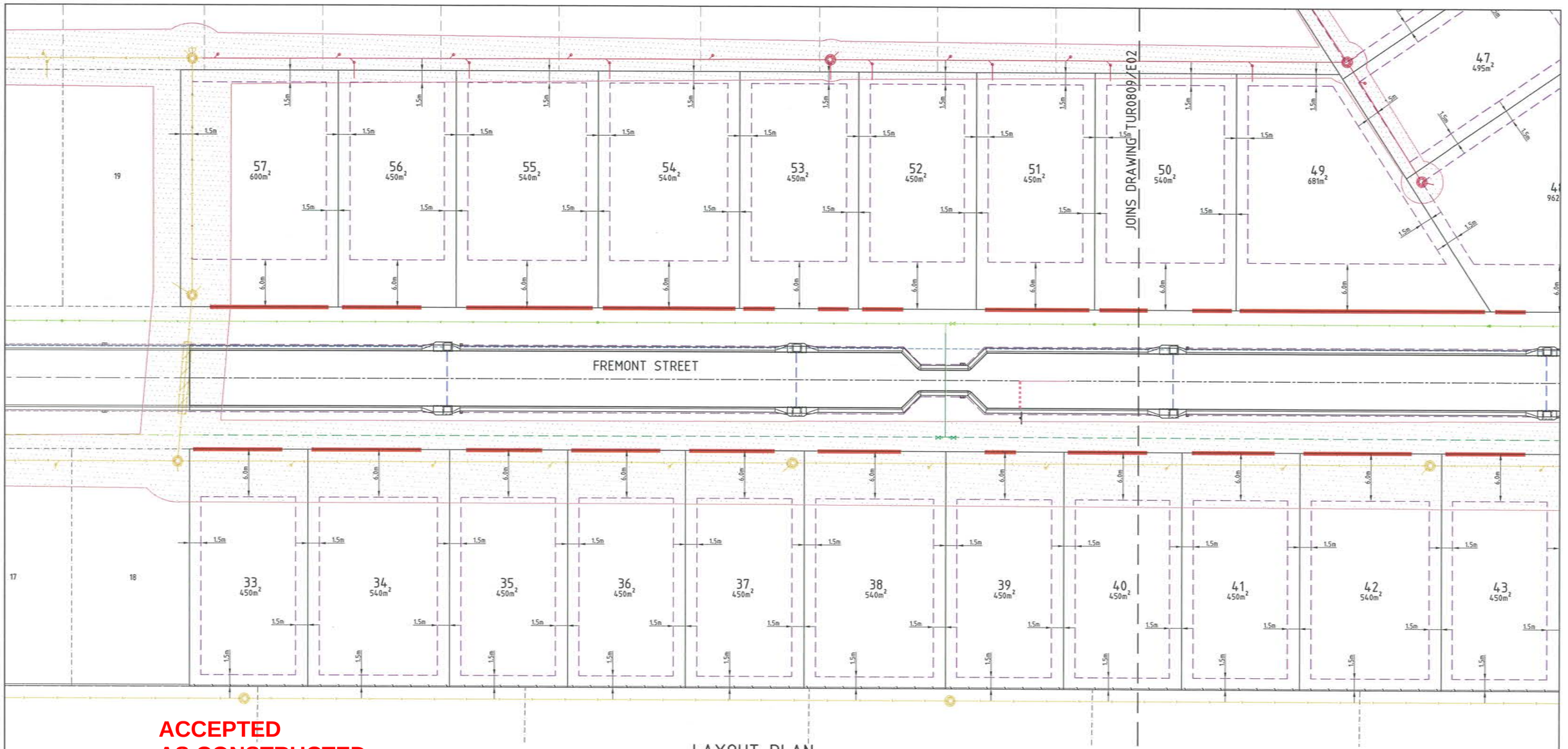

ACCEPTED AS CONSTRUCTED

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.
- 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.

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

Issue	Description	Date
A	ISSUED FOR AS CONSTRUCTED.	17/12/2013

Drawn HAB
Date 17/12/2013
Checked
Approved
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SCI QUAL INTERNATIONAL
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street, Currajong 4812
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Milton Messer & Associates Pty. Ltd.
ACN 100 817 356

In Association With
BUSHLAND GROVE PTY LTD

BUSHLAND GROVE ESTATE STAGE 9, 25 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW

BUILDING ENVELOPE & ACCESS PLAN

Drawing Number TUR0809/E01

Issue A

REAL PROPERTY DESCRIPTION
Lot 900 on SP243626
Parish of BOHLE
County of ELPHINSTONE
Conway Street - Mount Low

LEVEL DATUM A.H.D. (Der)
Horizontal Datum MGA' 94 Zone 55
Refer PM 177367 RL. 8.077
Bolt and washer in kerb
GUNDABLUEY 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.

ACCEPTED
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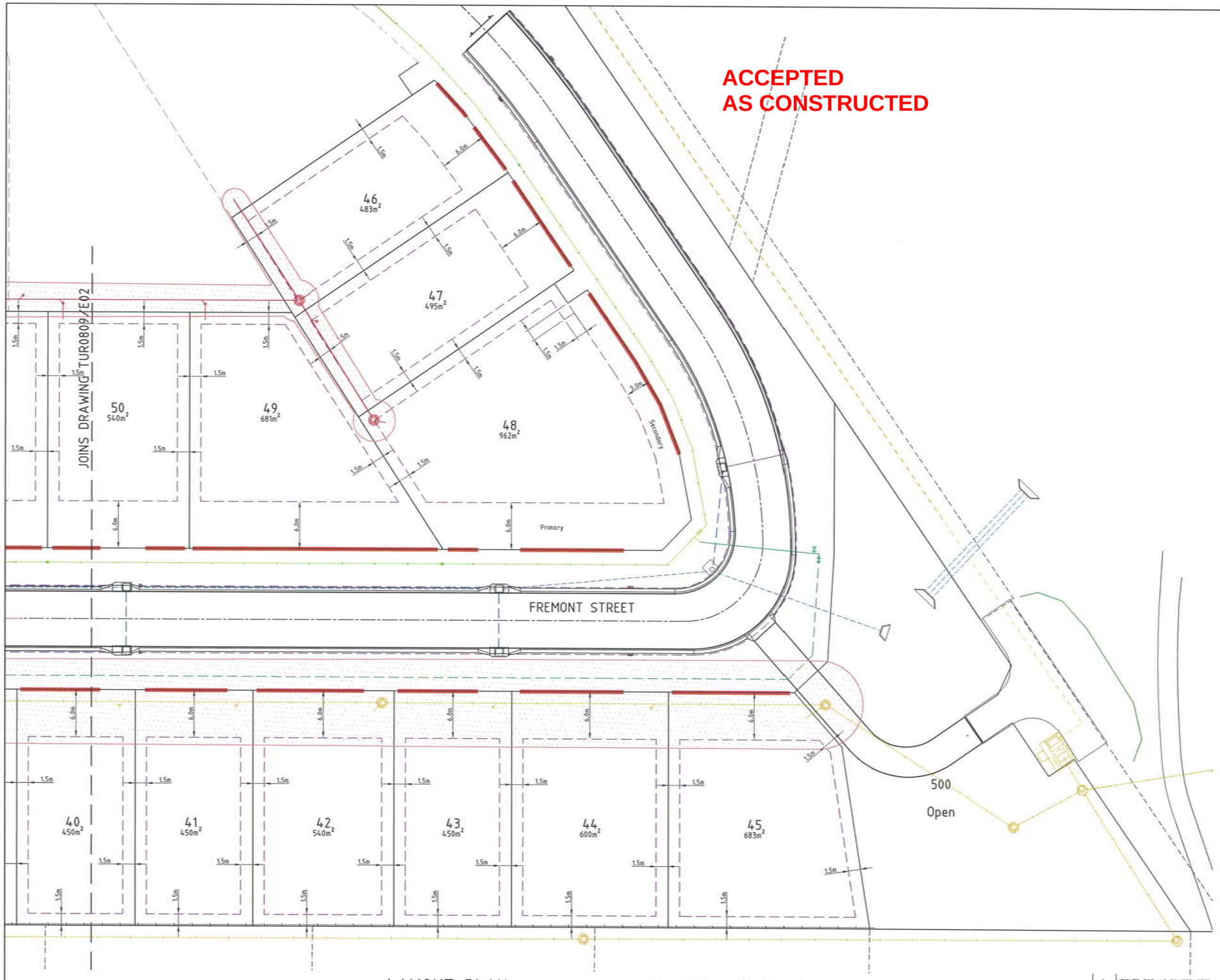

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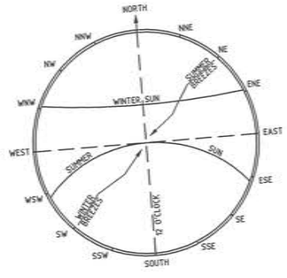

LAYOUT PLAN

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Parish of BOHLE
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Conway Street - Mount Low

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SCI QUAL INTERNATIONAL
QUALITY APPROVED TO AS/NZS ISO 9001:2008 REGN. Number 3594

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A	ISSUED FOR AS CONSTRUCTED.	17/12/2013

Drawn: HAB
Date: 17/12/2013
Checked:
Approved:

In Association With
BUSHLAND GROVE PTY LTD

BUSHLAND GROVE ESTATE
STAGE 9, 25 ALLOTMENT
RESIDENTIAL SUBDIVISION,
MOUNT LOW

BUILDING ENVELOPE & ACCESS PLAN

Drawing Number: TUR0809/E02
Issue: A