR. & GLENDOWER ST.

BASE SURVEY
 Rowlands Surveys 142830/051
 TRUNCATED COORDINATES
 E 0.000, N 0.000
 EQUIVALENT TO
 E 440000, N 7800000

Scale
 0 2.5 5 7.5 10m

THE GENERAL 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 has been carried out in accordance with LOCAL AUTHORITIES standard details.



NORTHERN CONSULTING
 engineers

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 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

A	ISSUED FOR AS CONSTRUCTED.	24/02/2015
Issue	Description	Date
Drawn DC	In Association With	
Date 24/02/2015	SUNLAND GROUP LIMITED	
Checked AS	STAGE 12, 13 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved	LANFORD STREET BUSHLAND BEACH	
COPYRIGHT ©		
Drawing Number		Issue
SUNJ0004/E01		A