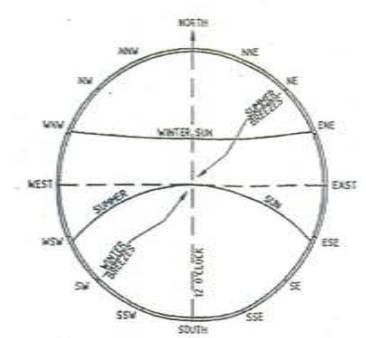


LEGEND

- 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.
- Poly water main.
- For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage - Lots 86, & 87 is Kennard Circuit.
- 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 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 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.
 - (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. eaves, 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).



LAYOUT PLAN

ACCEPTED AS CONSTRUCTED

SUNLAND GROUP
 REAL PROPERTY DESCRIPTION
 Lot 902 & 903 on SP 239020
 Parish of BOHLE
 County of ELPHINSTONE

In Association with:-
ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 CARBUTT, 4814
 Ph. (07)47755077

LEVEL DATUM A.M.D.
 Horizontal Datum GDA '94 Zone 55
 Refer P.M. 174438 PL. 4, 620
 Bolt & washer in kerb.
 Cnr HILLOCK CR. & GLENDOWER ST.
 BASE SURVEY
 Rowlands Surveys (42822/15)
 TRUNCATED COORDINATES
 E 0.000, N 0.000
 EQUIVALENT TO
 E 460000, N 7900000

Scale
 0 2.5 5 7.5 10m
 THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.
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 DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS.
 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

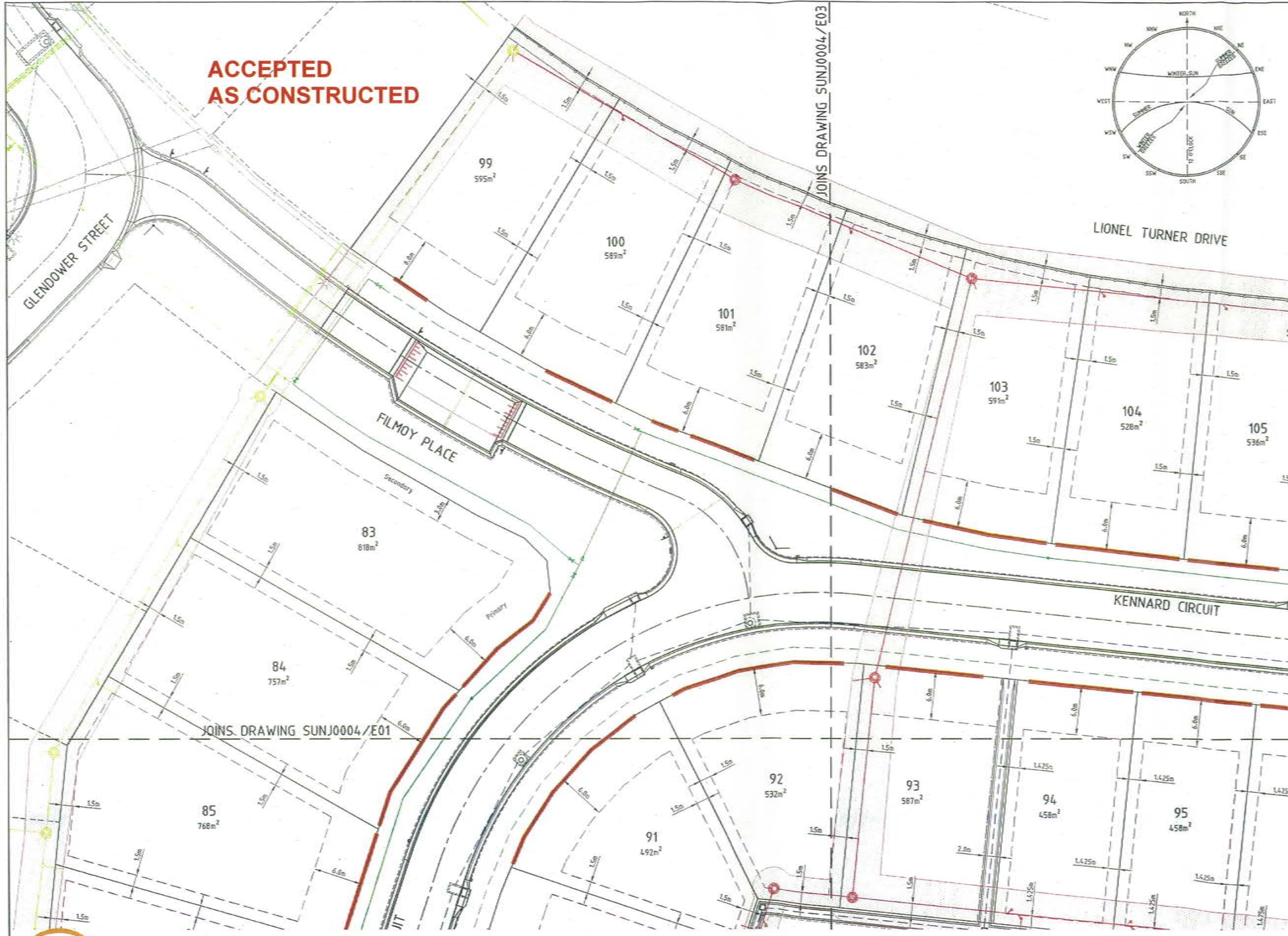
All work has been carried out in accordance with LOCAL AUTHORITIES standard details.



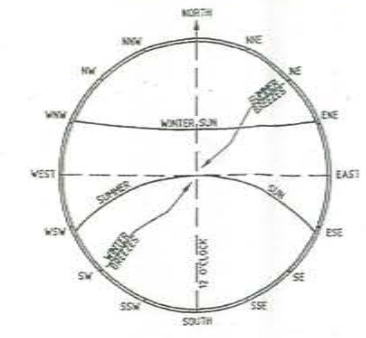
NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 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.		05/09/2013
Issue	Description	Date
Drawn DC	In Association With	
Date 12/07/2013	SUNLAND GROUP LIMITED	
Checked RB	STAGE 4, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved	KENNARD CIRCUIT BUSHLAND BEACH	
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	SUNJ0004/E01	A



**ACCEPTED
AS CONSTRUCTED**



- LEGEND**
- - - RP boundary.
 - - - Building setback envelope.
 - - - Allowable driveway access.
 - - - Stormwater drain line.
 - - - Subsoil drainage.
 - - - Acoustic barrier.
 - - - Sewer main.
 - - - Sewer manhole.
 - - - uPVC water main.
 - - - Poly water main.
 - - - Irrigation conduit.
 - - - Stormwater drain line.
 - - - Subsoil drainage.
 - - - Sewer main.
 - - - Sewer manhole.
 - - - Water main.
 - - - Poly water main.
 - - - Underground electrical supply.
 - - - National Broadband Network.
 - - - For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage - Lot 83 is Kennard Circuit.
- 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 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 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.
 - (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).

LAYOUT PLAN

SUNLAND GROUP
REAL PROPERTY DESCRIPTION
Lot 902 & 903 on SP 239020
Parish of BOHLE
County of ELPHINSTONE

In Association with
ROWLANDS SURVEYS PTY LTD
22 GORDEN STREET
CARBUTT, 4814
Ph. (07)4775077

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94 Zone 55
Refer P.M. 174439 RL, 4, 820
Bolt & washer in kerb
Cnr HILLOCK CR. & GLENDOWER ST.

BASE SURVEY
Rowlands Surveys (42822/05)
TRUNCATED COORDINATES
E 0.000, N 0.000
EQUIVALENT TO
E 465000, N 7830000

Scale
0 2.5 5 7.5 10m

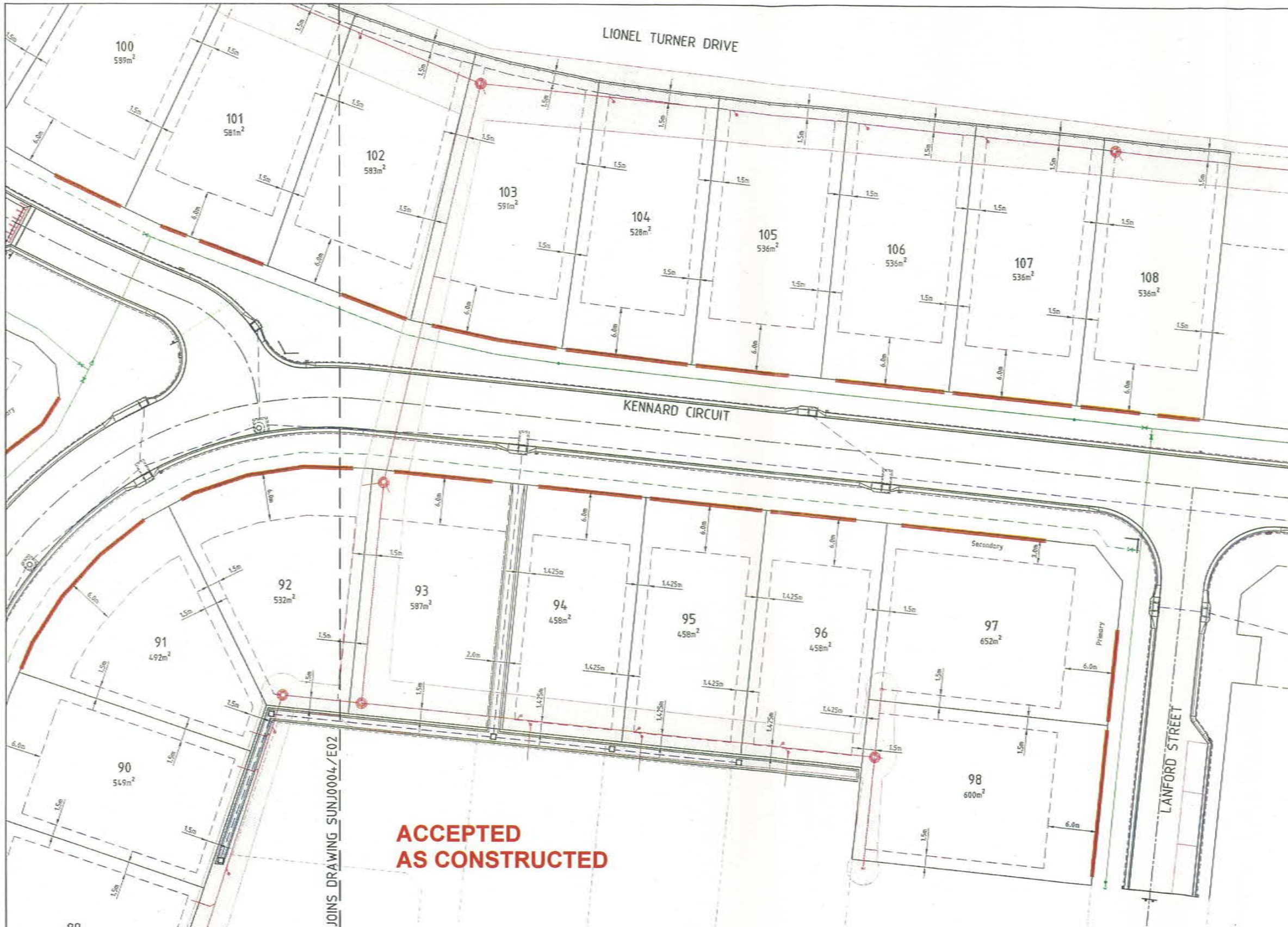
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VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

All work has been carried out in accordance with LOCAL AUTHORITIES standard details.



Civil & Structural Engineers
50 Punari Street, Currajong 4812
Phone: (07) 4725 5550 Fax: (07) 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty Ltd
ACN 100 817 359

A ISSUED FOR AS CONSTRUCTED.		05/05/2013
Issue	Description	Date
Drawn DC	In Association With	
Date 12/07/2013	SUNLAND GROUP LIMITED	
Checked HLB	STAGE 4, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved HLB	KENNARD CIRCUIT BUSHLAND BEACH	
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	SUNJ0004/E02	A



- LEGEND**
- Building setback envelope.
 - Allowable driveway access.
 - Stormwater drain line.
 - Subsoil drainage.
 - Acoustic barrier.
 - Sewer main.
 - Sewer manhole.
 - uPVC water main.
 - Poly water main.
 - For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage - Lot 97 is 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 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 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. porches, 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 902 & 903 on SP 239020
 Parish of BOHLE
 County of ELPHINSTONE

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
 Paper P.M. 704.38 RL 4.820
 Bolt & washer in kerb.
 Cor HILLOCK CR. & GLENDOWER ST.

BASE SURVEY
 Rowlands Surveys 14/2022/051
 TRUNCATED COORDINATES
 E 0.000, N 0.000
 EQUIVALENT TO
 E 440000, N 780000

Scale 0 2.5 5 7.5 10m

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NORTHERN CONSULTING
 engineers

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 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

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Issue	Description	Date
Drawn DC	In Association With	
Date 12/07/2013	SUNLAND GROUP LIMITED	
Checked HGA	STAGE 4, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved [Signature]	KENNARD CIRCUIT BUSHLAND BEACH	
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	SUNJ0004/E03	A