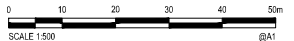
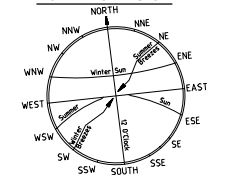


JOINS 967192-CI-629

PLAN
SCALE 1:500 @ A1



CLIMATICALLY RESPONSIVE BUILDING DESIGN



- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS.
1. A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION.
 2. 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)
 3. 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.
 4. 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

1. FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 5.0m CLEARANCE
2. ALL DRIVEWAYS REQUIRE A PERMIT TO CARRY OUT WORKS ON COUNCIL CONTROLLED LAND PRIOR TO CONSTRUCTION.
3. FOR CLEARANCES TO TELSTRA AND ERGON ENERGY INFRASTRUCTURE, REFER TO THE RELEVANT AUTHORITY.

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

BUILDING SETBACK NOTES

1. 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).
2. 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
OPW/170077.11
11/06/2020

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	0/08/2019	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	Checked	Verified	Approved	Date
JN	MB	JN	[Signature]	22/12/2017
JN	MB	JN	[Signature]	22/12/2017
JN	MB	JN	[Signature]	22/12/2017
JN	MB	JN	[Signature]	22/12/2017

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

Status	FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Datum	A.H.D
Date	12/22/2017
Scale	As Shown
Size	A1
Drawing Number	967192-CI-630
Revision	H