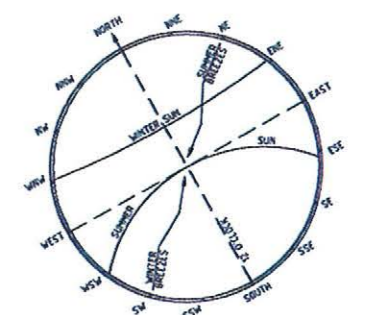




- LEGEND**
- Building setback envelope.
 - Allowable driveway access.
 - Stormwater drain line.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Irrigation conduits.
 - Stormwater drain line.
 - Subsoil drainage.
 - Sewer main.
 - Sewer manhole.
 - Water main.
 - Fence line.
 - For sewer zone of influence, refer to Townsville City Council sewer policy.

- NOTES:**
- GENERAL**
- Nominated road frontage for lots 12, 13 & 19 is Tarrango Link.
- 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 pits which require 0.6m minimum clearance, 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.
 - A building orientation that minimises the length of external wall areas that are exposed to solar radiation;
 - 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);
 - 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
 - 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).



REAL PROPERTY DESCRIPTION

Lot 2 on SP 232875
Parish of BOHLE
County of ELPHINSTONE
Geaney Lane - Deeragun

In Association with:-



surveying | town planning | project management | mapping and GIS
Brazier Motri Pty Ltd (ACN 066 411 041)
595 Flinders St, Townsville, Q. 4810
Phone: 07 4772 1144, Fax: 07 4772 2557, Email: townsville@braziermotri.com.au

**ACCEPTED
AS CONSTRUCTED**

BASE SURVEY
Brazier Motri (06092/091)
TRUNCATED COORDINATES
E 8,600, N 6,000
EQUIVALENT TO
E 4,600,000, N 7,800,000

LEVEL DATUM A.H.D.
Horizontal Datum GDA '94 Zone 55
Refer P.F. 177233 RL: 13.514
Bolt & washer in kerb.
Intersection SOMERTON/DUNDABELLA

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.

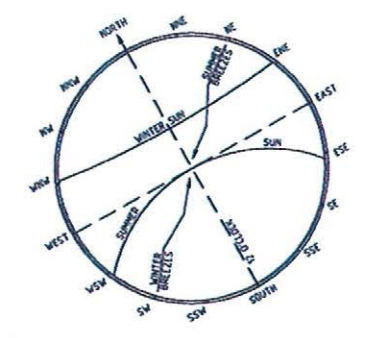
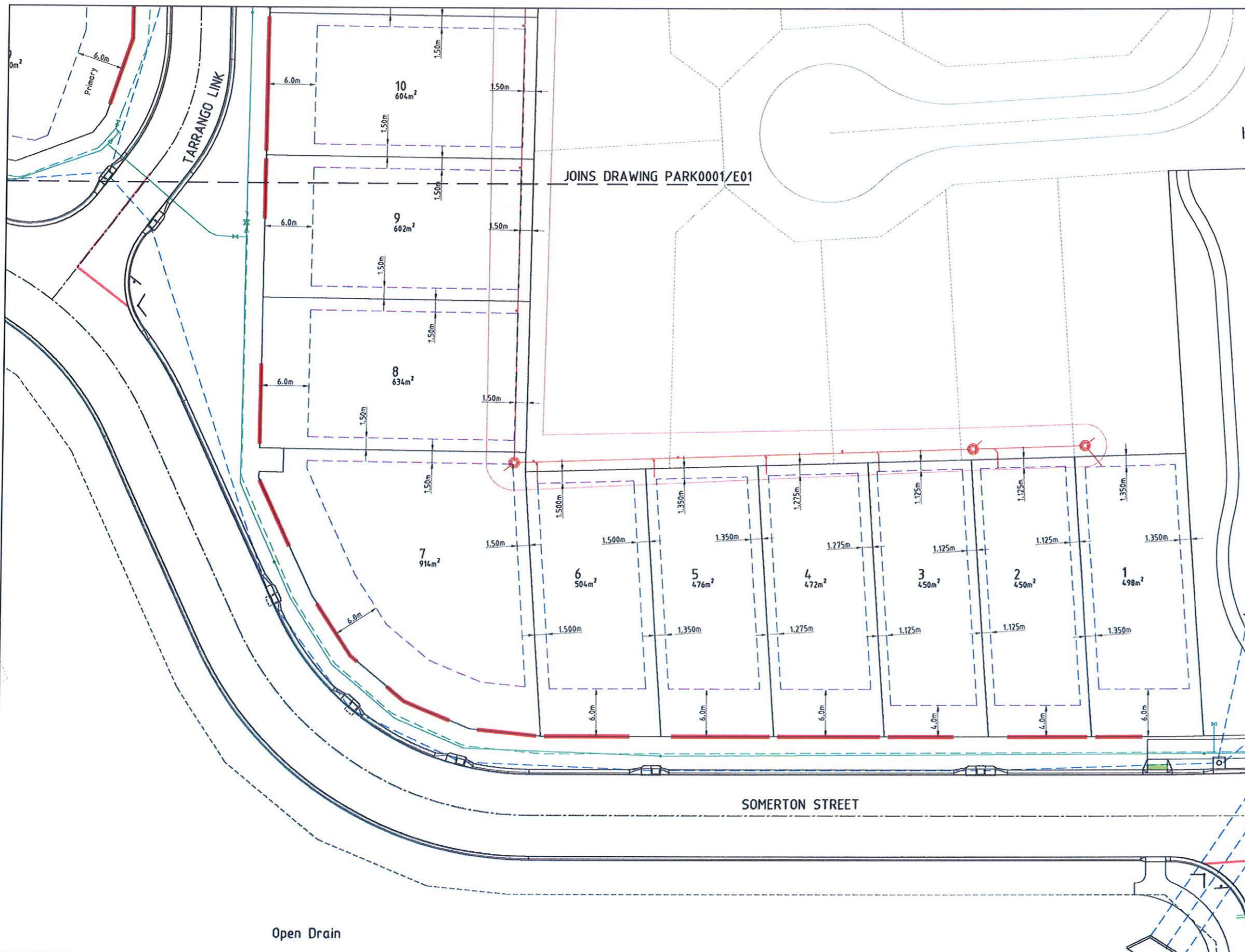
All work is carried out in accordance with LOCAL AUTHORITIES standard details.



Civil & Structural Engineers
50 Purnari Street, Currajong 4812
Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Mearns & Associates Pty. Ltd.
ACN 100 817 358

JOINS DRAWING PARK0001/E02

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|---|--|--|
| A AMENDED TO AS CONSTRUCTED (EARLY PLAN OF SURVEY RELEASED) | | 30/04/2012 |
| Issue | Description | Date |
| Drawn KR Date 30/04/2012 Checked Approved | In Association With PARKSIDE DEVELOPMENT PTY LTD STAGE 1, 21 ALLOTMENT RESIDENTIAL SUBDIVISION BRENDALE WEST SOMERTON STREET, DEERAGUN | BUILDING ENVELOPE & ACCESS PLAN |
| Drawing Number PARK0001/E01 | | Issue A |



REAL PROPERTY DESCRIPTION

Lot 2 on SP 232875
Parish of BOHLE
County of ELPHINSTONE
Geaney Lane - Deeragun

In Association with:-



surveying | town planning | project management | mapping and GIS
Brazier Motti Pty Ltd (ACN 066 411 041)
595 Flinders St., Townsville, Q. 4810
Phone: 07 4772 1144, Fax: 07 4772 2557, Email: townsville@braziermotti.com.au

**ACCEPTED
AS CONSTRUCTED**

BASE SURVEY
Brazier Motti (88692/091)
TRUNCATED COORDINATES
E 0.000, N 0.000
EQUIVALENT TO
E 460000, N 7800000

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94, Zone 55
Refer P.M. 17239 RL, 13.514,
Bolt & washer in kerb,
Intersection SOMERTON/DUNOABELLA

LAYOUT PLAN

Scale
0 2.5 5 7.5 10m

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.
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| A AMENDED TO AS CONSTRUCTED EARLY PLAN OF SURVEY RELEASED. | | 30/04/2012 |
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| Date 30/04/2012 | | |
| Checked [Signature] | | |
| Approved [Signature] | | |
| Drawing Number | | Issue |
| PARK001/E02 | | A |