

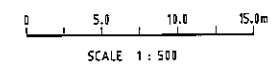
REAL PROPERTY DESCRIPTION:
 Lots 2,3 & 4 on RP718657, Lot 2 on SP175558

- LEGEND**
- - - - - BUILDING ENVELOPE
 - ALLOWABLE DRIVEWAY ACCESS
 - S SEWER MAIN & MANHOLE
 - W WATER MAIN, FIRE HYDRANT & SLUICE VALVE
 - ⊠ STORMWATER, INLET PIT & MANHOLE
 - - - - - EXISTING SEWER MAIN
 - - - - - EXISTING WATER MAIN

- BUILDING SETBACK**
1. "SETBACK" MEANS A LINE OR LINES PARALLEL TO ANY BOUNDARY OF A LOT BEYOND WHICH THE BUILDING OR OTHER STRUCTURE SHALL NOT ENCRDACH, AND MEASURED AS THE SHORTEST HORIZONTAL DISTANCE FROM THE OUTERMOST PROJECTION OF THE BUILDING OR OTHER STRUCTURE TO THE VERTICAL PROJECTION OF THE LOT BOUNDARY (TOWNSVILLE CITY PLAN 2005, PAGE 490).
 2. ALL SETBACKS SHOWN APPLY TO SINGLE STOREY BUILDINGS. FOR MULTI-STOREY BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD BUILDING REGULATION 1993.
 3. THE BUILDING ENVELOPE SHOWN FOR A LOT ON THIS PLAN SHOWS THE MINIMUM SETBACK FOR BUILDINGS AND OTHER STRUCTURES ON THE RELEVANT LOT. GREATER SETBACKS MAY BE REQUIRED TO COMPLY WITH THE STANDARD BUILDING REGULATION 1993. GREATER SETBACKS MAY BE REQUIRED TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERS.

- DRIVEWAY ACCESS ENVELOPE**
1. 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 MINIMUM CLEARANCE.
 2. ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

- GENERAL ITEMS**
1. EXTERNAL WALLS SHALL BE NO GREATER IN LENGTH THAN 15m. IF THE EXTERNAL WALL IS LONGER THAN 15m IN ANY ELEVATION IT SHALL CONTAIN A MINIMUM OFFSET OF 600mm WITH A MINIMUM WIDTH OF 200mm OF SIMILAR MATERIAL TO THE MAIN DWELLING. THIS OFFSET MAY BE IN THE FORM OF A SOFFIT PUSHOUT.
 2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.



REV.	DATE	REVISIONS	REC.	APPR.
A	24/08/07	AS-CONSTRUCTED ISSUE		

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DRAWN:
G.BROSANAN

DESIGNED:

CHECKED:
S.MARTIN

PROJECT MANAGER:
S.MARTIN

REF: REA005-XR

DATUM: AHD (DERIVED)
 ORIGIN P.M No.53731 LOCATED BEHIND KERB OPP. CNR LOTS 215/216 ON RP26849 ON EASTERN SIDE OF THURINGOWA DRIVE R.L. 11.891

PROJECT DIRECTOR:
 P.BRADY-
 RPEQ 7112

UDP Consulting Engineers

Urban Development Design Infrastructure Project Management

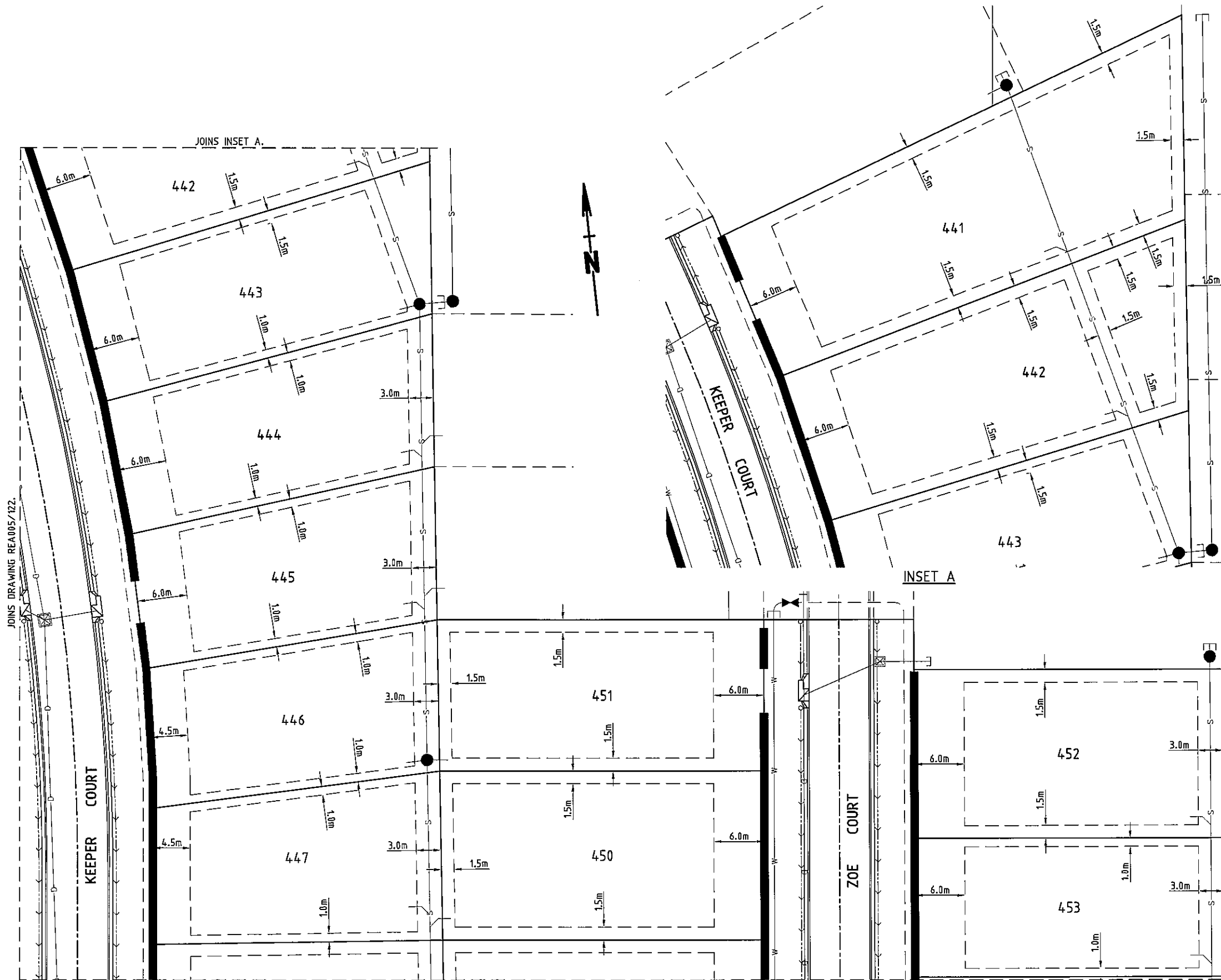
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TOWNSVILLE HEIGHTS ESTATE PTY LTD

GREENVIEW, MOUNT LOUISA
 THORN STREET - STAGE 1
 BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN (1 OF 4)

DRAWING SIZE: A3
 SCALE: 1:500
 DRAWING No.: REA005/120
 REV: A

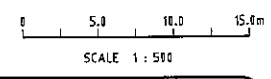


- LEGEND**
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 - ALLOWABLE DRIVEWAY ACCESS
 - S SEWER MAIN & MANHOLE
 - W WATER MAIN, FIRE HYDRANT & SLUICE VALVE
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REAL PROPERTY DESCRIPTION:
Lots 2,3 & 4 on RP718657, Lot 2 on SP175558

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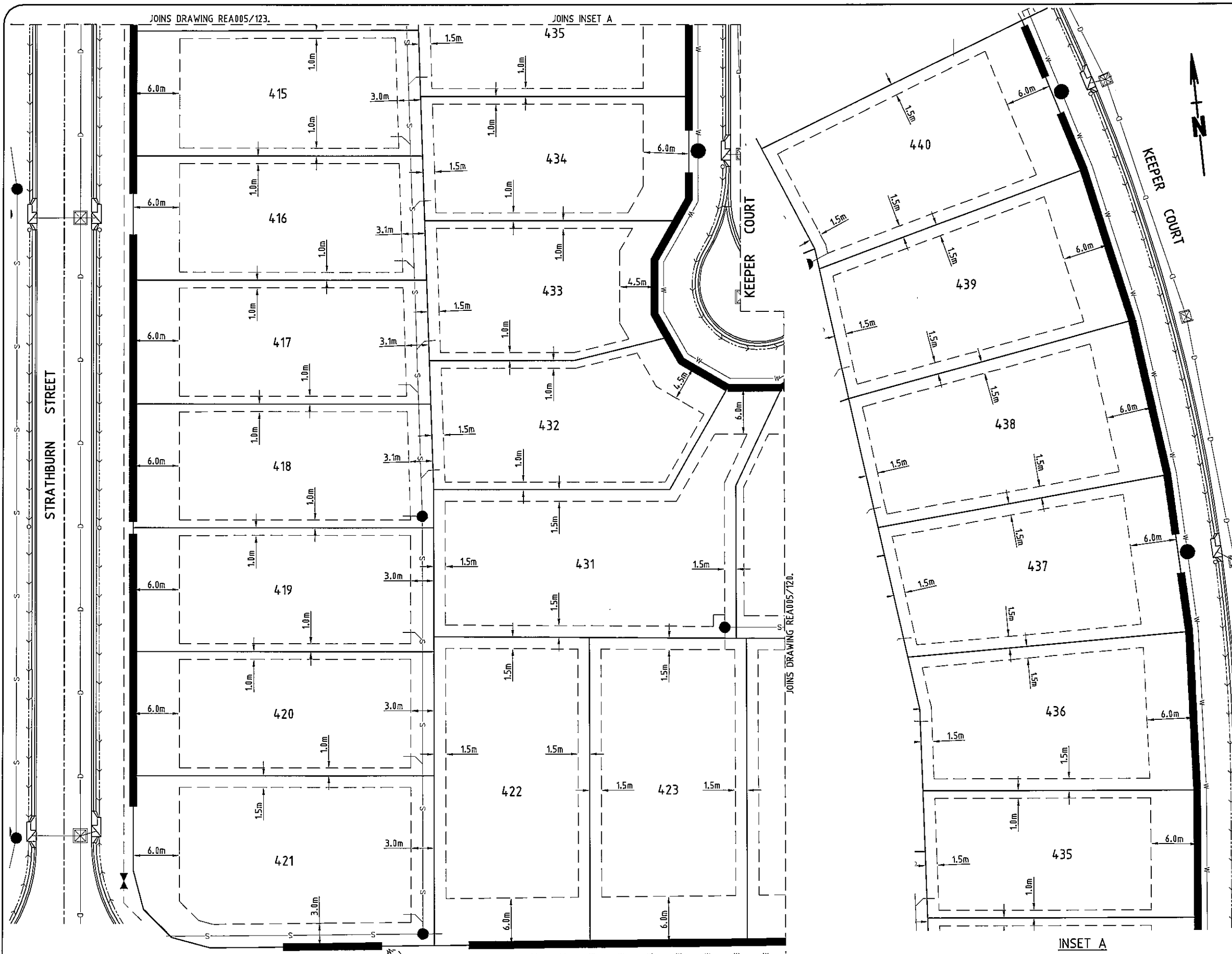
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DRAWN: G.BROSANAN	DATUM: AHD (DERIVED) ORIGIN P.M No.53731 LOCATED BEHIND KERB OPP. CNR LOTS 215/216 ON RP26849 ON EASTERN SIDE OF THURINGOWA DRIVE R.L. 11.891
DESIGNED: S.MARTIN	PROJECT DIRECTOR: P.BRADY- RPEQ 7112
CHECKED: S.MARTIN	
PROJECT MANAGER: S.MARTIN	
XREF: REA05-XR	

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TOWNSVILLE HEIGHTS ESTATE PTY LTD			
GREENVIEW, MOUNT LOUISA THORN STREET - STAGE 1			
BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN (2 OF 4)			
DRAWING SIZE A3	SCALE 1:500	DRAWING No. REA005/121	REV A



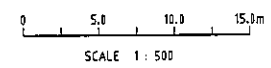
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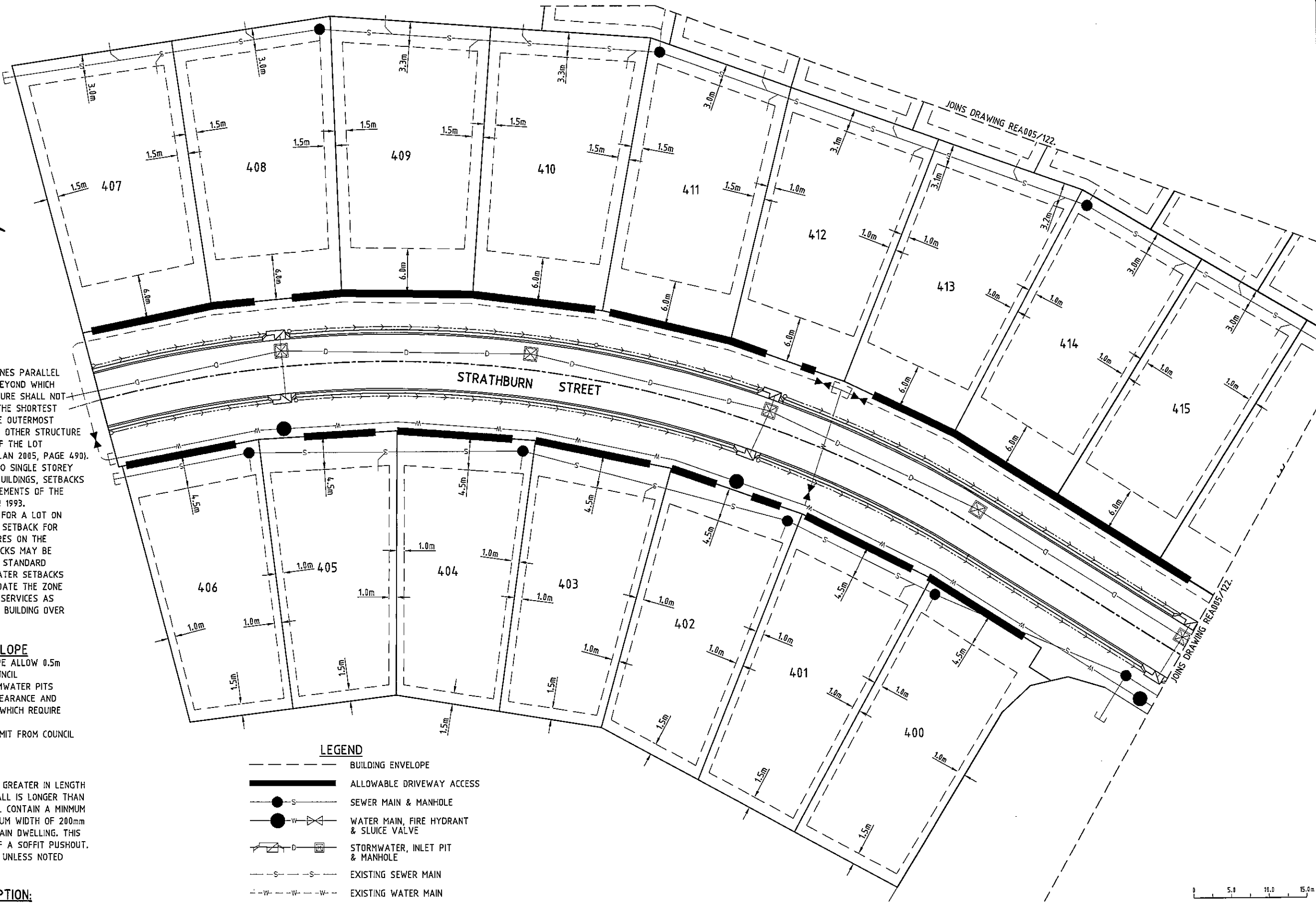
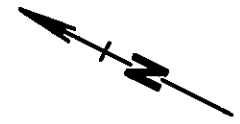
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DESIGNED:	
CHECKED: S.MARTIN	PROJECT DIRECTOR: P.BRADY- RPEQ 7112
PROJECT MANAGER: S.MARTIN	
XREF: REA005-XR	

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TOWNSVILLE HEIGHTS ESTATE PTY LTD			
GREENVIEW, MOUNT LOUISA THORN STREET - STAGE 1			
BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN (3 OF 4)			
DRAWING SIZE A3	SCALE 1:500	DRAWING No. REA005/122	REV A



BUILDING SETBACK

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GENERAL ITEMS

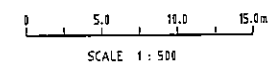
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REAL PROPERTY DESCRIPTION:

Lots 2,3 & 4 on RP718657, Lot 2 on SP175558

LEGEND

- BUILDING ENVELOPE
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- S --- SEWER MAIN & MANHOLE
- W --- WATER MAIN, FIRE HYDRANT & SLUICE VALVE
- D --- STORMWATER, INLET PIT & MANHOLE
- S --- EXISTING SEWER MAIN
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DRAWN: G.BROSANAN
 DESIGNED:
 CHECKED: S.MARTIN
 PROJECT MANAGER: S.MARTIN
 XREF: REA05-XR

DATUM: AHD (DERIVED)
 ORIGIN P.M No.53731 LOCATED BEHIND KERB OPP. CNR LOTS 215/216 ON RP26849 ON EASTERN SIDE OF THURINGOWA DRIVE R.L. 11.891
 PROJECT DIRECTOR: P.BRADY- RPEQ 7112

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TOWNSVILLE HEIGHTS ESTATE PTY LTD
 GREENVIEW, MOUNT LOUISA
 THORN STREET - STAGE 1
 BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN (4 OF 4)
 DRAWING SIZE: A3
 SCALE: 1:500
 DRAWING No.: REA005/123
 REV: A