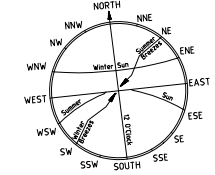




PLAN SCALE 1:500 @ A1



### CLIMATICALLY RESPONSIVE BUILDING DESIGN



- THE FOLLOWING DESIGN PARAMETERS SHOULD 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-WESTERN FACING EXTERNAL WALLS FROM SOLAR RADIATION.
  - 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).

### LEGEND

- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- WATER MAIN
- HOUSE CONNECTIONS (WATER)
- FIRE HYDRANT
- SIGNS
- GUIDE POSTS

### DRIVEWAY ACCESS ENVELOPE NOTES

- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 5.0m 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.

### NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

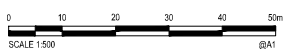
### BUILDING SETBACK NOTES

- DIMENSIONS SHOWN APPLY TO CLASS 1 BUILDINGS. FOR CLASS 10a and 10b BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE QUEENSLAND DEVELOPMENT CODE (CHAPTER 12)
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION WHICH IS A DISTANCE MEASURED FROM THE EDGE OF THE FACIA BOARD TO THE PROPERTY BOUNDARY.

Townsville City Council  
Accepted Subject to Conditions  
OP/W/170077/11  
18/06/2020

Townsville City Council  
Received  
11/06/2020

Rev.	Date	Description	Des.	Verif.	Appd.
H	5/03/2020	FOR MINOR CHANGE OPERATIONAL WORKS APPROVAL	JN	MB	MB
G	31/07/2019	NOTE AMENDMENT	JN	MB	MB
F	11/06/2019	FOR CONSTRUCTION	JN	MB	MB
E	9/08/2019	FOR CLIENT APPROVAL	JN	MB	MB
D	14/02/2019	LOT NUMBERS UPDATED	JN	MB	MB
C	23/11/2018	FOR CONSTRUCTION	JN	MB	MB
B	9/02/2018	RFI AMENDMENTS	JN	MB	MB
A	22/12/2017	FOR OPERATIONAL WORKS APPROVAL	JN	MB	MB



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Drawn	Date
JN	22/12/2017
Checked MB	Date
MB	22/12/2017
Designed JN	Date
JN	22/12/2017
Verified MB	Date
MB	22/12/2017
Approved [Signature]	10901
MB	22/12/2017

Client	MOUNT MARGARET DEVELOPMENTS PTY LTD
Project	MOUNT MARGARET, ALICE RIVER
Stage	STAGE 6
Title	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN
	SHEET 2 OF 3

Status	FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	Date	Scale	Size
A.H.D	12/22/2017	As Shown	A1
Drawing Number	967192-CI-629	Revision	H