

**LEGEND**

- RP boundary.
- 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.
- Water main.
- Poly water main.
- For sewer zone of influence, refer to Townsville City Council sewer policy.

**NOTES:**

**GENERAL**

1. Nominated road frontages- Lots 168 & 171 are Summergold Street.

**BUILDING ENVELOPE**

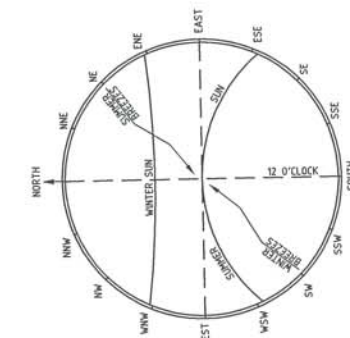
2. Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
3. All setback distances 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 pits which require 1.5m minimum clearance, 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**

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



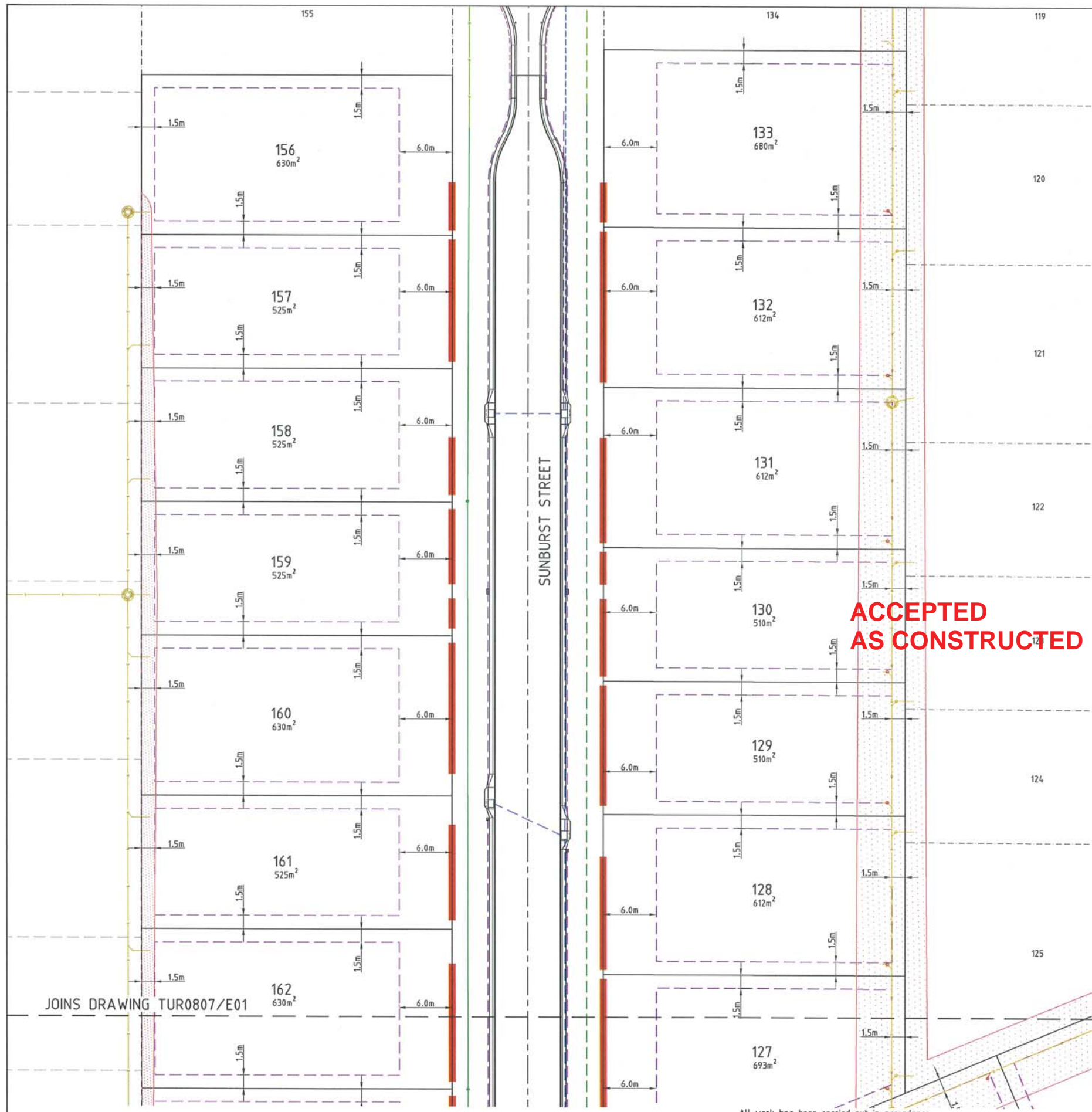
Civil & Structural Engineers  
50 Punari Street, Currajong 4812  
Phone: [07] 4725 5550 Fax: [07] 4725 5850  
Email: mail@nceng.com.au  
Milton Messer & Associates Pty. Ltd.  
ACN 100 817 356

A ISSUED FOR AS CONSTRUCTED.		25/06/2014
Issue	Description	Date
Drawn HAB	In Association With <b>BUSHLAND GROVE PTY LTD</b>	<b>BUILDING ENVELOPE &amp; ACCESS PLAN</b>
Date 25/06/2014	<b>BUSHLAND GROVE ESTATE STAGE 7, 20 ALLOTMENT RESIDENTIAL SUBDIVISION, SUMMERGOLD STREET, MOUNT LOW</b>	
Checked 12		Drawing Number <b>TUR0807/E01</b>
Approved		Issue <b>A</b>
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**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. 7.875  
Spike in concrete.  
Cnr ATWOOD ST. & ELLENDALE ST.

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.



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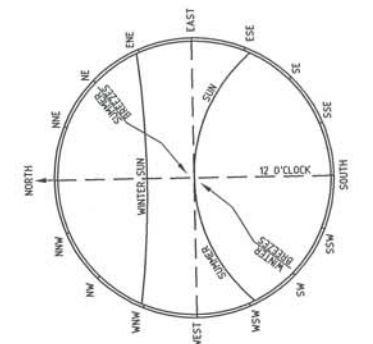
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**ACCEPTED AS CONSTRUCTED**

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 County of ELPHINSTONE  
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Date 25/06/2014		
Checked [Signature]	<b>BUSHLAND GROVE ESTATE</b>	
Approved [Signature]	<b>STAGE 7, 20 ALLOTMENT</b>	
COPYRIGHT ©	<b>RESIDENTIAL SUBDIVISION,</b>	
	<b>SUMMERSGOLD STREET, MOUNT LOW</b>	
	Drawing Number <b>TUR0807/E02</b>	Issue <b>A</b>

**BUILDING ENVELOPE & ACCESS PLAN**