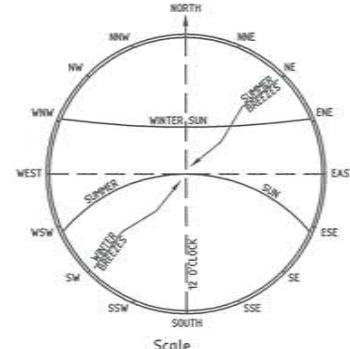


**LEGEND**

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

- NOTES:**
- GENERAL**
- Nominated road frontage - Lots 109 & 110 are Salonika 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.
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- DRIVEWAY ACCESS ENVELOPE**
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  - 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).

**LAYOUT PLAN**



**ACCEPTED AS CONSTRUCTED**

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

**SUNLAND GROUP**

REAL PROPERTY DESCRIPTION

Lot 902 on SP 256043  
Parish of BOHLE  
County of ELPHINSTONE  
Salonika Circuit - Bushland Beach

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  
Refer P.M. 171438 RL. 4.820  
Bolt & washer in kerb.  
Cnr HILLOCK CR. & GLENDOWER ST.

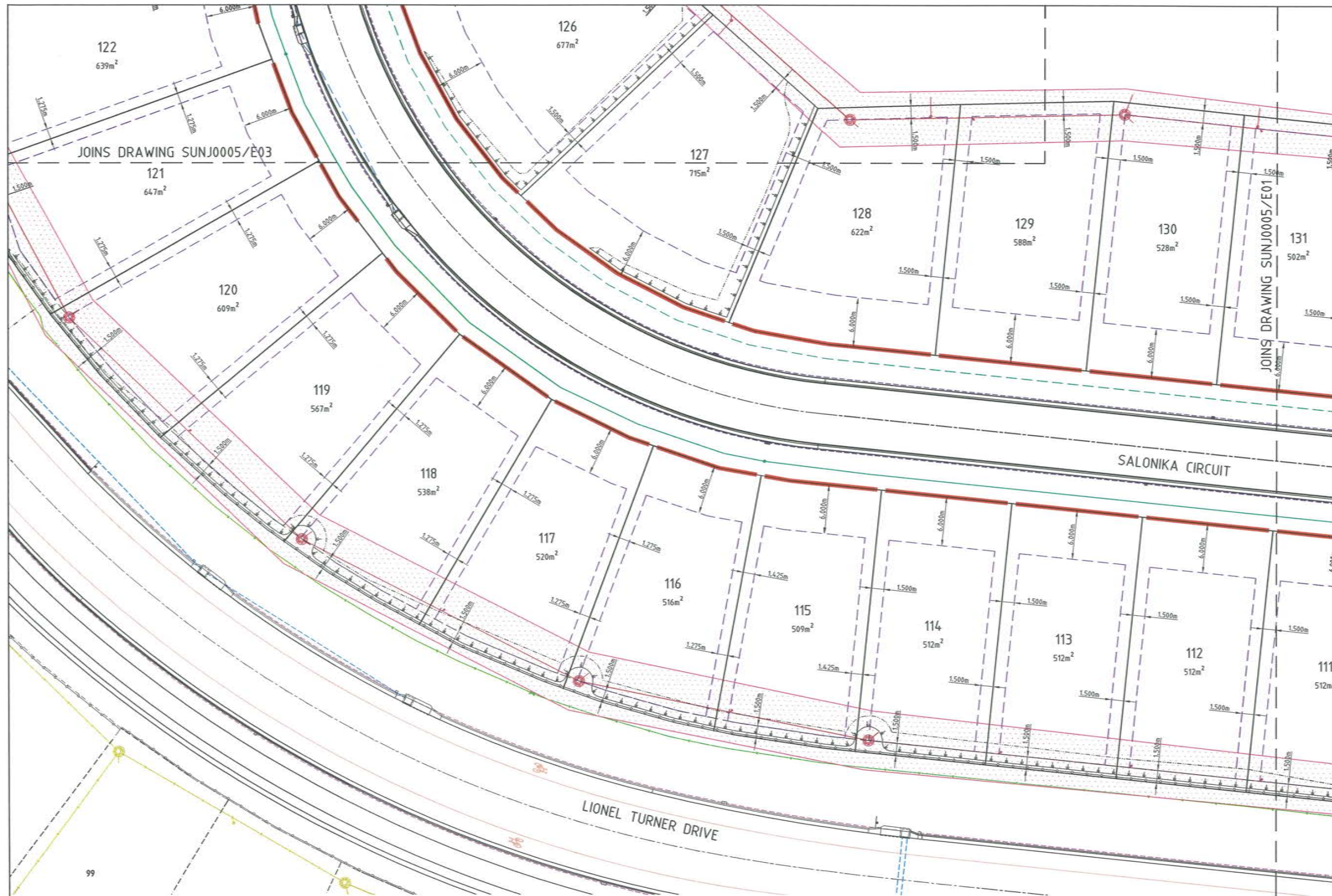
BASE SURVEY  
Rowlands Surveys (42823/05)  
TRUNCATED COORDINATES  
E 0.000, N 0.000  
EQUIVALENT TO  
E 4.60000, N 7800000

**SCI QUAL INTERNATIONAL**

**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

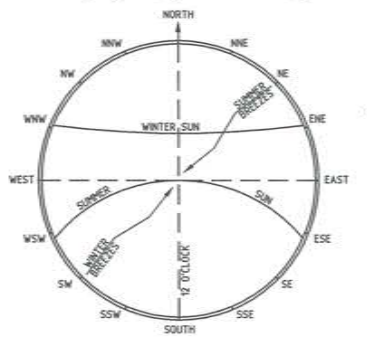
Issue	A	ISSUED FOR AS CONSTRUCTED.	29/05/2015
Issue		Description	Date
Drawn	HAB	In Association With	
Date	29/05/2015	<b>SUNLAND GROUP LIMITED</b>	
Checked	HAB	STAGE 5, 25 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved		SALONIKA CIRCUIT BUSHLAND BEACH	
Copyright	©	Drawing Number	SUNJ0005/E01
		Issue	A



**LEGEND**

- RP boundary.
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- Acoustic fence.
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- Sewer manhole.
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**ACCEPTED AS CONSTRUCTED**



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 County of ELPHINSTONE  
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In Association with:-

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 22 CORDEN STREET  
 GARBUTT. 4814  
 Ph. (07)47755077

LEVEL DATUM A.H.D.  
 Horizontal Datum GDA' 94 Zone 55  
 Refer P.M. 174438 RL. 4.820  
 Bolt & washer in kerb.  
 Cnr HILLOCK CR. & GLENDOWER ST.

BASE SURVEY  
 Rowlands Surveys (42823/05)  
 TRUNCATED COORDINATES  
 E 0.000, N 0.000  
 EQUIVALENT TO  
 E 466000, N 7300000

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.

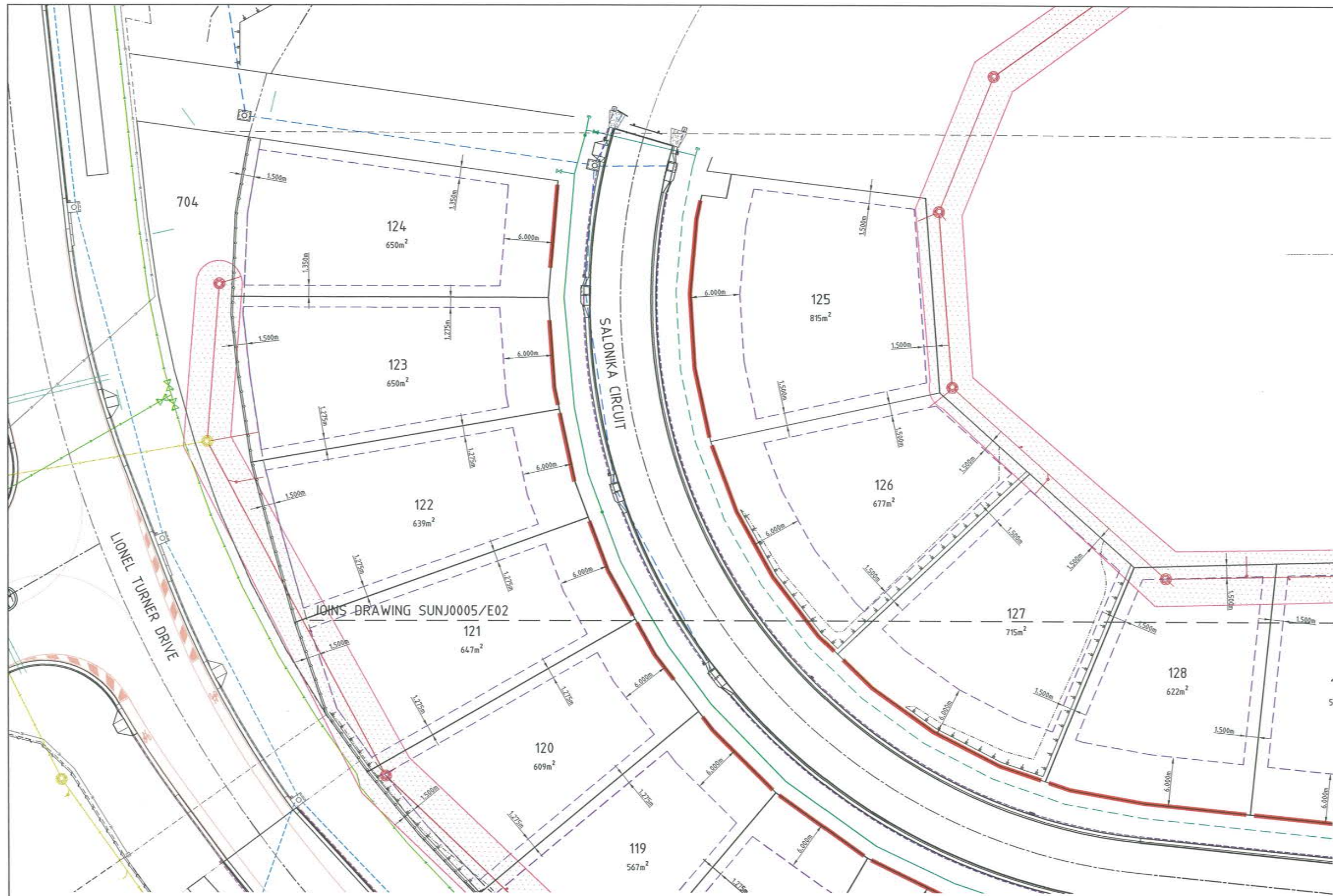
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 engineers

Civil & Structural Engineers  
 50 Punari Street, Currajong 4812  
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 Email: mail@nceng.com.au  
 Milton Messer & Associates Pty. Ltd.  
 ACN 100 817 356

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Approved	SALONIKA CIRCUIT BUSHLAND BEACH	
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	<b>SUNJ0005/E02</b>	<b>A</b>



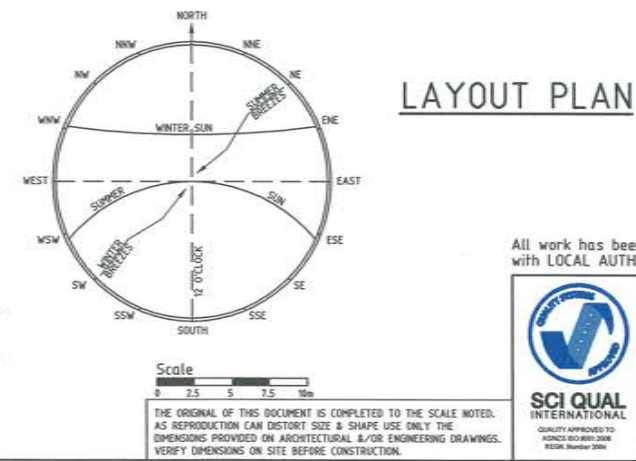
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Checked HAB	Drawing Number <b>SUNJ0005/E03</b>	Issue A
Approved		
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