

LEGEND

- Building setback envelope.
- Allowable driveway access.
- Stormwater drain line.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- Timber fence retaining wall.
- RP boundary.
- Stormwater drain line.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- For sewer zone of influence, refer to Townsville City Council sewer policy.

NOTES:

GENERAL

1. Nominated road frontage - Lots 68, 69, 71 & 72 are Eloise Street.

BUILDING SETBACK

2. 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.
3. 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.
4. 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.
5. All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.

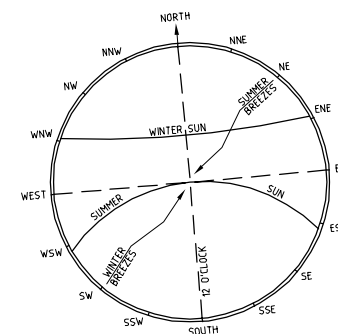
DRIVEWAY ACCESS ENVELOPE

6. For driveway access envelope allow 0.5m minimum clearance to all Council infrastructure, except stormwater manholes which require 0.6m minimum clearance or beyond the kerb inlet transition, and sewerage house connections which require 1.2m clearance.
7. All driveways require a permit to carry out works on Council controlled land prior to construction.
8. For clearances to Telstra, and Ergon Energy infrastructure, refer to the relevant authority.

CLIMATICALLY RESPONSIVE BUILDING DESIGN

9. 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



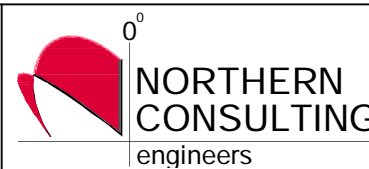
ACCEPTED AS CONSTRUCTED

REAL PROPERTY DESCRIPTION
 Lot 900 on SP271044
 Parish of BOHLE
 County of ELPHINSTONE
 Mount Low Parkway - Mount Low

LEVEL DATUM A.H.D. (Der)
 Horizontal Datum GDA' 94 Zone 55
 Refer PM 193519 RL. 8.195
 Bolt and washer in kerb
 FREMONT STREET



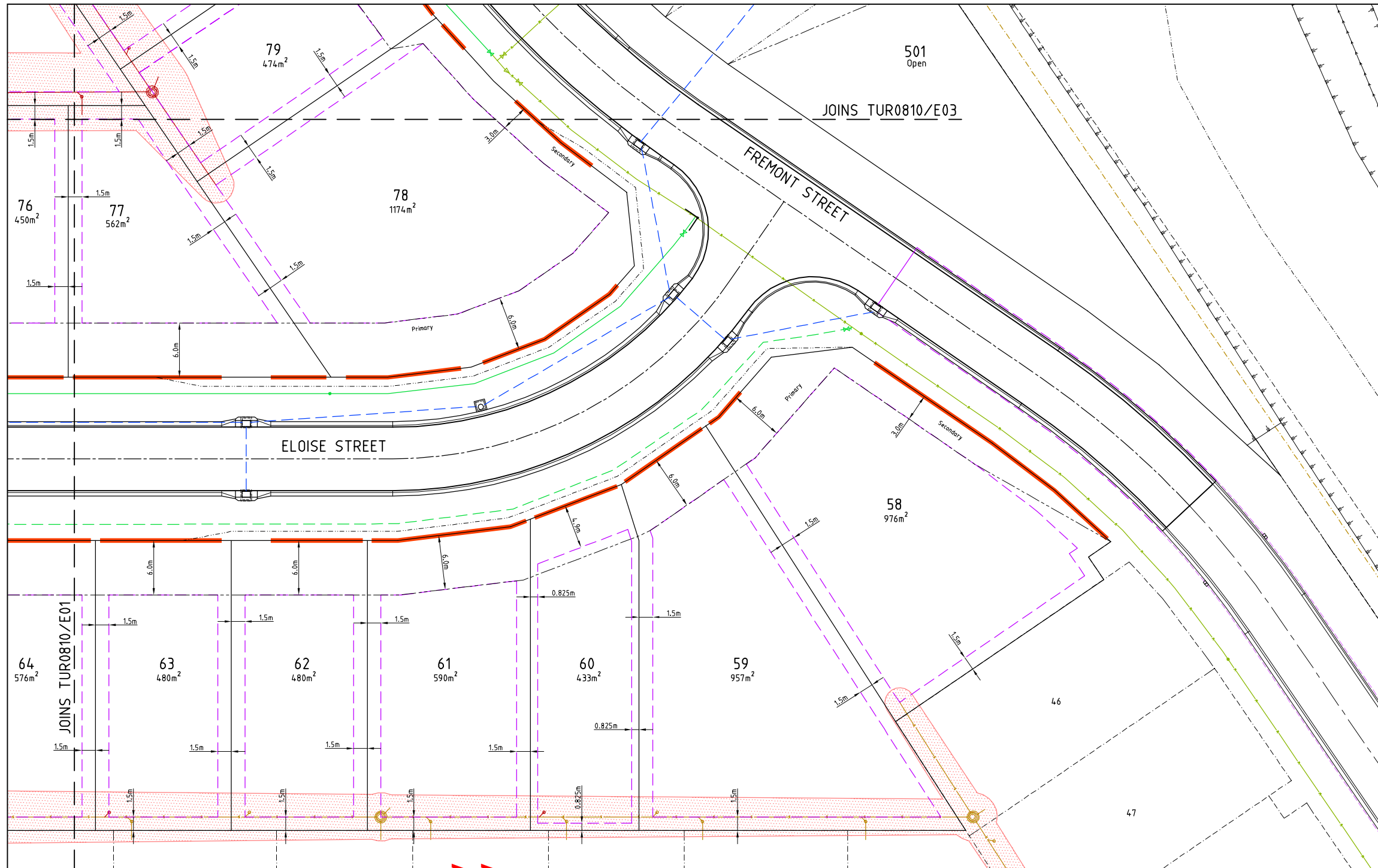
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 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

A	ISSUED FOR AS CONSTRUCTED.	09/02/2016
Issue	Description	Date
Drawn HAB Date 09/02/2016 Checked Approved	In Association With BUSHLAND GROVE PTY LTD BUSHLAND GROVE ESTATE STAGE 10, 29 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
BUILDING ENVELOPE & ACCESS PLAN		
Drawing Number TUR0810/E01		Issue A

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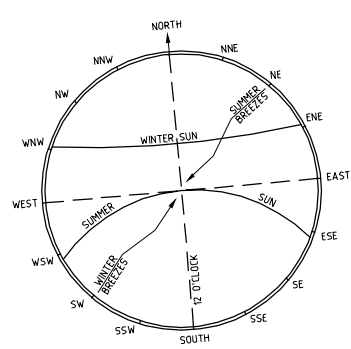
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- NOTES:**
- GENERAL**
- Nominated road frontage - Lots 58 & 78 are Eloise Street.
- BUILDING SETBACK**
- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland 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 manholes which require 0.6m minimum clearance or beyond the kerb inlet transition, 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.

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 County of ELPHINSTONE
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LEVEL DATUM A.H.D. (Der)
 Horizontal Datum GDA' 94, Zone 55
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 Bolt and washer in kerb
 FREMONT STREET

Scale
 0 2.5 5 7.5 10m

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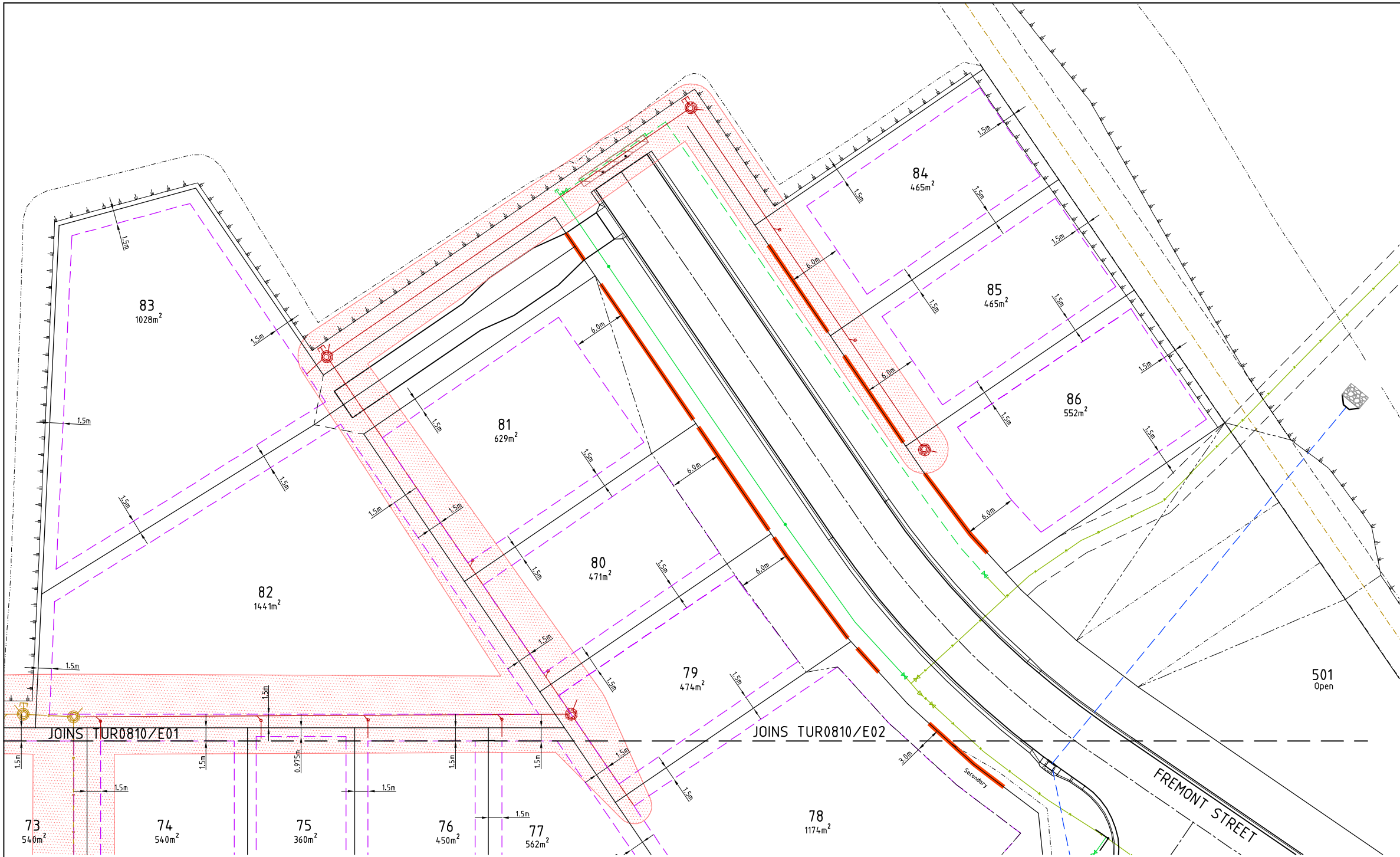
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Issue	Description			Date
Drawn HAB	In Association With BUSHLAND GROVE PTY LTD			BUILDING ENVELOPE & ACCESS PLAN
Date 09/02/2016	BUSHLAND GROVE ESTATE			
Checked	STAGE 10, 29 ALLOTMENT			
Approved	RESIDENTIAL SUBDIVISION, MOUNT LOW			
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				A

Drawing Number
TUR0810/E02



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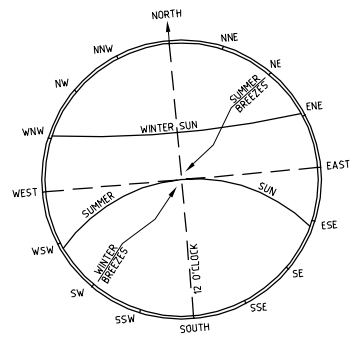
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Checked	Drawing Number TUR0810/E03			
Approved	Issue A			
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