

- LEGEND**
- Building setback envelope.
  - Allowable driveway access.
  - Stormwater drain line.
  - Sewer main.
  - Sewer manhole.
  - Water main.
  - Poly water main.
  - 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**
- Nominated road frontage for lots 124, 132, 134 & 135 is 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).

**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 MGA 94 Zone 55  
 Refer PH 177367 RL: 8.077  
 Bolt and washer in kerb  
 GUNDABLUEY CRESSENT.

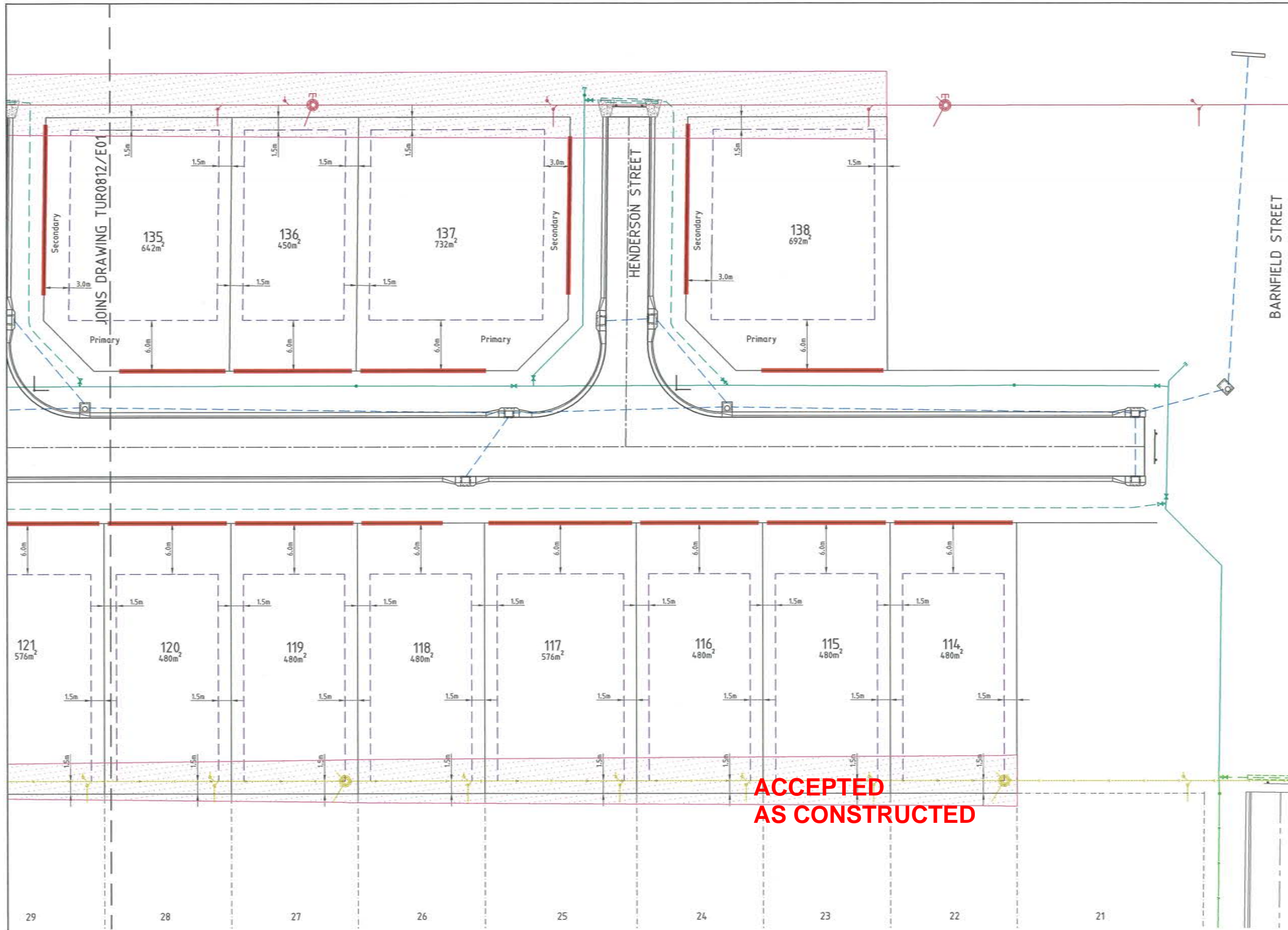
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 THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.  
 AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE  
 DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS.  
 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

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



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 Milton Messer & Associates Pty. Ltd.  
 ACN 100 817 358

A	ISSUED FOR AS CONSTRUCTED.	06/05/2015
Issue	Description	Date
Drawn HAB	In Association With <b>BUSHLAND GROVE PTY LTD</b>	<b>BUILDING ENVELOPE &amp; DRIVEWAY ACCESS PLAN</b>
Date 06/05/2015	<b>BUSHLAND GROVE ESTATE STAGE 12, 25 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW</b>	
Checked HAB	Drawing Number <b>TUR0812/E01</b>	Issue <b>A</b>
Approved [Signature]		
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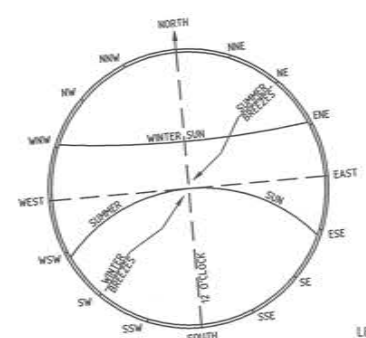


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- NOTES:**
- GENERAL**
- Nominated road frontage for lots 135, 137 & 138 is Eloise Street.
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- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall 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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- 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**



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 County of ELPHINSTONE  
 Conway Street - Mount Low

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 Horizontal Datum MGA' 94 Zone 55  
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DRAWING NUMBER		Issue
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