

**NOTES**

**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 ENCRASH, 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 ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERS.

**DRIVEWAY ACCESS**

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.

**LEGEND**

**BUILDING ENVELOPE AND ACCESS**

- BUILDING ENVELOPE
- HABITABLE BOUNDARY (IF APPLICABLE)
- DRIVEWAY ACCESS

**WATER**

- WATERMAIN
- FIRE HYDRANT
- ◄ WATER VALVE

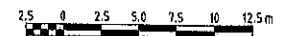
**SEWER**

- S --- SEWER MAIN
- SEWER MANHOLE
- SEWER HOUSE CONNECTION

**DRAINAGE**

- D --- STORMWATER MAIN
- O --- SUBSIL DRAIN AND CLEANOUT

**SERVICE SYMBOLS DEPICTED ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACTUAL SIZES**



Scale 1: 250 @ A1

REV.	DATE	ORIGINAL ISSUE	REVISIONS	REC.	APPR.
D	11/05/06	MINOR AMENDMENTS			
C	14/10/05	AS-CONSTRUCTED BUILDING ENVELOPES CONFIRMED			
B	07/10/05	AS-CONSTRUCTED INFORMATION UPDATED			
A	26/09/05	ORIGINAL ISSUE			

© Cardno MBK (Old) Pty Ltd All Rights Reserved 2002.  
 Copyright in the whole and every part of this drawing belongs to Cardno MBK (Old) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno MBK (Old) Pty Ltd.  
 This document is produced by Cardno MBK (Old) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the contract. Cardno MBK (Old) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by this party on the content of this document.

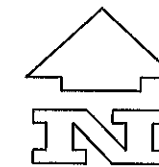
DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 RECOMMENDED: [Signature]  
 APPROVED: PROJ. MGR. [Signature]  
 DATUM: AHD  
 A1

**Cardno MBK**  
 Cardno MBK (Old) Pty Ltd  
 583 Flinders Street, Townsville 4810  
 P.O. Box 1336, Townsville 4810.  
 Email: tv@town.cardno.com.au  
 ACH: 051 074 902

OFFICES: TELEPHONE FAX  
 Brisbane (07) 3369 9822 (07) 3369 9722  
 Sydney (02) 9416 8233 (02) 9416 8229  
 Gold Coast (07) 5539 0333 (07) 5538 4847  
 Sunshine Coast (07) 5443 2555 (07) 5443 5842  
 Townsville (07) 4772 1189 (07) 4721 2508  
 Harvey Bay (07) 4124 5455 (07) 4124 5155  
 Central Coast (02) 4323 2508 (02) 4324 3251  
 Port Moresby (0011875) 328 2322 (0011875) 325 0955  
 Philippines (0011632) 910 5146 (0011632) 910 5146

**REANA DEVELOPMENTS PTY LTD**  
 OCEANVIEW - STAGE 1  
 BUILDING ENVELOPE AND ACCESS PLAN - SHEET 1 OF 5  
 "AS-CONSTRUCTED"

DATE: MAY 2006  
 DRAWING No: 9356/44-120  
 Rv. D



**NOTES**

**BUILDING SETBACK**

- "SETBACK" MEANS A LINE OR LINES PARALLEL TO ANY BOUNDARY OF A LOT BEYOND WHICH THE BUILDING OR OTHER STRUCTURE SHALL NOT ENCR OACH, 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).
- ALL SETBACKS SHOWN APPLY TO SINGLE STOREY BUILDINGS. FOR MULTI-STOREY BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD BUILDING REGULATION 1993.
- 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**

- 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.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

**GENERAL ITEMS**

- EXTERNAL WALLS SHALL BE NO GREATER IN LENGTH THAN 15m. IF THE EXTERNAL ALL 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.

**LEGEND**

**BUILDING ENVELOPE AND ACCESS**

- BUILDING ENVELOPE
- HABITABLE BOUNDARY (IF APPLICABLE)
- DRIVEWAY ACCESS

**WATER**

- W--- WATERMAIN
- FIRE HYDRANT
- ⋈ WATER VALVE

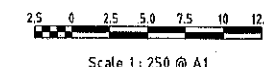
**SEWER**

- S--- SEWER MAIN
- SEWER MANHOLE
- SEWER HOUSE CONNECTION

**DRAINAGE**

- D--- STORMWATER MAIN
- SUBSOIL DRAIN AND CLEANOUT

**SERVICE SYMBOLS DEPICTED ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACTUAL SIZES**



Scale 1: 250 @ A1

REV.	DATE	DESCRIPTION	BY	CHKD.	APPD.
D	11/05/06	SEWER SERVICES AMENDED, LOT 10 ACCESS AMENDED			
C	14/10/05	AS-CONSTRUCTED BUILDING ENVELOPES CONFIRMED			
B	07/10/05	AS-CONSTRUCTED INFORMATION ADDED			
A	26/09/05	ORIGINAL ISSUE			

© Cardno MBK (Qld) Pty Ltd All Rights Reserved 2002.  
 Copyright in the whole and every part of this drawing belongs to Cardno MBK (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno MBK (Qld) Pty Ltd.

This document is produced by Cardno MBK (Qld) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno MBK (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

DESIGNED: <i>[Signature]</i>	DATUM: AHD
DRAWN: <i>[Signature]</i>	A1
CHECKED: <i>[Signature]</i>	APPROVED: PROJ. DIR. <i>[Signature]</i>
RECOMMENDED: <i>[Signature]</i>	

**Cardno MBK**

Cardno MBK (Qld) Pty Ltd  
 583 Flinders Street, Townsville 4810  
 P.O. Box 1336, Townsville 4810.  
 Email: tsv@town.cardno.com.au

ACR: 051 074 992

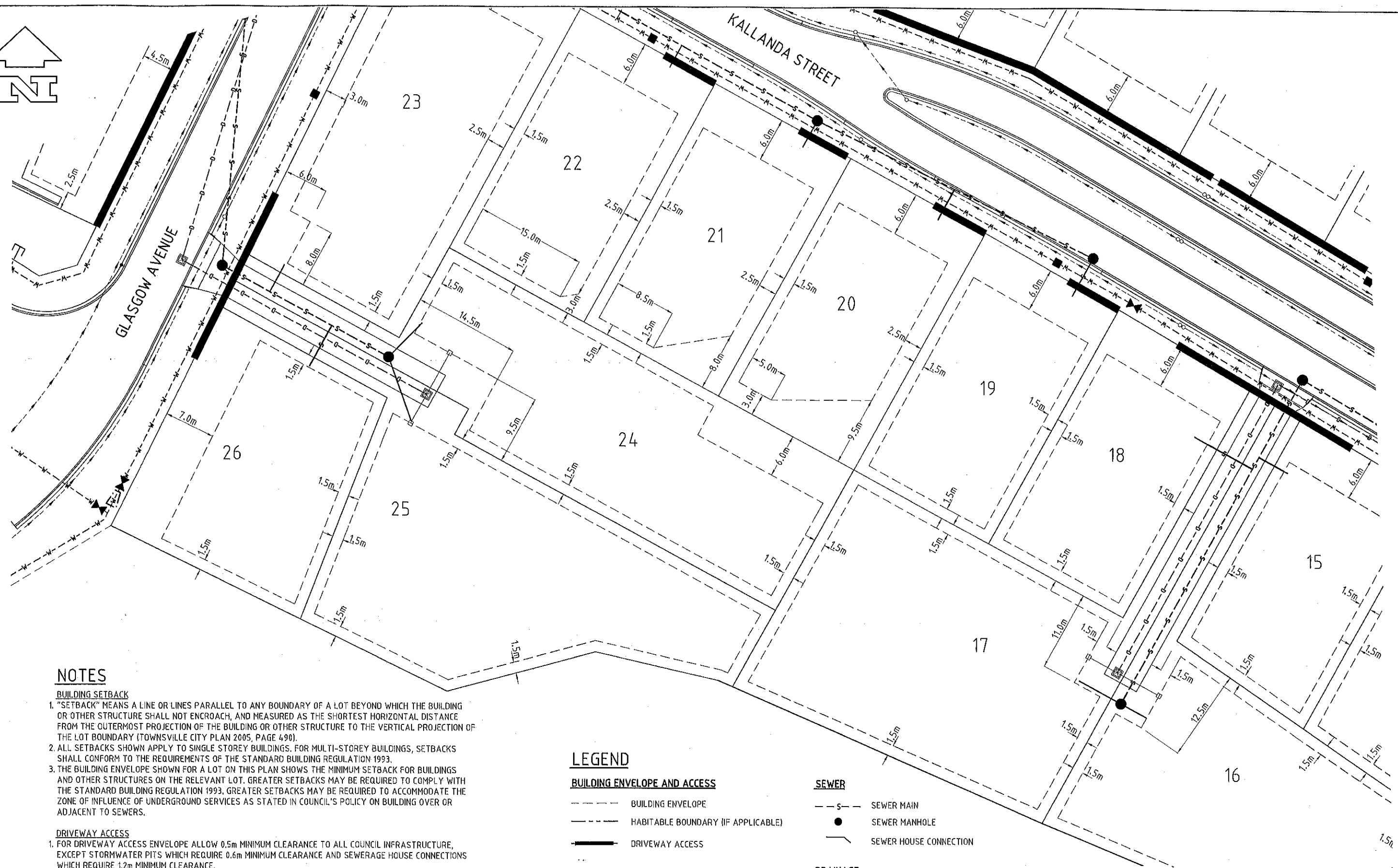
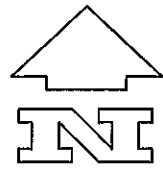
OFFICES:	TELEPHONE	FAX
Brisbane	(07) 3309 9622	(07) 3309 9722
Sydney	(02) 9418 8233	(02) 9418 8569
Gold Coast	(07) 5519 9333	(07) 5518 4647
Sunshine Coast	(07) 5443 2655	(07) 5443 2642
Townsville	(07) 4772 1188	(07) 4721 2508
Hervey Bay	(07) 4124 5455	(07) 4124 5155
Central Coast	(02) 4323 2558	(02) 4324 3251
Port Moresby	(0011875) 325 2322	(0011875) 325 0951
Philippines	(0011632) 910 5146	(0011632) 910 5146

**REANA DEVELOPMENTS PTY LTD**

OCEANVIEW - STAGE 1

BUILDING ENVELOPE AND ACCESS PLAN - SHEET 2 OF 5  
 "AS-CONSTRUCTED"

DATE: MAY 2006	RV.
DRAWING No:	
<b>9356/44-121</b>	<b>D</b>



**NOTES**

**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 ENCOACH, 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**

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 ALL 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.

**LEGEND**

**BUILDING ENVELOPE AND ACCESS**

- BUILDING ENVELOPE
- HABITABLE BOUNDARY (IF APPLICABLE)
- DRIVEWAY ACCESS

**WATER**

- WATERMAIN
- FIRE HYDRANT
- ✕ WATER VALVE

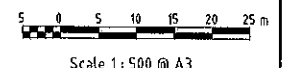
**SEWER**

- SEWER MAIN
- SEWER MANHOLE
- SEWER HOUSE CONNECTION

**DRAINAGE**

- STORMWATER MAIN
- SUBSOIL DRAIN AND CLEANOUT

**SERVICE SYMBOLS DEPICTED ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACTUAL SIZES**



Scale 1:500 @ A3

REV.	DATE	REVISIONS	REC.	APPR.
D	11/05/06	BUILDING ENVELOPE TO LOTS 20 - 23 & 26 AMENDED		
C	16/10/05	AS-CONSTRUCTED BUILDING ENVELOPES CONFIRMED		
B	07/10/05	AS-CONSTRUCTED INFORMATION UPDATED		
A	26/09/05	ORIGINAL ISSUE		

© Cardno MBK (Old) Pty Ltd All Rights Reserved 2002.  
 Copyright in the whole and every part of this drawing belongs to Cardno MBK (Old) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno MBK (Old) Pty Ltd.

This document is produced by Cardno MBK (Old) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the contract. Cardno MBK (Old) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 RECOMMENDED: [Signature]  
 APPROVED: PROJ. DIR. [Signature]

DATUM: AHD

A1

**Cardno MBK**

Cardno MBK (Old) Pty Ltd  
 583 Tindiana Street, Townsville 4810  
 P.O. Box 1336, Townsville 4810.  
 Email: tvo@town.cardno.com.au

AGN: 051 074 992

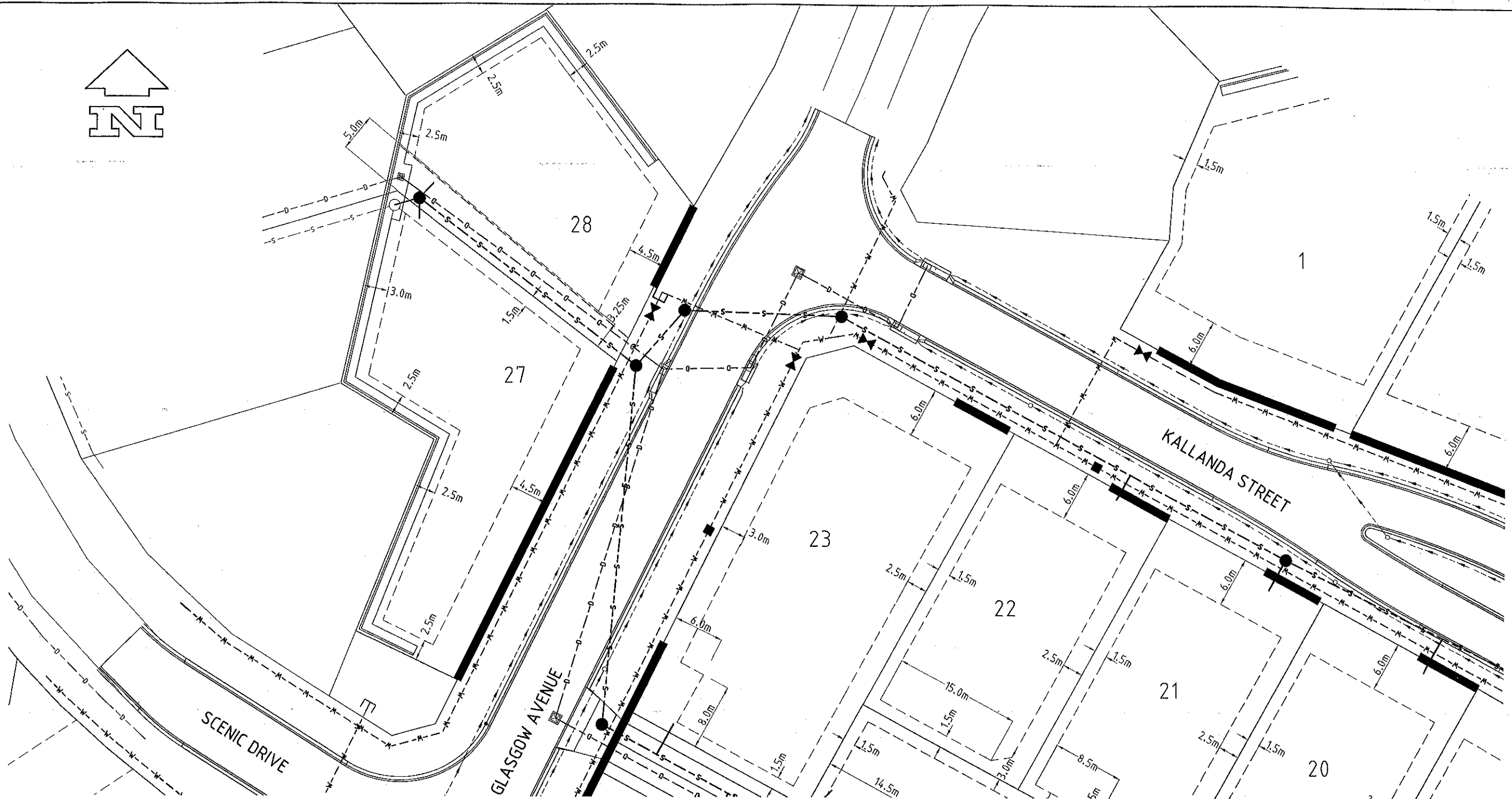
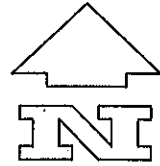
OFFICES: TELEPHONE FAX  
 Brisbane (07) 3399 9822 (07) 3399 9722  
 Sydney (02) 8416 8233 (02) 8416 6529  
 Gold Coast (07) 5530 3333 (07) 5538 4947  
 Sunshine Coast (07) 5443 2555 (07) 5443 5642  
 Townsville (07) 4772 1156 (07) 4721 2508  
 Harvey Bay (07) 4124 5455 (07) 4124 5165  
 Central Coast (02) 4323 2556 (02) 4324 3251  
 Port Moresby (0011676) 325 2322 (0011676) 325 0951  
 Philippines (0011632) 910 8148 (0011632) 910 5148

**REANA DEVELOPMENTS PTY LTD**

OCEANVIEW - STAGE 1

BUILDING ENVELOPE AND ACCESS PLAN - SHEET 4 OF 5  
 "AS-CONSTRUCTED"

DATE: MAY 2006  
 DRAWING No: 9356/44-123  
 Rv. D



**LEGEND**

**BUILDING ENVELOPE AND ACCESS**

- BUILDING ENVELOPE
- - - - - HABITABLE BOUNDARY (IF APPLICABLE)
- +— DRIVEWAY ACCESS

**WATER**

- - W - - WATERMAIN
- FIRE HYDRANT
- ⋈ WATER VALVE

**SEWER**

- - S - - SEWER MAIN
- SEWER MANHOLE
- +— SEWER HOUSE CONNECTION

**DRAINAGE**

- - D - - STORMWATER MAIN
- - O - - SUBSOIL DRAIN AND CLEANOUT

**NOTES**

**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 ENCROACH, 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 ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERS.

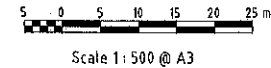
**DRIVEWAY ACCESS**

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 ALL 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.

**SERVICE SYMBOLS DEPICTED ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACTUAL SIZES**



REV.	DATE	REVISIONS	REC.	APPR.
D	11/05/06	BUILDING ENVELOPE TO LOTS 27 & 28 AMENDED		
C	15/10/05	AS-CONSTRUCTED BUILDING ENVELOPES CONFIRMED		
B	07/10/05	AS-CONSTRUCTED INFORMATION UPDATED		
A	26/09/05	ORIGINAL ISSUE		

© Cardno MBK (Old) Pty Ltd All Rights Reserved 2002.  
 Copyright in the whole and every part of this drawing belongs to Cardno MBK (Old) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or on any media, to any person other than by agreement with Cardno MBK (Old) Pty Ltd.  
 This document is produced by Cardno MBK (Old) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno MBK (Old) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 RECOMMENDED: [Signature]  
 APPROVED: PROJ. DIR. [Signature]

DATUM: AHD

**Cardno MBK**

Cardno MBK (Old) Pty Ltd  
 583 Filiform Street, Townsville 4810  
 P.O. Box 1336, Townsville 4810  
 Email: tvo@town.cardno.com.au

ACH: 051 074 992

OFFICES: TELEPHONE FAX  
 Brisbane (07) 3399 9822 (07) 3389 9722  
 Sydney (02) 9416 8233 (02) 9416 8629  
 Gold Coast (07) 5539 9333 (07) 5538 4947  
 Sunshine Coast (07) 5443 2655 (07) 5443 5842  
 Townsville (07) 4772 1196 (07) 4721 2806  
 Harvey Bay (07) 4124 5455 (07) 4124 5156  
 Central Coast (02) 4323 2556 (02) 4324 3261  
 Port Moresby (0011676) 325 2322 (0011676) 325 0851  
 Philippines (0011932) 910 5148 (0011932) 910 5148

**REANA DEVELOPMENTS PTY LTD**

OCEANVIEW - STAGE 1

DATE: MAY 2006  
 DRAWING No: 9356/44-124

BUILDING ENVELOPE AND ACCESS PLAN - SHEET 5 OF 5  
 "AS-CONSTRUCTED"

DATE: MAY 2006	REV.
DRAWING No: 9356/44-124	D