

**ACCEPTED
AS CONSTRUCTED**

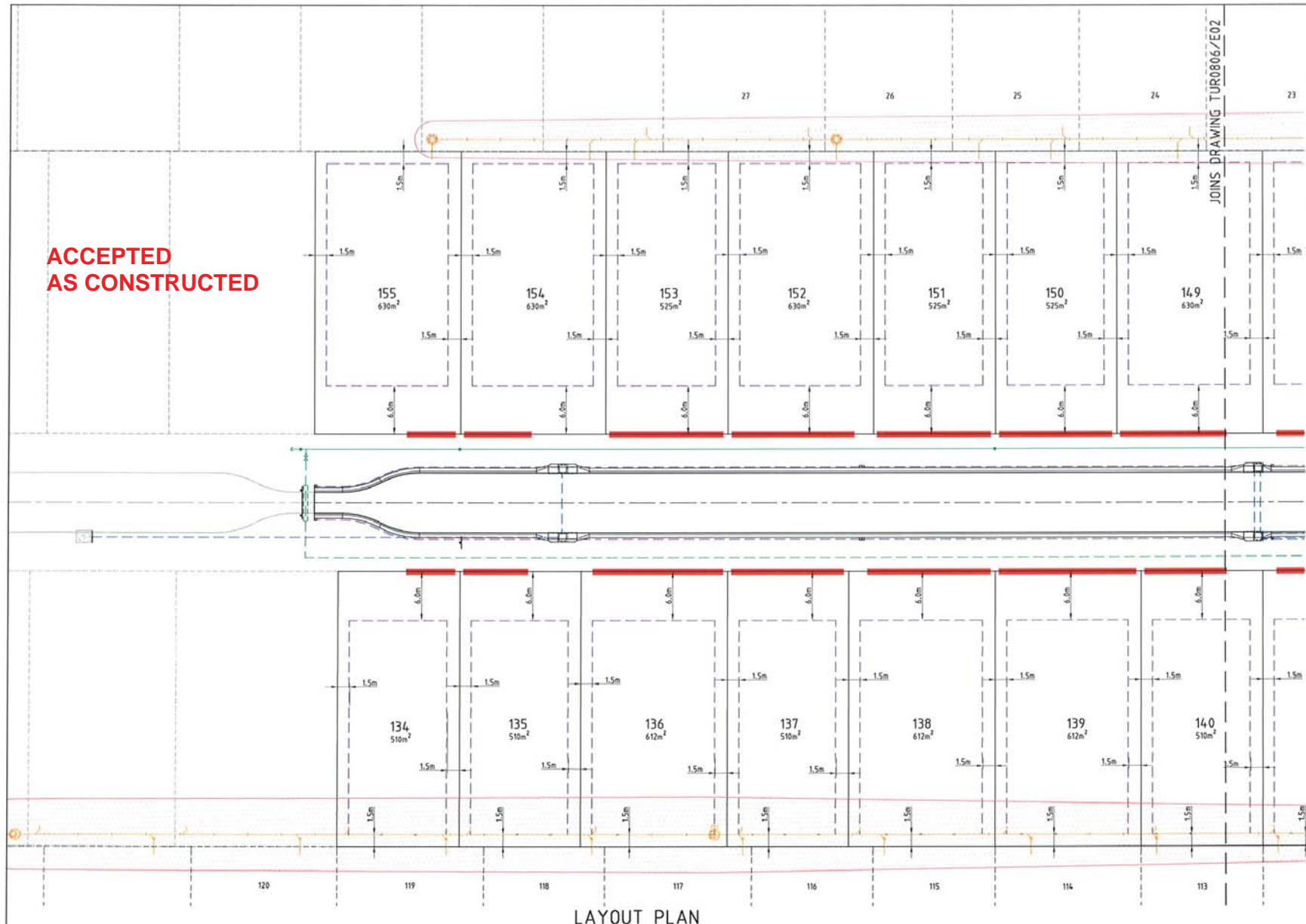
JOINS DRAWING TUR0806/E02

LEGEND
GENERAL-

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

NOTES:

- BUILDING ENVELOPE**
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 pits which require 1.5m minimum clearance, 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).



LAYOUT PLAN



REAL PROPERTY DESCRIPTION
Lot 700 on SP241177
Parish of BOHLE
County of ELPINSTONE
Summergold Street - Mount Low

LEVEL DATUM A.M.D.
Horizontal Datum GDA '94 Zone 55
Refer P.M. 58832 RL. 7.875
Spike in concrete.
Cnr ATWOOD ST. & ELLENDALE ST.

Scale
0 7.5 15 30m

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

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



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

B ISSUED FOR AS CONSTRUCTED - TEMPORARY TURNAROUND REMOVED.		10/01/2013
A ISSUED FOR AS CONSTRUCTED.		20/12/2012
Issue	Description	Date
Drawn HAB Date 20/12/2012	In Association With BUSHLAND GROVE PTY LTD	BUILDING SETBACK & DRIVEWAY ACCESS ENVELOPES PLAN
Checked Approved	BUSHLAND GROVE ESTATE STAGE 6, 22 ALLOTMENT RESIDENTIAL SUBDIVISION, ATWOOD STREET, MOUNT LOW	
COPYRIGHT ©		Drawing Number TUR0806/E01
		Issue B

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LEGEND

GENERAL

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

NOTES:

GENERAL

1. Nominated road frontage - Lot 142 is Atwood Street.
- Lot 146 is Sunburst Street.

BUILDING ENVELOPE

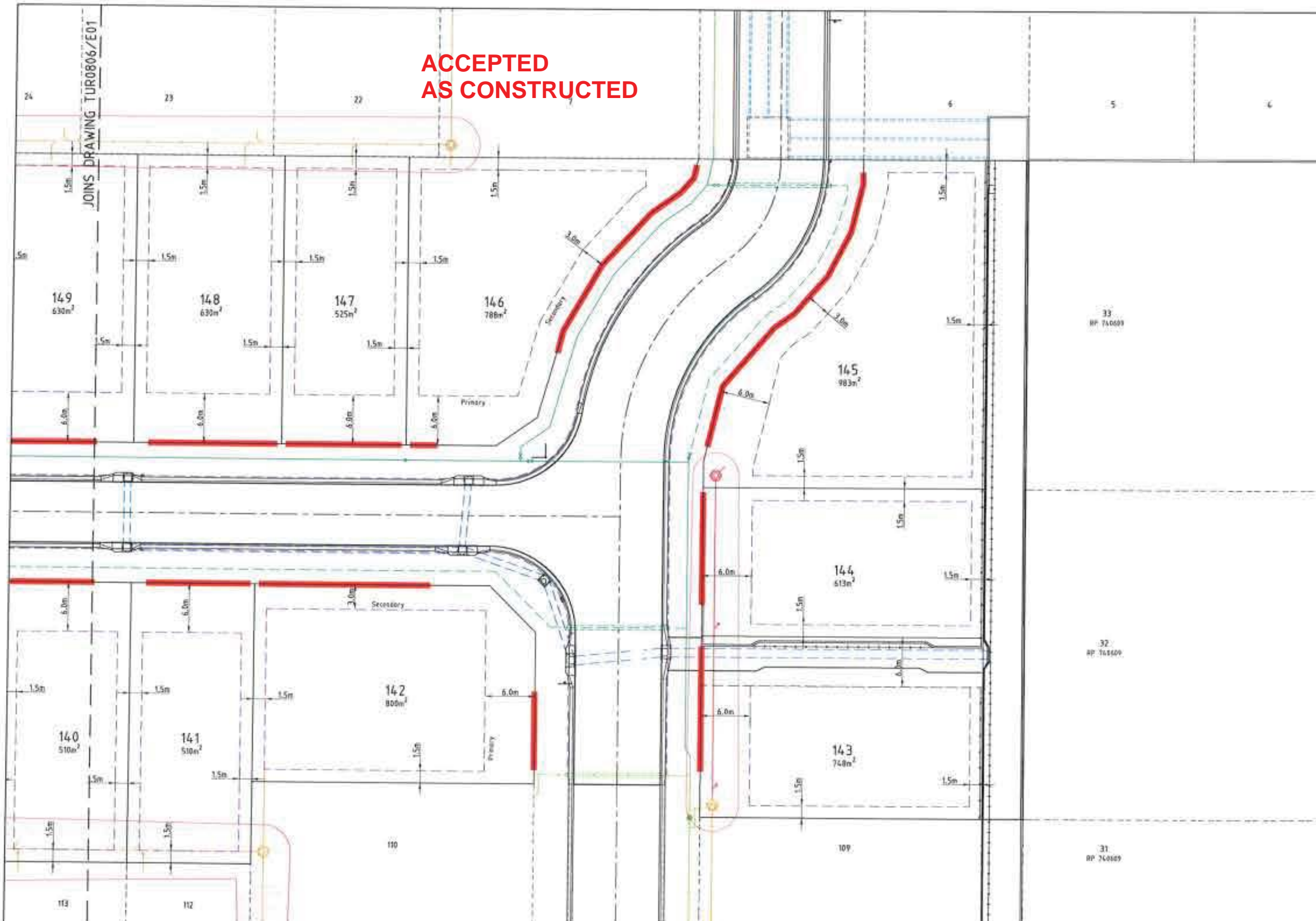
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DRIVEWAY ACCESS ENVELOPE

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CLIMATICALLY RESPONSIVE BUILDING DESIGN

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 - (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



REAL PROPERTY DESCRIPTION
Lot 900 on SP241177
Parish of BOHLE
County of ELPHINSTONE
Summergold Street - Mount Low

LEVEL DATUM A.H.D.
Horizontal Datum: GDA 94 Zone 55
Refer P.M. 168932 RL 1.875
Spire in concrete.
CAY ATWOOD ST. & ELLÉDALE ST.

Scale
0 1 2 3 4 5m
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All work has been carried out in accordance with LOCAL AUTHORITIES standard details.

NORTHERN CONSULTING
engineers

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