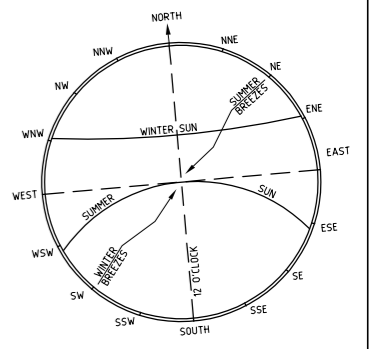


LAYOUT PLAN

LEGEND

- Building setback envelope.
- Allowable driveway access.
- Stormwater drain line.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- Existing RP boundary.
- Existing stormwater drain line.
- Existing sewer main.
- Existing sewer manhole.
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NOTES:

- GENERAL**
- Nominated road frontage - lots 89, 103 & 105 is Fremont Street
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- 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.
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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.
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- 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**

REAL PROPERTY DESCRIPTION
 Lot 900 on SP262005
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

LEVEL DATUM A.H.D. (Der)
 Horizontal Datum GDA' 94 Zone 55
 Refer PM 193518 RL. 8.195
 Bolt and washer in kerb
 FREMONT STREET.

Scale
 0 2.5 5 7.5 10m
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 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

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

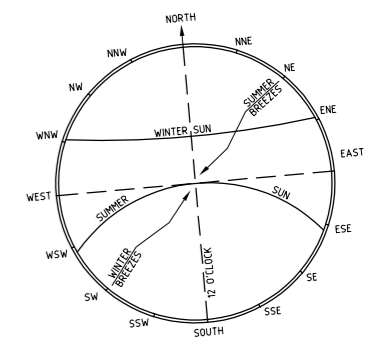


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 50 Punari Street, Currajong 4812
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 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

A ISSUED FOR AS CONSTRUCTED.		14/12/2016
Issue	Description	Date
Drawn KJM Date 14/12/2016 Checked D.A. Approved MS COPYRIGHT ©	In Association With BUSHLAND GROVE PTY LTD BUSHLAND GROVE ESTATE STAGE 11, 28 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	BUILDING ENVELOPE & ACCESS PLAN
Drawing Number TUR0811/E1		Issue A



- LEGEND**
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**ACCEPTED
AS CONSTRUCTED**

REAL PROPERTY DESCRIPTION
 Lot 900 on SP262005
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

* - Indicates as constructed information.

LEVEL DATUM A.H.D. (Der)
 Horizontal Datum GDA' 94 Zone 55
 Refer PM 193518 RL. 8.195
 Bolt and washer in kerb
 FREMONT STREET.

Scale: 0 2.5 5 7.5 10m

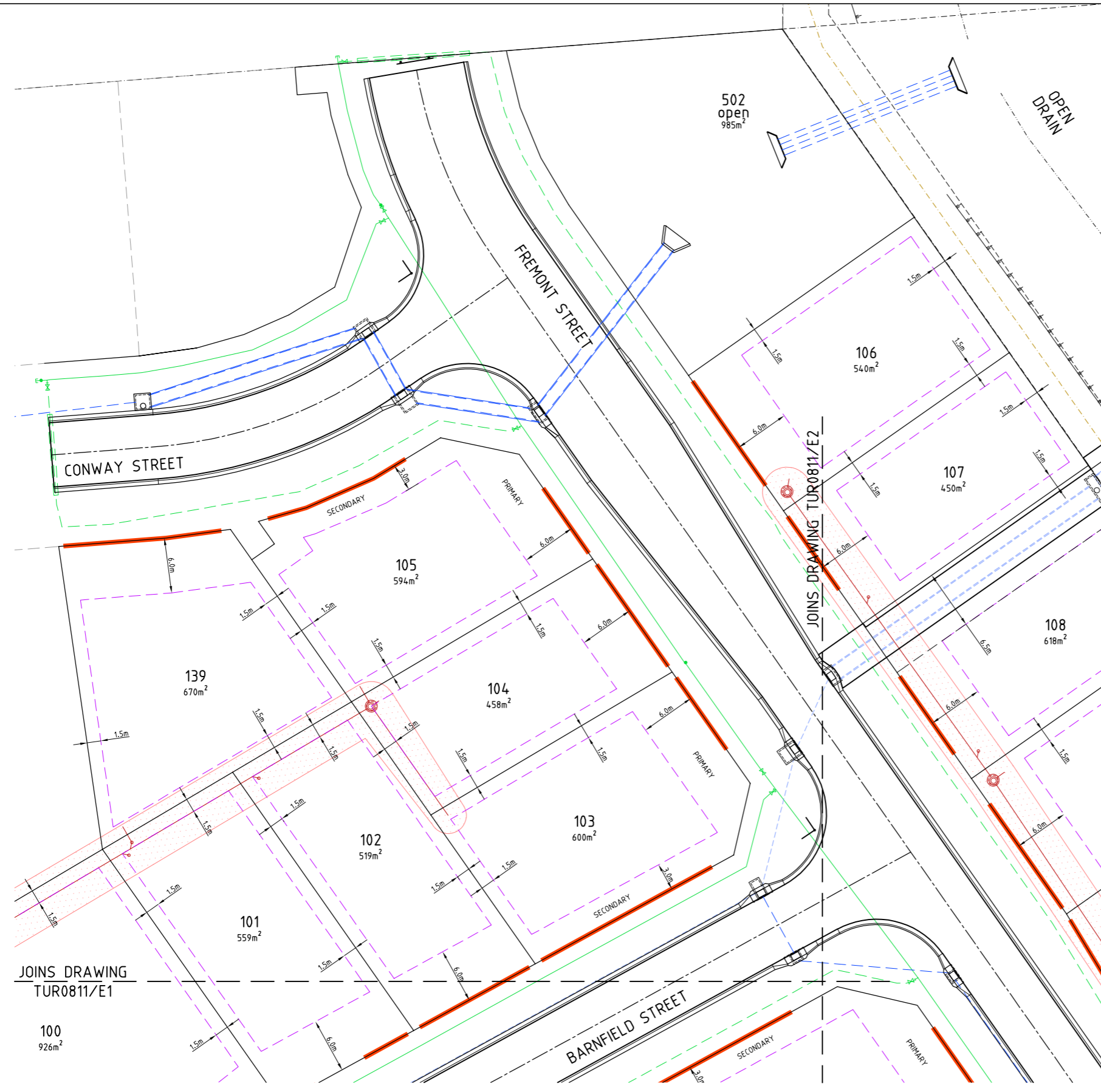
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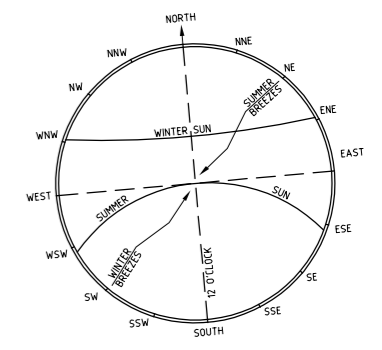
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	Drawing Number TUR0811/E2	Issue A



LEGEND

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LAYOUT PLAN



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 Conway Street - Mount Low

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Drawing Number TUR0811/E3		Issue A