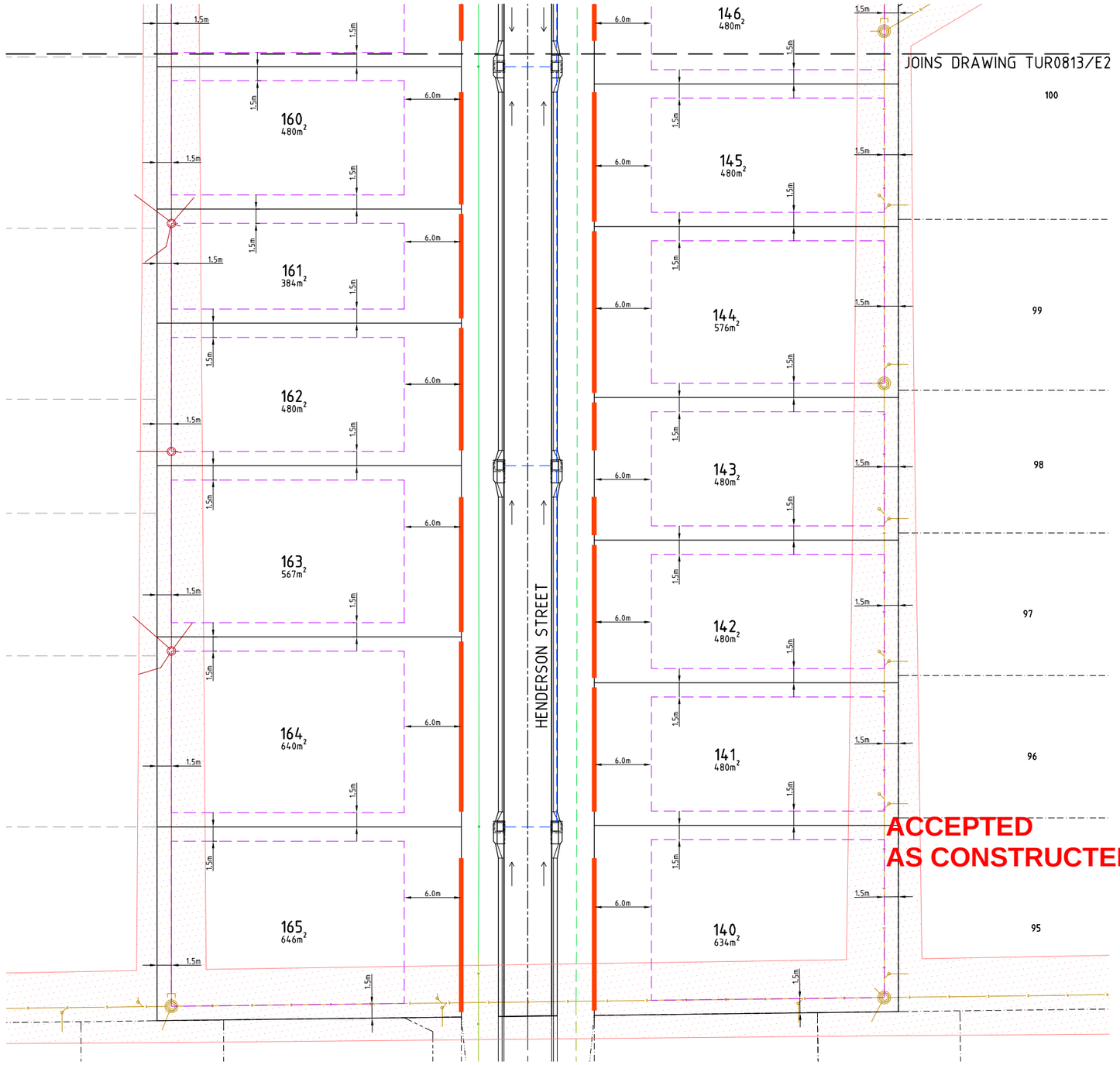


LEGEND

- Flow arrow.
- Building setback envelope.
- Allowable driveway access.
- RP boundary.
- Sewer main.
- Sewer manhole.
- uPVC water main.
- Poly water main.
- 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:

BUILDING SETBACK

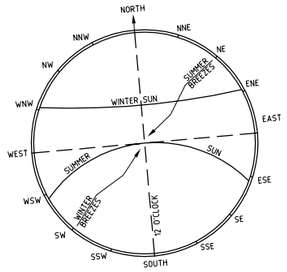
1. Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
2. All setback distances are taken from the outermost projection which is a distance measured from the edge of the fascia board to the property boundary.
3. 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.
4. All allotment areas are indicative only. Refer to Plan of Survey for true allotment areas.

DRIVEWAY ACCESS ENVELOPE

5. 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.
6. All driveways require a permit to carry out works on Council controlled land prior to construction.
7. For clearances to Telstra and Ergon Energy infrastructure, refer to the relevant authority.

CLIMATICALLY RESPONSIVE BUILDING DESIGN

8. 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).



ACCEPTED
AS CONSTRUCTED

LAYOUT PLAN

N

AS CONSTRUCTED

I, Andrew Ian Wallace of Northern Consulting Engineers hereby certify that the works as shown on the as constructed drawings reflect any changes that were made during the course of construction.

Andrew Ian Wallace - (RPEQ No. 6743) Date: 20/09/17

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

REAL PROPERTY DESCRIPTION
Lot 900 on SP289582
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

SCI QUAL INTERNATIONAL
QUALITY APPROVED TO

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	Description	Date
A	ISSUED FOR AS CONSTRUCTED.	20/09/2017

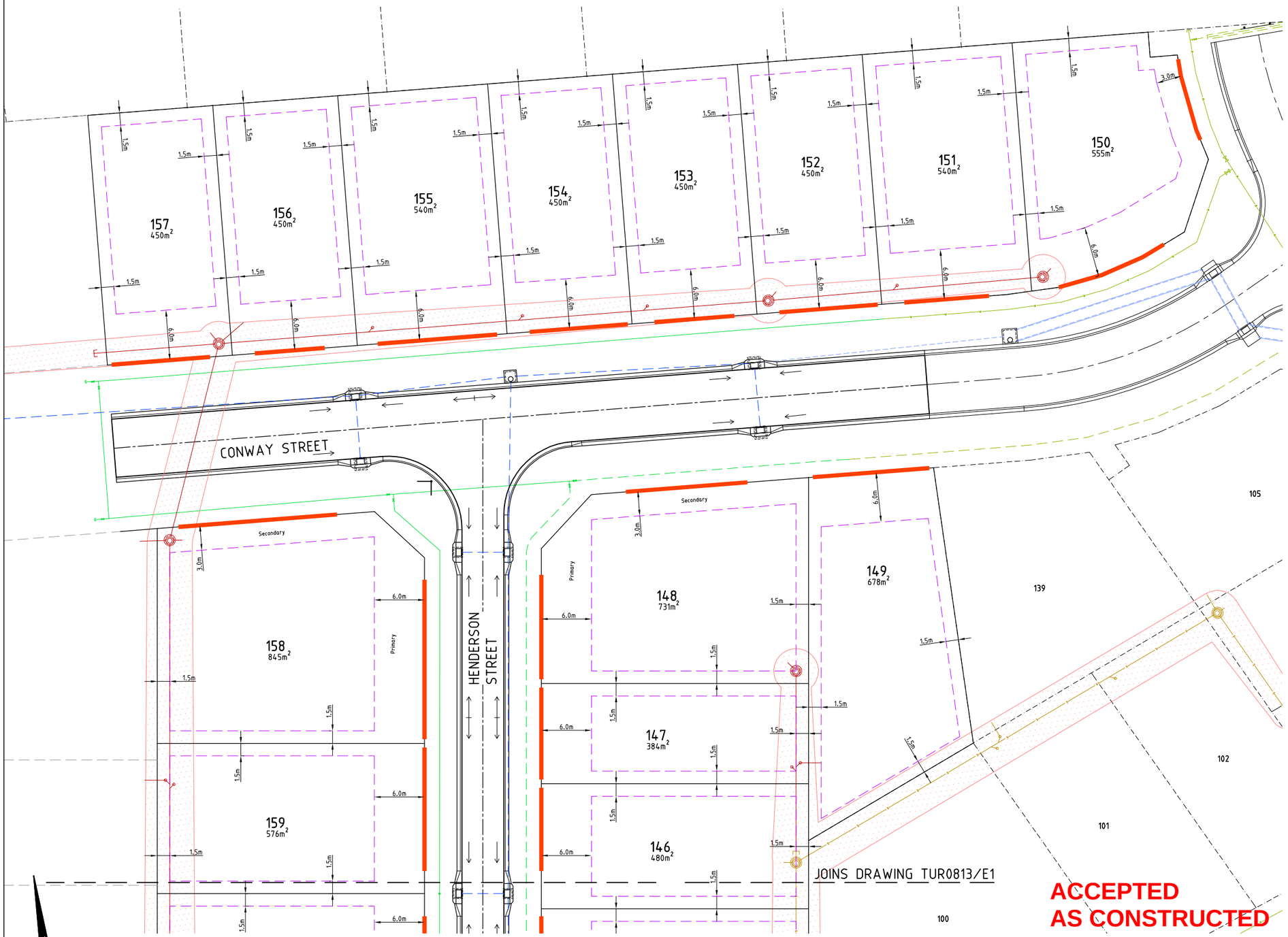
Drawn: KJM
Date: 20/09/2017
Checked: D.A
Approved:

In Association With
BUSHLAND GROVE PTY LTD

BUSHLAND GROVE ESTATE
STAGE 13, 26 ALLOTMENT
RESIDENTIAL SUBDIVISION,
MOUNT LOW

BUILDING ENVELOPE & ACCESS PLAN

Drawing Number: TUR0813/E1
Issue: A



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

NOTES:

GENERAL

1. Nominated road frontage - lots 148 & 158 is Henderson Street.
   - lots 150 is Conway 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.
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CLIMATICALLY RESPONSIVE BUILDING DESIGN

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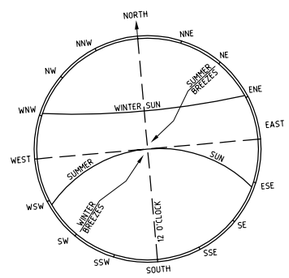

AS CONSTRUCTED

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Andrew Ian Wallace - (RPEQ No. 6743) Date: 20/09/17

LAYOUT PLAN

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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.

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

SCI QUAL INTERNATIONAL QUALITY APPROVED TO A QUALITY ASSURANCE STANDARD

NORTHERN CONSULTING engineers
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Email: mail@nceng.com.au
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A	ISSUED FOR AS CONSTRUCTED.	20/09/2017

Drawn: KJM	In Association With: BUSHLAND GROVE PTY LTD
Date: 20/09/2017	
Checked: D.A	BUSHLAND GROVE ESTATE STAGE 13, 26 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW
Approved:	
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BUILDING ENVELOPE & ACCESS PLAN

Drawing Number: TUR0813/E2 Issue: A