



LAYOUT PLAN

LEGEND

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

NOTES:

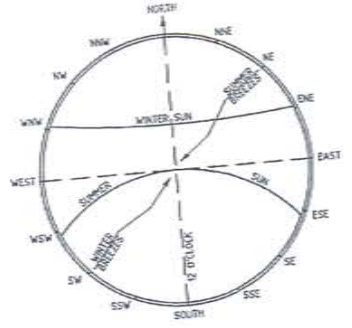
- GENERAL**
1. Nominated road frontage - lots 5 & 31 is Fremont Street
- BUILDING SETBACK**
2. Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks shall conform to the requirements of the Queensland Development Code.
 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 manholes which require 0.6m minimum clearance or beyond the kerb inlet transition, 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).



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



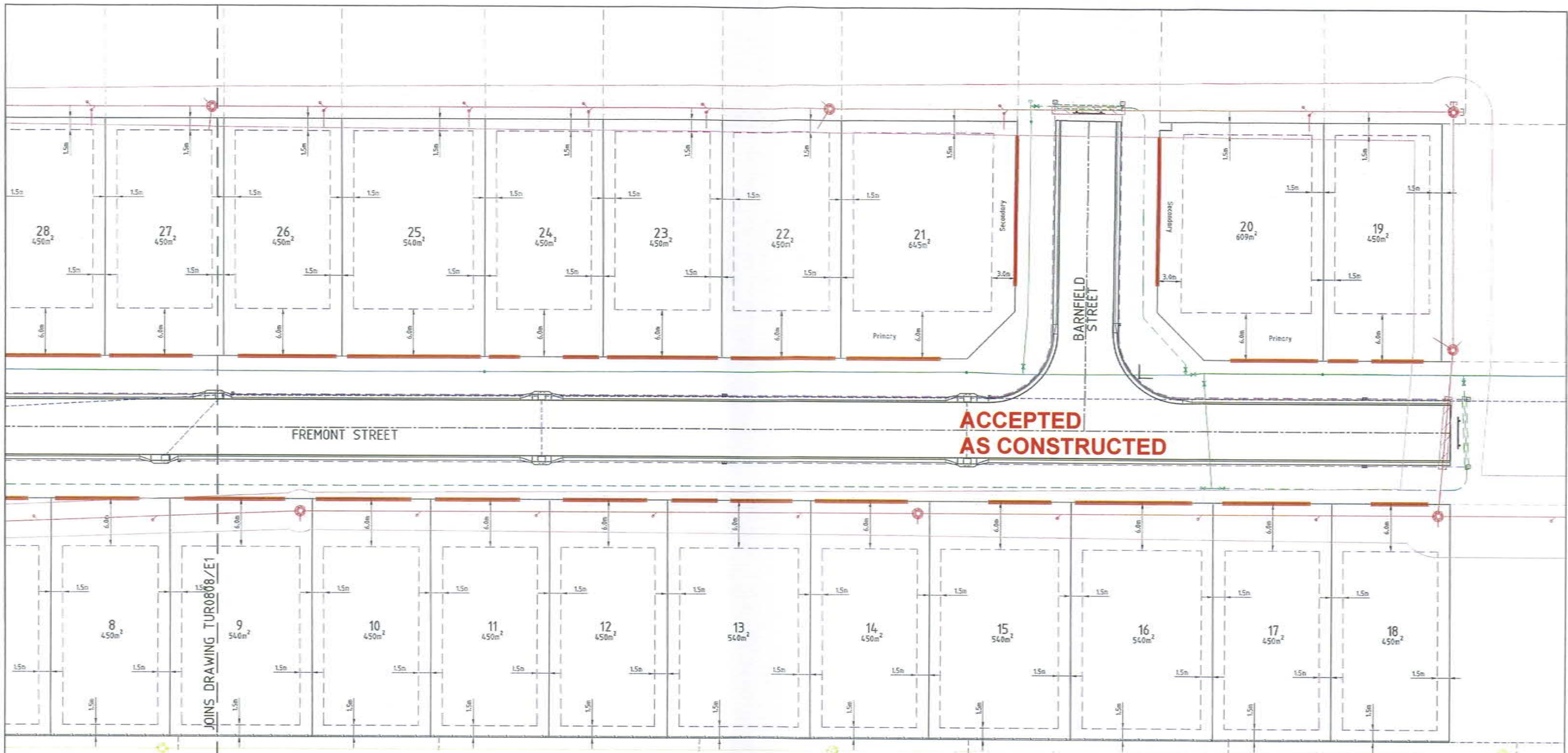
Civil & Structural Engineers
50 Punari Street, Currajong 4812
Phone: [07] 4725 5550 Fax: [07] 4725 5850
Email: mail@ncoeng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 356

A ISSUED FOR AS CONSTRUCTED.		26/08/2013
Issue	Description	Date
Drawn HAB	In Association With BUSHLAND GROVE PTY LTD	
Date 26/08/2013	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Checked HAB		
Approved		
COPYRIGHT ©		
Drawing Number TUR0808/E01		Issue A

REAL PROPERTY DESCRIPTION
Lot 900 on SP243625
Parish of BOHLE
County of ELPINSTONE
Conway Street - Mount Low

LEVEL DATUM A.H.D. (Dar)
Horizontal Datum MGA 94 Zone 55
Refer PH 177367 RL 8.277
Bull and washer in kerb
GRINDABLEY CRESSENT.

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 & CIVIL ENGINEERING DRAWINGS.
VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.



LAYOUT PLAN

LEGEND

- - - - - Building setback envelope.
- - - - - Allowable driveway access.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - - - - Sewer main.
- - - - - Sewer manhole.
- - - - - Water main.
- - - - - Poly water main.
- - - - - Timber fence retaining wall.
- - - - - Existing RP boundary.
- - - - - Existing sewer main.
- - - - - Existing sewer manhole.
- - - - - For sewer zone of influence, refer to Townsville City Council sewer policy.

NOTES:

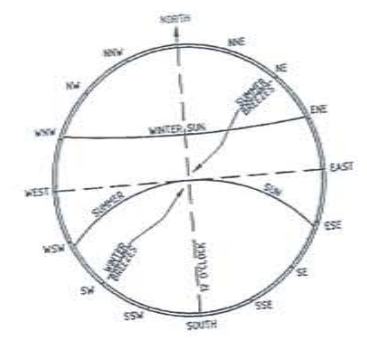
- GENERAL**
- Nominated road frontage - lot 20 & 21 is Fremont Street
- BUILDING SETBACK**
- Dimensions shown apply to single storey Class 1 buildings. For 2 storey Class 1 buildings, setbacks shall conform to the requirements of the Queensland Development Code. For Class 10a and 10b buildings, setbacks 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.
 - (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. porches, 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).



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



Civil & Structural Engineers
50 Punaif Street, Currajong 4812
Phone: (07) 4725 5550 Fax: (07) 4725 5880
Email: mail@nceng.com.au
Milton Messer & Associates Pty Ltd
ACN 100 817 358

Issue	A	ISSUED FOR AS CONSTRUCTED.	Date	26/08/2013
Drawn	HAB	In Association With	BUSHLAND GROVE PTY LTD	
Date	26/08/2013	Checked	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Applied	[Signature]	Drawing Number		
COPYRIGHT ©		TUR0808/E02		Issue
				A

REAL PROPERTY DESCRIPTION
Lot 980 on SP243826
Parish of BOHLE
County of ELPHINSTONE
Conway Street - Mount Low

LEVEL DATUM A.M.D. (Der)
Horizontal Datum MGA 94 Zone 55
Refer: PH 177387 SL 5,077
S41 and M4818 to 1:400
GUNDABLUY CRESENT.

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.