

LEGEND

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

- NOTES:**
- GENERAL**
- Nominated road frontage for lot 50 is Gotham Loop & lot 34 is Barwick Mews.
- 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.
 - (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

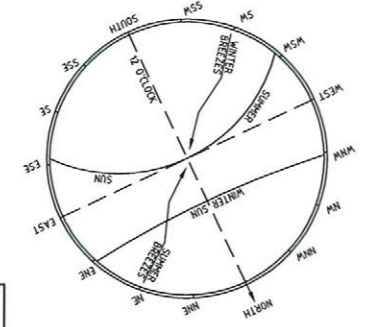
ACCEPTED AS CONSTRUCTED

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)
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BASE SURVEY
Brazier Motti (06092/091)
TRUNCATED COORDINATES
E 0.000, N 0.000
EQUIVALENT TO
E 4600000, N 7800000

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

Scale
0 2.5 5.0 7.5 10.0m

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 to be carried out in accordance with LOCAL AUTHORITIES standard details.

NORTHERN CONSULTING engineers

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B	AS CONSTRUCTED - BW2A (22 LOTS) REVISION B	05/07/2012
A	PRELIMINARY - AS CONSTRUCTED - BW2A (22 LOTS) REVISION A	21/06/2012
Issue	Description	Date
Drawn JHS Date 21/06/2012	In Association With PARKSIDE DEVELOPMENT PTY LTD	BUILDING ENVELOPE & ACCESS PLAN
Checked [Signature] Approved [Signature]	STAGE 2, 31 ALLOTMENT RESIDENTIAL SUBDIVISION BRENDALE WEST GOTHAM LOOP, DEERAGUN	
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		Issue B