

## DRAWING SCHEDULE

DRAWING No.	NAME
AS CONSTRUCTED SET DRAWINGS	
ELE-0003-C100	LOCALITY PLAN, SITE PLAN & DRAWING SCHEDULE
ELE-0003-C101	EARTHWORKS LAYOUT PLAN - SHEET 1 OF 2
ELE-0003-C102	EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2
ELE-0003-C103	ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1 OF 2
ELE-0003-C104	ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 2 OF 2
ELE-0003-C105	APPLETREE DRIVE LONGITUDINAL SECTION
ELE-0003-C106	APPLETREE DRIVE TYPICAL CROSS SECTIONS
ELE-0003-C107	DEVONSHIRE COURT LONGITUDINAL & TYPICAL CROSS SECTIONS
ELE-0003-C108	POMELO STREET LONGITUDINAL & TYPICAL CROSS SECTIONS
ELE-0003-C109	ROADWORKS DETAILS PLAN - SHEET 1 OF 2
ELE-0003-C110	ROADWORKS DETAILS PLAN - SHEET 2 OF 2
ELE-0003-C111	LOTS 3 AND 4 ACCESS DETAILS
ELE-0003-C112	Q2 STORMWATER LONGITUDINAL SECTIONS - SHEET 1 OF 2
ELE-0003-C113	Q2 STORMWATER LONGITUDINAL SECTIONS - SHEET 2 OF 2
ELE-0003-C114	WATER & SEWERAGE RETICULATION PLAN - SHEET 1 OF 4
ELE-0003-C115	WATER & SEWERAGE RETICULATION PLAN - SHEET 2 OF 4
ELE-0003-C116	WATER & SEWERAGE RETICULATION PLAN - SHEET 3 OF 4
ELE-0003-C117	SEWER MANHOLE DETAILS
ELE-0003-C118	WATER DETAILS
ELE-0003-C119	WATER & SEWERAGE RETICULATION PLAN - SHEET 4 OF 4
ELE-0003-C120	SEWER LONGITUDINAL SECTIONS - SHEET 1 OF 2
ELE-0003-C121	SEWER LONGITUDINAL SECTIONS - SHEET 2 OF 2
ELE-0003-C122	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 1 OF 5
ELE-0003-C123	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 2 OF 5
ELE-0003-C124	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 3 OF 5
ELE-0003-C125	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 4 OF 5
ELE-0003-C126	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 5 OF 5

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DIRECTOR .....  
DATE .....

UDP TOWNSVILLE PTY LTD DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEQ .....  
DATE ..... 14/6/17

0 20.0 40.0 60.0m  
SCALE 1:1000



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## AS-CONSTRUCTED ISSUE

REV.	DATE	REVISIONS
A	09/06/17	AS CONSTRUCTED ISSUE



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Job No: 27687/038-01

## REAL PROPERTY DESCRIPTION:

CANCELLING LOT 2 ON RP800747

DRAWN: M.MOTTI	DATUM: AHD
DESIGNED:	OPM 98041
CHECKED: G.CAMPBELL	E=62755.297
PROJECT MANAGER: R.PERKINS	N=94110.461
	RL=15.20
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230



Excellence Through Partnerships

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## ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN  
LOCALITY PLAN, SITE PLAN & DRAWING SCHEDULE

DRAWING SIZE	SCALE	1:1000	DRAWING No.	REV
A1	XREF	ELE-0003-XR-ASCON	ELE-0003-C100	A

FOR CONTINUATION REFER DRAWING ELE-0003-C102

## Q50 LEVELS

DEVONSHIRE COURT	CHAINAGE	LEVEL
20	27.09	
40	24.58	
60	22.90	
80	22.28	
100	21.68	
120	21.08	
141.368	19.95	

## Q50 LEVELS

POMELO STREET	CHAINAGE	LEVEL
20	28.59	
40	27.74	
60	25.46	
80	22.89	
100	21.52	
120	20.73	
140	19.94	
160	19.14	
180	18.34	
200	17.55	
220	16.92	
240	15.73	
260	16.02	
280	16.52	
300	17.02	
320	17.52	

## Q50 LEVELS

APPLETREE DRIVE	CHAINAGE	LEVEL
20	20.48	
40	21.16	
60	21.83	
80	22.70	
100	24.23	
120	26.41	
140	28.40	
160	29.84	
180	30.70	
200	30.99	
220	30.78	
240	30.02	
260	29.21	
280	28.76	
300	28.54	
320	28.45	
340	28.31	
360	27.90	
380	27.18	
400	26.56	
420	26.50	
440	26.59	
460	26.70	

## EARTHWORKS LEGEND

- RETAINING WALL
- CATCH DRAIN
- CERTIFIED FINISHED ALLOTMENT LEVEL
- 6.32% DENOTES EXISTING ALLOTMENT LEVEL
- TOP OF BATTER
- BOTTOM OF BATTER
- INVERT OF DRAIN

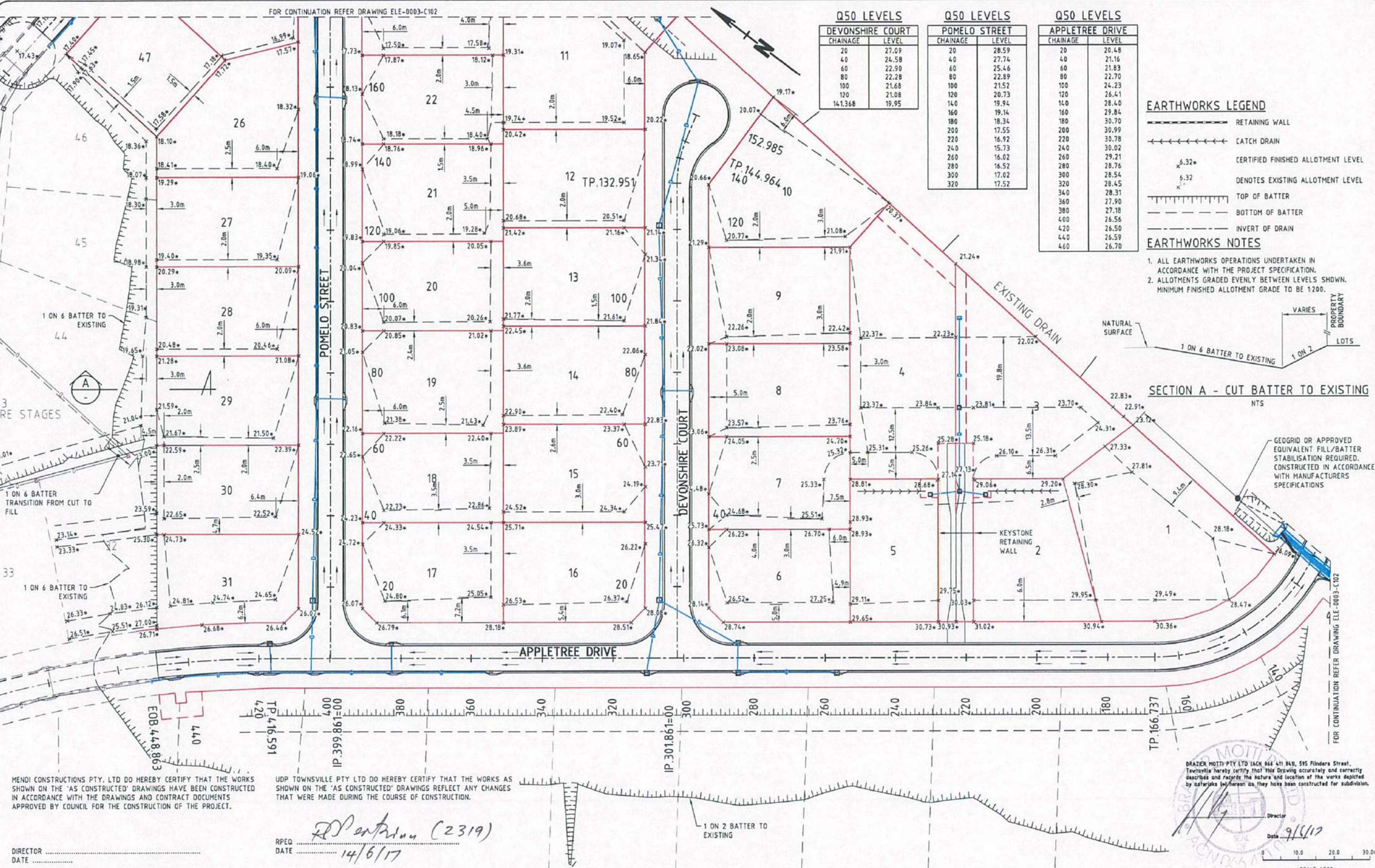
## EARTHWORKS NOTES

- ALL EARTHWORKS OPERATIONS UNDERTAKEN IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
- ALLOTMENTS GRADED EVENLY BETWEEN LEVELS SHOWN. MINIMUM FINISHED ALLOTMENT GRADE TO BE 1200.

## SECTION A - CUT BATTER TO EXISTING

NTS

GEOGRID OR APPROVED EQUIVALENT FILL/BATTER STABILISATION REQUIRED. CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



MENDI CONSTRUCTIONS PTY. LTD DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

UDP TOWNSVILLE PTY LTD DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

DIRECTOR  
DATE

RPEQ  
DATE

## AS-CONSTRUCTED ISSUE



595 Flinders Street, Townsville  
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Job No: 27687/038-01

## REAL PROPERTY DESCRIPTION:

CANCELLING LOT 2 ON RP800747

DRAWN: M.MOTTI  
DESIGNED:  
CHECKED: G.CAMPBELL  
PROJECT MANAGER: R.PERKINS  
DATUM: AHD  
OPM 98041  
E=62755.297  
N=94110.461  
RL.15.20  
PROJECT DIRECTOR: D.GIBSON RPEQ 13230



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## ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN  
EARTHWORKS LAYOUT PLAN - SHEET 1 OF 2

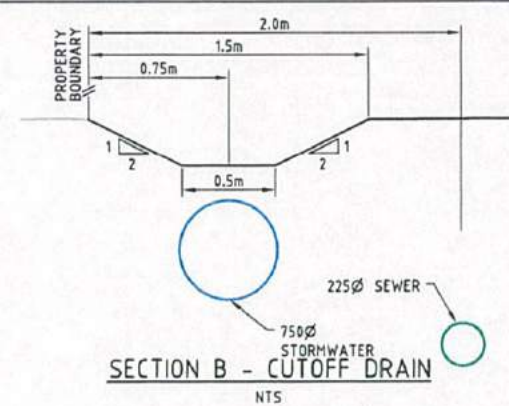
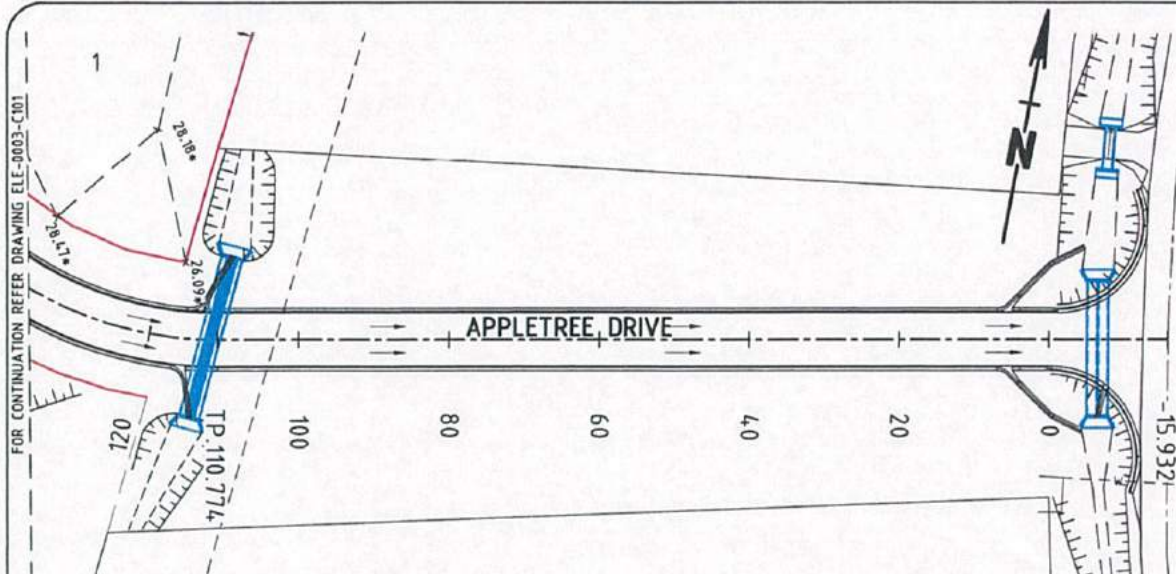
DRAWING SIZE SCALE 1:500  
XREF ELE-0003-XR-ASCON

DRAWING No.  
ELE-0003-C101

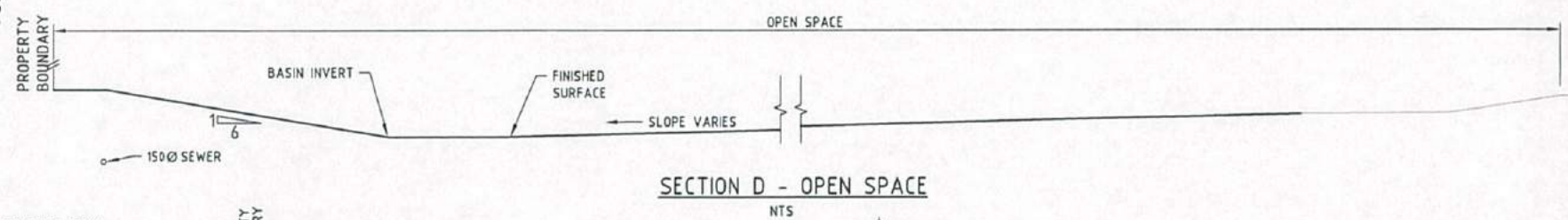
REV A

REV. DATE REVISIONS  
A 09/06/17 AS CONSTRUCTED ISSUE

G:\27687\338-01\DRAWING\ELE-0003-101-102-EARTHWORKS.DWG



- ### EARTHWORKS LEGEND
- 6.32\* CERTIFIED FINISHED ALLOTMENT LEVEL
  - 6.32 DENOTES EXISTING ALLOTMENT LEVEL
  - TOP OF BATTER
  - BOTTOM OF BATTER
  - INVERT OF DRAIN
- ### EARTHWORKS NOTES
- ALL EARTHWORKS OPERATIONS UNDERTAKEN IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
  - ALLOTMENTS GRADED EVENLY BETWEEN LEVELS SHOWN. MINIMUM FINISHED ALLOTMENT GRADE 1:200.



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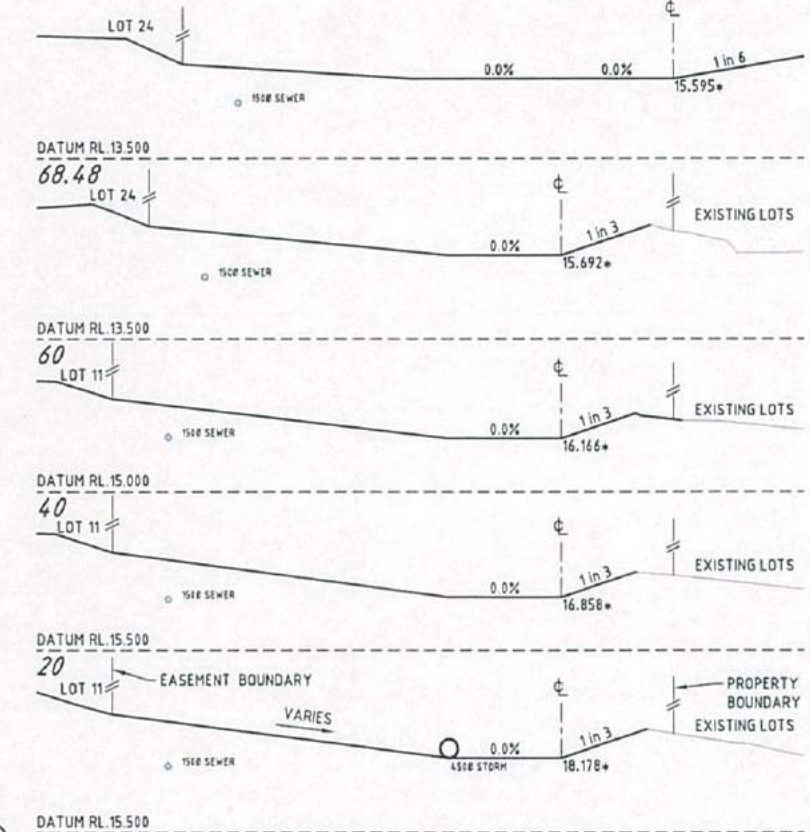
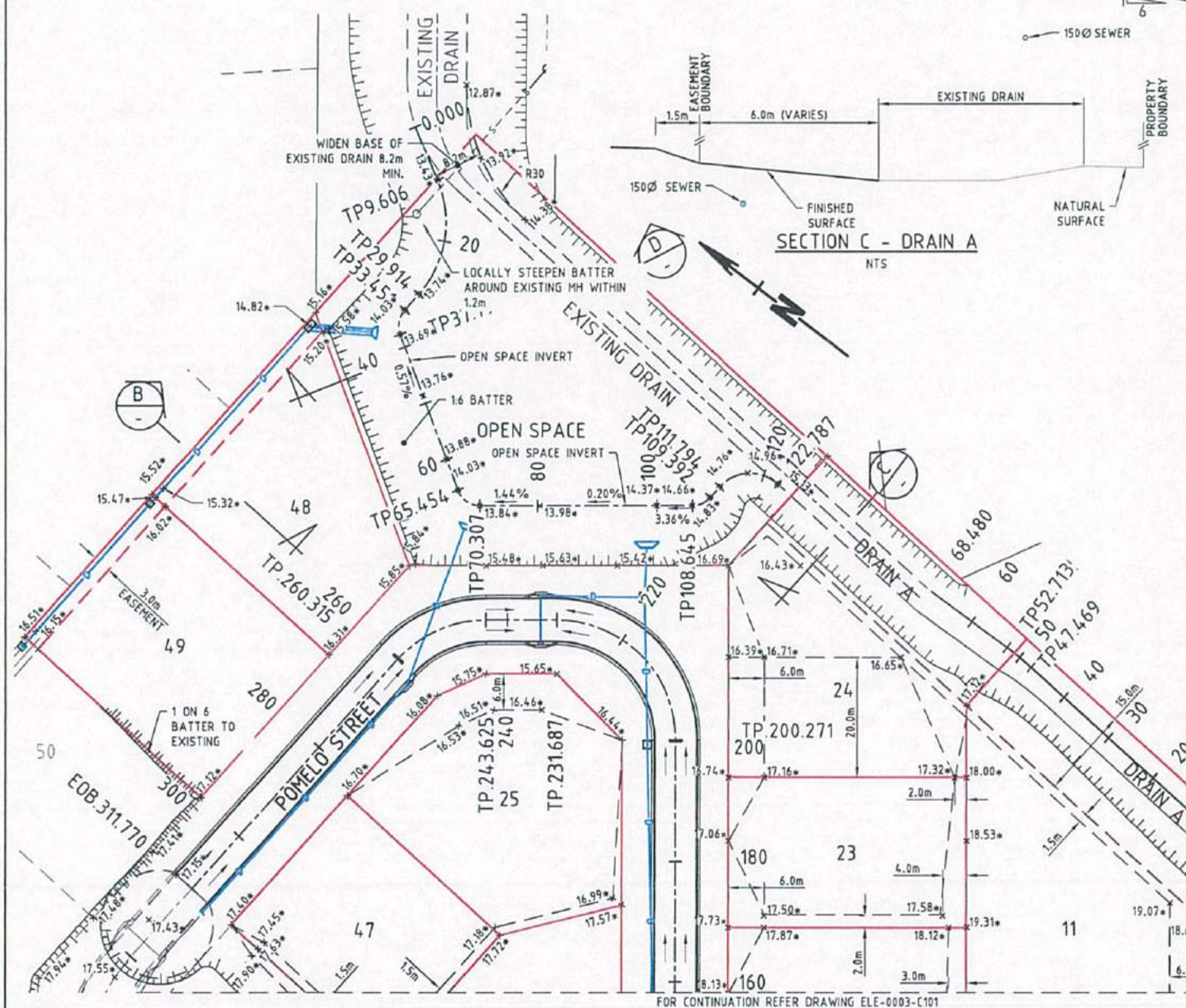
DIRECTOR .....  
DATE .....

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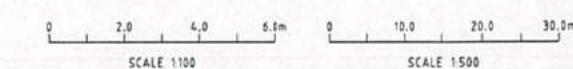
RPEQ .....  
DATE ..... 14/6/17

BRAZIER MOTTI PTY LTD (ACN 866 411 140), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by symbols (as) shown as they have been constructed for subdivision.

Director .....  
Date 9/6/17



CROSS SECTIONS - DRAIN A  
SCALE 1:100



AS-CONSTRUCTED ISSUE		
REV.	DATE	REVISIONS
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Job No: 27687/038-01

**REAL PROPERTY DESCRIPTION:**  
CANCELLING LOT 2 ON RP000747

DRAWN: M.MOTTI	DATUM: AHD
DESIGNED:	OPM 98041
CHECKED: G.CAMPBELL	E=62755.297
PROJECT MANAGER: R.PERKINS	N=94110.461
	RL.15.20
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

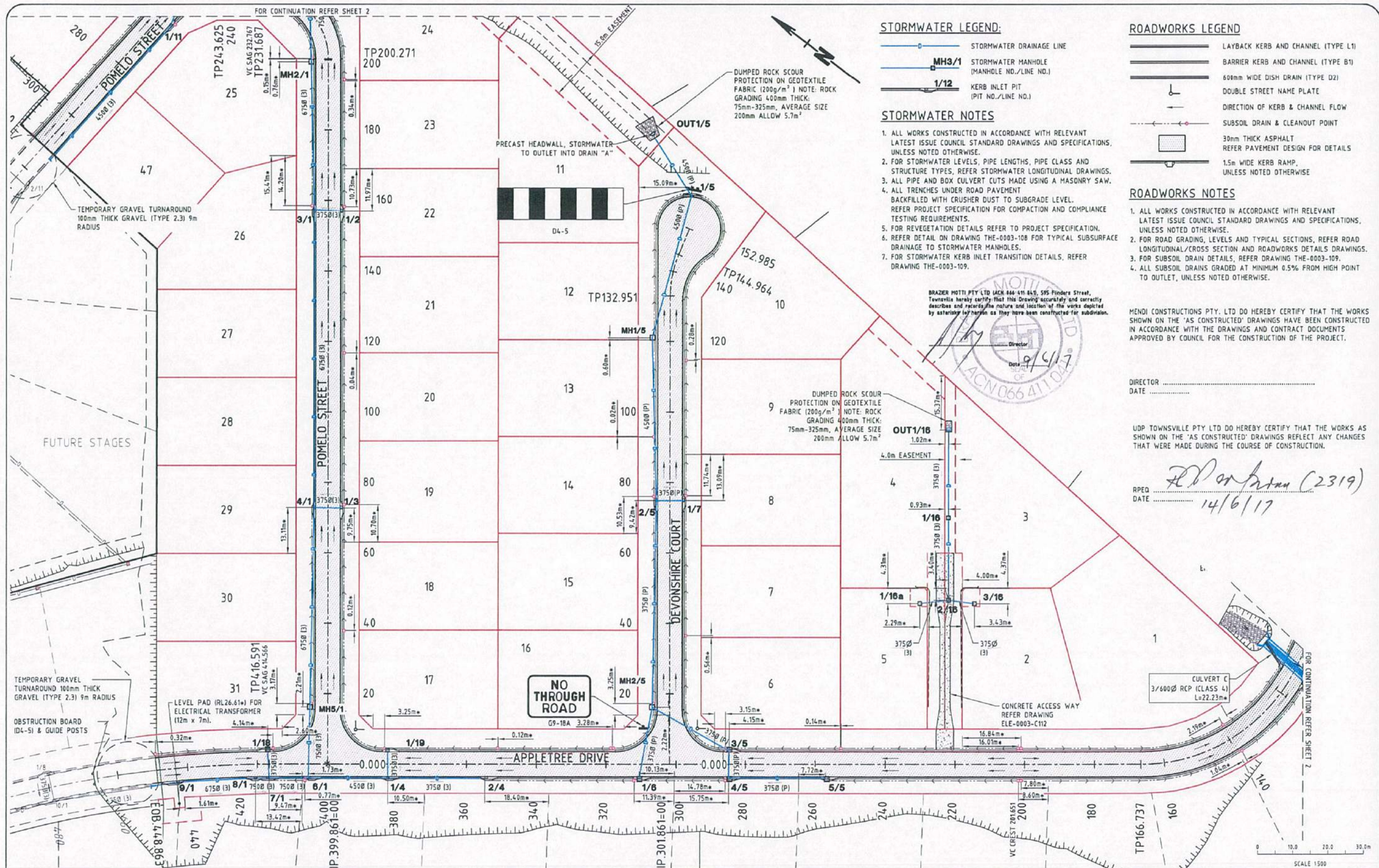
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**ELEMENTS NQ PTY LTD**  
THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN  
EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2

DRAWING SIZE A1	SCALE XREF	1:500 ELE-0003-XR-ASCON	DRAWING No. ELE-0003-C102	REV A
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# STORMWATER LEGEND:

- STORMWATER DRAINAGE LINE
- MH3/1 STORMWATER MANHOLE (MANHOLE NO./LINE NO.)
- 1/12 KERB INLET PIT (PIT NO./LINE NO.)

# STORMWATER NOTES

- ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- FOR STORMWATER LEVELS, PIPE LENGTHS, PIPE CLASS AND STRUCTURE TYPES, REFER STORMWATER LONGITUDINAL DRAWINGS.
- ALL PIPE AND BOX CULVERT CUTS MADE USING A MASONRY SAW.
- ALL TRENCHES UNDER ROAD PAVEMENT BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL. REFER PROJECT SPECIFICATION FOR COMPACTION AND COMPLIANCE TESTING REQUIREMENTS.
- FOR REVEGETATION DETAILS REFER TO PROJECT SPECIFICATION.
- REFER DETAIL ON DRAWING THE-0003-108 FOR TYPICAL SUBSURFACE DRAINAGE TO STORMWATER MANHOLES.
- FOR STORMWATER KERB INLET TRANSITION DETAILS, REFER DRAWING THE-0003-109.

# ROADWORKS LEGEND

- LAYBACK KERB AND CHANNEL (TYPE L1)
- BARRIER KERB AND CHANNEL (TYPE B1)
- 600mm WIDE DISH DRAIN (TYPE D2)
- DOUBLE STREET NAME PLATE
- DIRECTION OF KERB & CHANNEL FLOW
- SUBSOIL DRAIN & CLEANOUT POINT
- 30mm THICK ASPHALT REFER PAVEMENT DESIGN FOR DETAILS
- 1.5m WIDE KERB RAMP, UNLESS NOTED OTHERWISE

# ROADWORKS NOTES

- ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- FOR ROAD GRADING, LEVELS AND TYPICAL SECTIONS, REFER ROAD LONGITUDINAL/CROSS SECTION AND ROADWORKS DETAILS DRAWINGS.
- FOR SUBSOIL DRAIN DETAILS, REFER DRAWING THE-0003-109.
- ALL SUBSOIL DRAINS GRADED AT MINIMUM 0.5% FROM HIGH POINT TO OUTLET, UNLESS NOTED OTHERWISE.

MENDI CONSTRUCTIONS PTY. LTD DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

DIRECTOR .....  
DATE .....

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RPEQ DATE .....  
14/6/17

**AS-CONSTRUCTED ISSUE**



595 Flinders Street, Townsville  
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Email: townsville@braziermotti.com.au  
Job No: 27687/038-01

# REAL PROPERTY DESCRIPTION:

CANCELLING LOT 2 ON RP800747  
DRAWN: M.MOTTI  
DESIGNED:  
CHECKED: G.CAMPBELL  
PROJECT MANAGER: R.PERKINS  
DATUM: AHD  
OPM 98041  
E=62755.297  
N=94110.461  
RL=15.20  
PROJECT DIRECTOR: D.GIBSON RPEQ 13230



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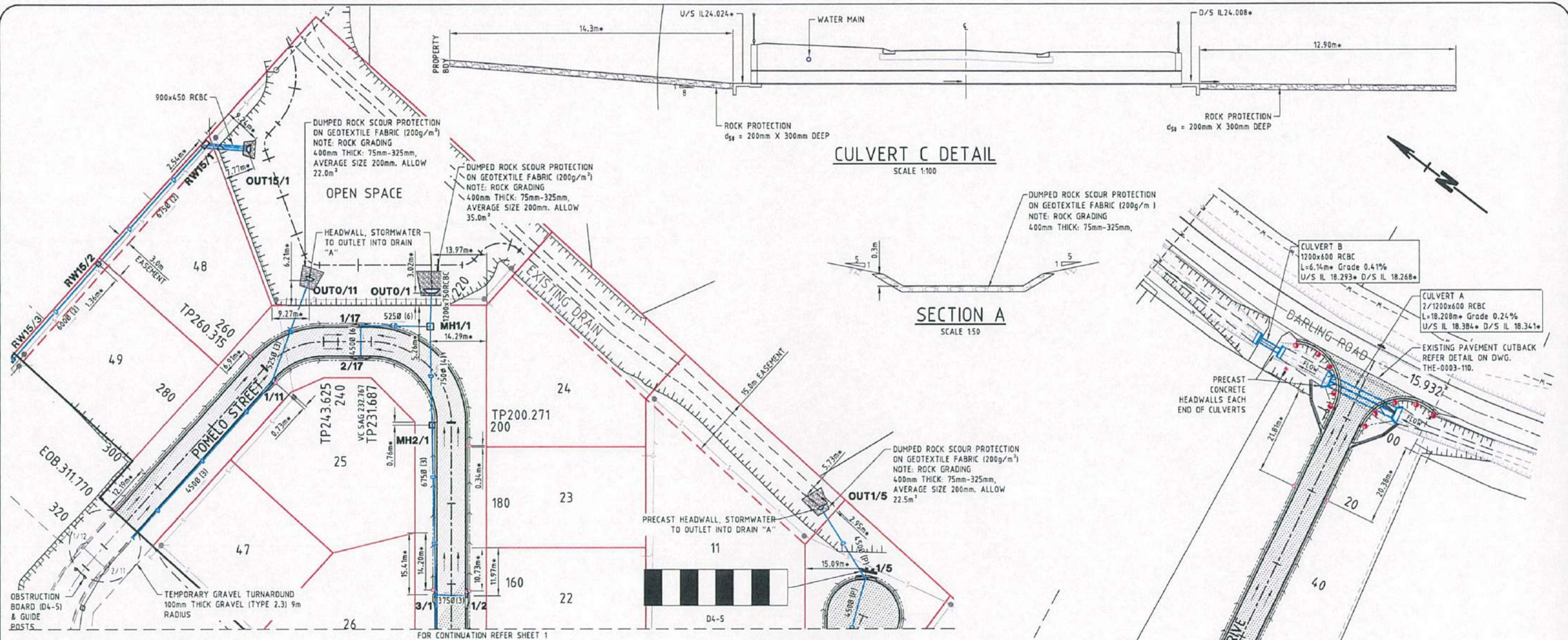
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# ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1 OF 2

DRAWING SIZE SCALE 1:500  
A1 XREF ELE-0003-XR-ASCON  
DRAWING No. ELE-0003-C103  
REV A



#### STORMWATER LEGEND:

- STORMWATER DRAINAGE LINE
- MH3/1 STORMWATER MANHOLE (MANHOLE NO./LINE NO.)
- 1/12 KERB INLET PIT (PIT NO./LINE NO.)

#### STORMWATER NOTES

- ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- FOR STORMWATER LEVELS, PIPE LENGTHS, PIPE CLASS AND STRUCTURE TYPES, REFER STORMWATER LONGITUDINAL DRAWINGS.
- ALL PIPE AND BOX CULVERT CUTS MADE USING A MASONRY SAW.
- ALL TRENCHES UNDER ROAD PAVEMENT BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL. REFER PROJECT SPECIFICATION FOR COMPACTION AND COMPLIANCE TESTING REQUIREMENTS.
- FOR REVEGETATION DETAILS REFER TO PROJECT SPECIFICATION.
- REFER DETAIL ON DRAWING THE-0003-110 FOR TYPICAL SUBSURFACE DRAINAGE TO STORMWATER MANHOLES.
- FOR STORMWATER KERB INLET TRANSITION DETAILS, REFER DRAWING THE-0003-108.

#### ROADWORKS LEGEND

- LAYBACK KERB AND CHANNEL (TYPE L1)
- BARRIER KERB AND CHANNEL (TYPE B1)
- 600mm WIDE DISH DRAIN (TYPE D2)
- DOUBLE STREET NAME PLATE
- DIRECTION OF KERB & CHANNEL FLOW
- SUBSOIL DRAIN & CLEANOUT POINT
- 30mm THICK ASPHALT
- 1.5m WIDE KERB RAMP, UNLESS NOTED OTHERWISE

#### ROADWORKS NOTES

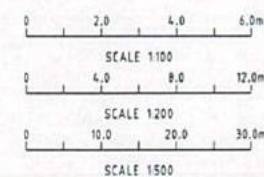
- ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- FOR ROAD GRADING, LEVELS AND TYPICAL SECTIONS, REFER ROAD LONGITUDINAL/CROSS SECTION AND ROADWORKS DETAILS DRAWINGS.
- FOR SUBSOIL DRAIN DETAILS, REFER DRAWING THE-0003-108.
- ALL SUBSOIL DRAINS GRADED AT MINIMUM 0.5% FROM HIGH POINT TO OUTLET, UNLESS NOTED OTHERWISE.

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DIRECTOR .....  
DATE .....

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RPEQ .....  
DATE ..... 14/6/17



### AS-CONSTRUCTED ISSUE

REV.	DATE	REVISIONS
A	09/06/17	AS CONSTRUCTED ISSUE



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Job No: 27687/038-01

#### REAL PROPERTY DESCRIPTION:

CANCELLING LOT 2 ON RP80074.7

DRAWN: H.MOTTI	DATUM: AHD
DESIGNED:	GPM 98041
CHECKED: G.CAMPBELL	E=62755.297
PROJECT MANAGER: R.PERKINS	N=94110.461
	RL=15.20
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

**UDP**

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#### ELEMENTS NQ PTY LTD

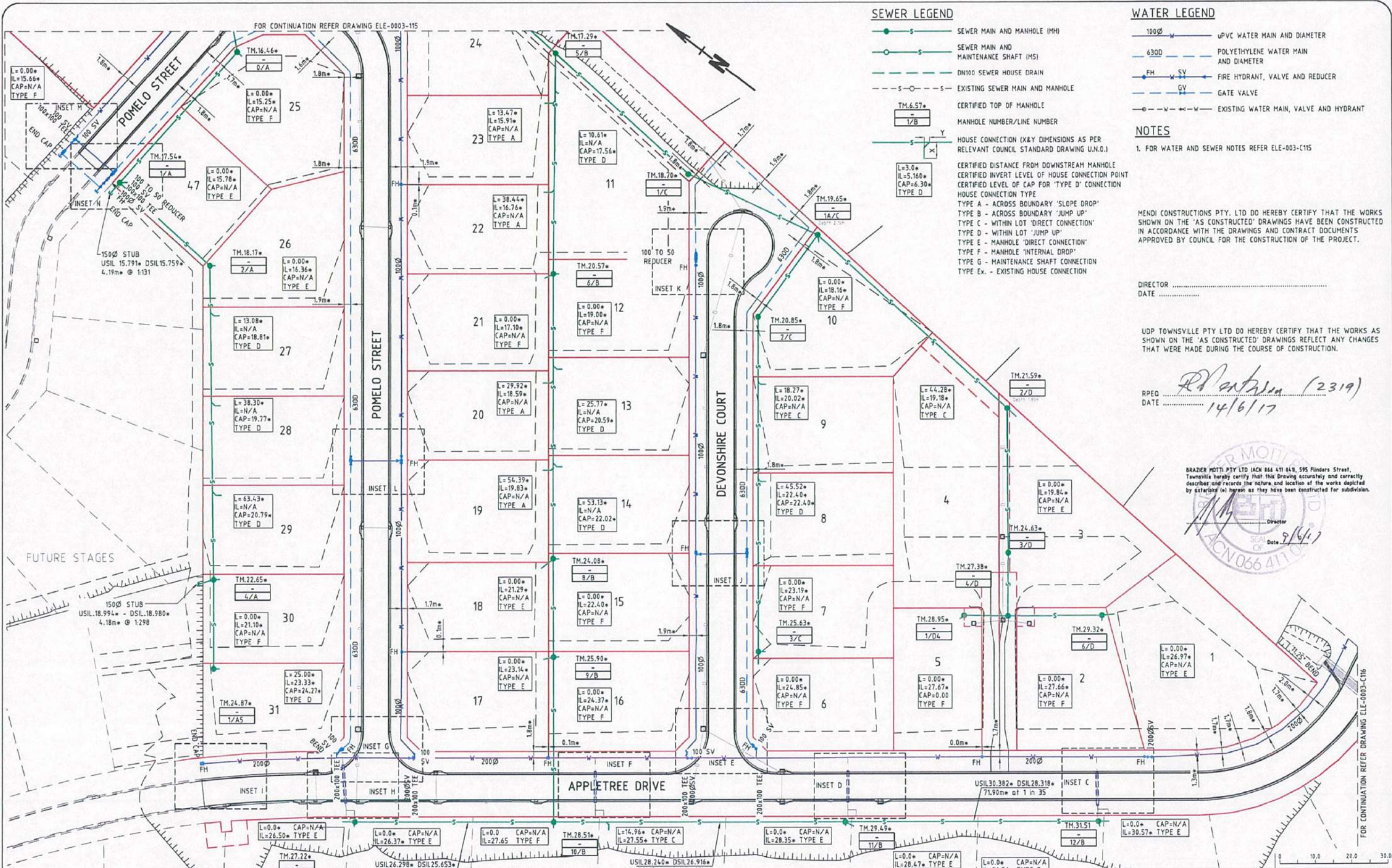
THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 2 OF 2

DRAWING SIZE	SCALE	1:500	DRAWING No.	REV
A1	XREF	ELE-0003-XR-ASCON	ELE-0003-C104	A

BRAZIER MOTTI PTY LTD (ACH 864 411 849, 595 Flinders Street, Townsville) hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (if any) as they have been constructed for subdivision.

Director  
Date 9/6/17



SEWER LEGEND

- SEWER MAIN AND MANHOLE (MH)
- SEWER MAIN AND MAINTENANCE SHAFT (MS)
- DN100 SEWER HOUSE DRAIN
- EXISTING SEWER MAIN AND MANHOLE
- CERTIFIED TOP OF MANHOLE
- MANHOLE NUMBER/LINE NUMBER
- HOUSE CONNECTION (X&Y DIMENSIONS AS PER RELEVANT COUNCIL STANDARD DRAWING U.N.O.)
- CERTIFIED DISTANCE FROM DOWNSTREAM MANHOLE
- CERTIFIED INVERT LEVEL OF HOUSE CONNECTION POINT
- CERTIFIED LEVEL OF CAP FOR 'TYPE D' CONNECTION
- HOUSE CONNECTION TYPE
  - TYPE A - ACROSS BOUNDARY 'SLOPE DROP'
  - TYPE B - ACROSS BOUNDARY 'JUMP UP'
  - TYPE C - WITHIN LOT 'DIRECT CONNECTION'
  - TYPE D - WITHIN LOT 'JUMP UP'
  - TYPE E - MANHOLE 'DIRECT CONNECTION'
  - TYPE F - MANHOLE 'INTERNAL DROP'
  - TYPE G - MAINTENANCE SHAFT CONNECTION
  - TYPE EX - EXISTING HOUSE CONNECTION

WATER LEGEND

- 100Ø UPVC WATER MAIN AND DIAMETER
- 6300 POLYETHYLENE WATER MAIN AND DIAMETER
- FH SV GY FIRE HYDRANT, VALVE AND REDUCER
- GATE VALVE
- EXISTING WATER MAIN, VALVE AND HYDRANT

NOTES

1. FOR WATER AND SEWER NOTES REFER ELE-003-C115

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DATE ..... 14/6/17

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Director  
Date 9/6/17  
ACN 066 411 848

AS-CONSTRUCTED ISSUE

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CANCELLING LOT 2 ON RP800747

DRAWN: M.MOTTI  
DESIGNED:  
CHECKED: G.CAMPBELL  
PROJECT MANAGER: R.PERKINS  
DATUM: AHD  
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PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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Web: www.udpgroup.com.au

ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN  
WATER & SEWERAGE RETICULATION PLAN - SHEET 1 OF 4

DRAWING SIZE: A1  
SCALE: 1:500  
XREF: ELE-0003-XR-DESIGN  
DRAWING No: ELE-0003-C114  
REV: A

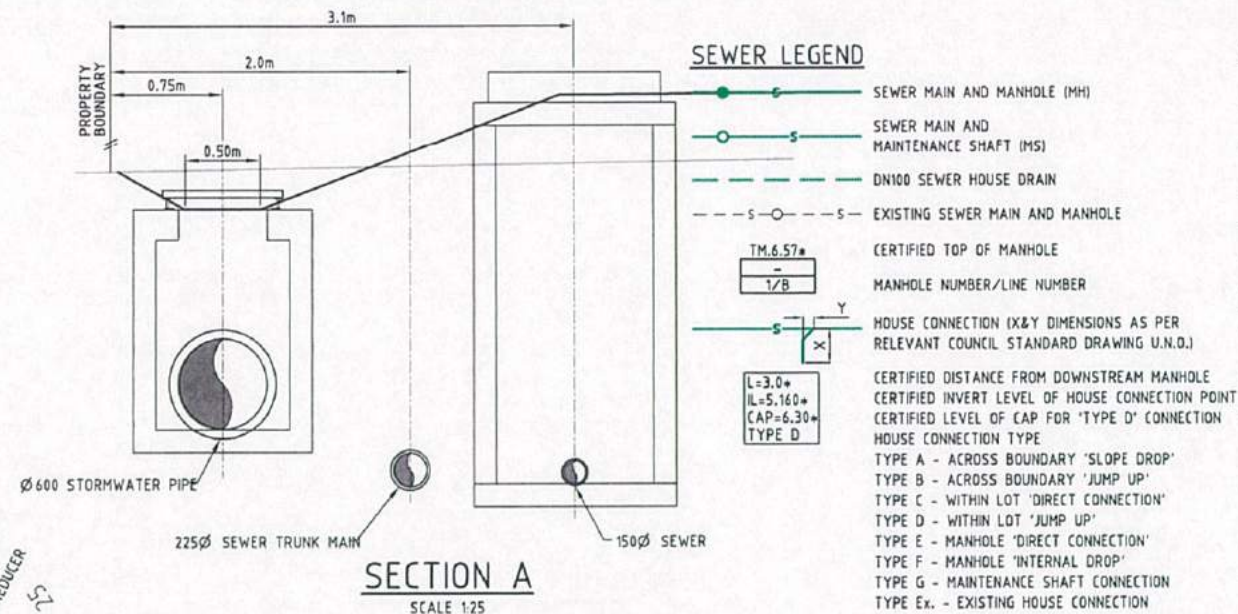


MENDI CONSTRUCTIONS PTY. LTD DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

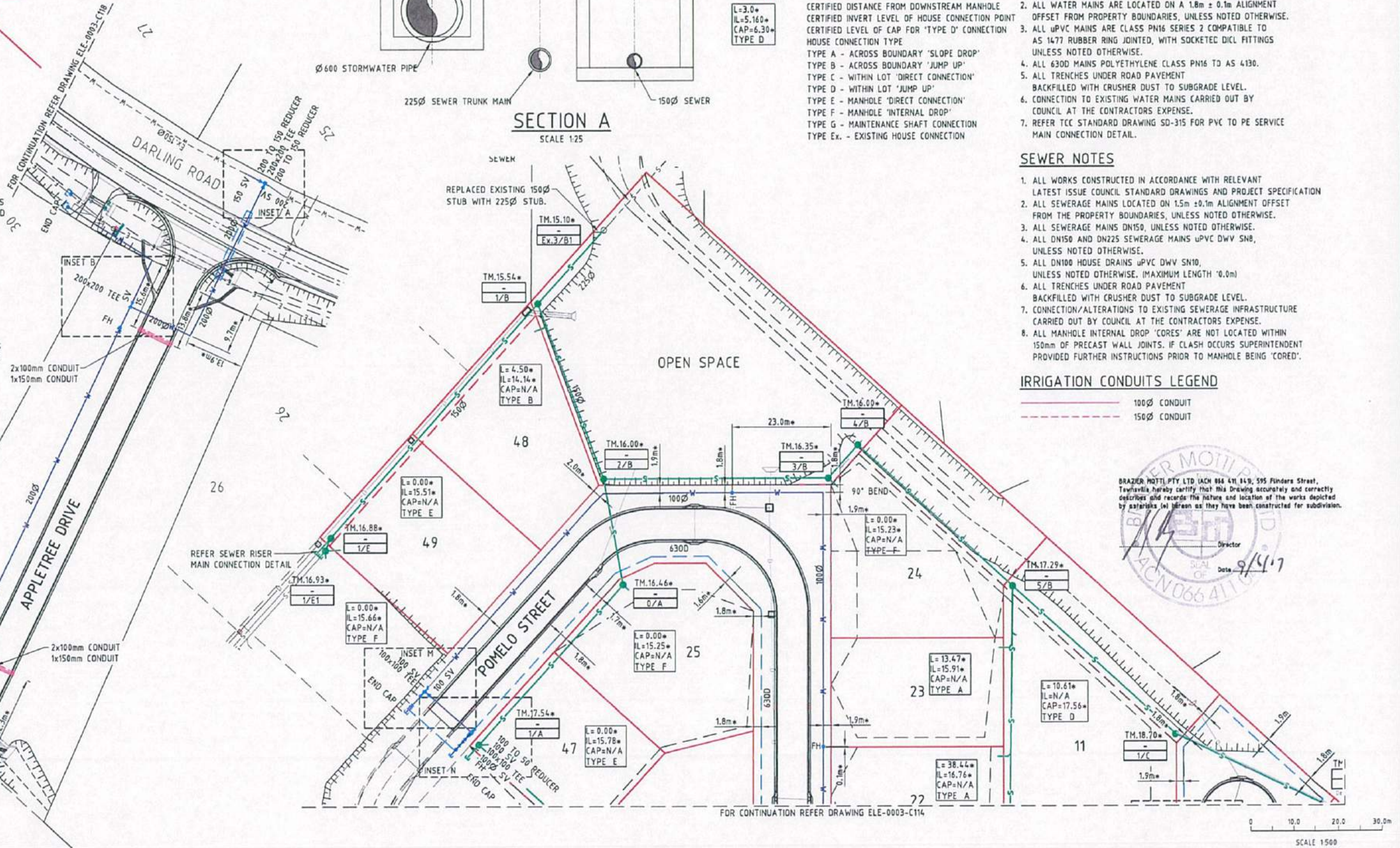
DIRECTOR \_\_\_\_\_  
DATE \_\_\_\_\_

UDP TOWNSVILLE PTY LTD DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEQ .....  
DATE ..... 14/6/17

SECTION A

SCALE 1:25



BRAZIER MOTTL PTY LTD IACH 884 411 849, 595 Flinders Street,  
Trentham hereby certify that this Drawing accurately and correctly  
describes and records the nature and location of the works depicted  
by asterisks (\*) herein as they have been constructed for subdivision.

Director \_\_\_\_\_  
Date 9/4/7

## AS-CONSTRUCTED ISSUE



595 Flinders Street, Townsville  
Phone: 4772 1144 Fax: 4772 2557  
Email: [townsville@braziermotti.com.au](mailto:townsville@braziermotti.com.au)  
Job No: 27687/038-01

REAL PROPERTY DESCRIPTION:  
CANCELLING LOT 2 ON RP800767

DRAWN: M.MOTTI	DATUM: AHD
DESIGNED:	OPM 98041 E=62755.297 N=94110.461 RL15.20
CHECKED: G.CAMPBELL	
PROJECT MANAGER: R PERKINS	PROJECT DIRECTOR: D.GIBSON RPEO 132

# UDP

Excellence Through Partnership

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Email: [main@udpgroup.com.au](mailto:main@udpgroup.com.au)  
Web: [www.udpgroup.com.au](http://www.udpgroup.com.au)

ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

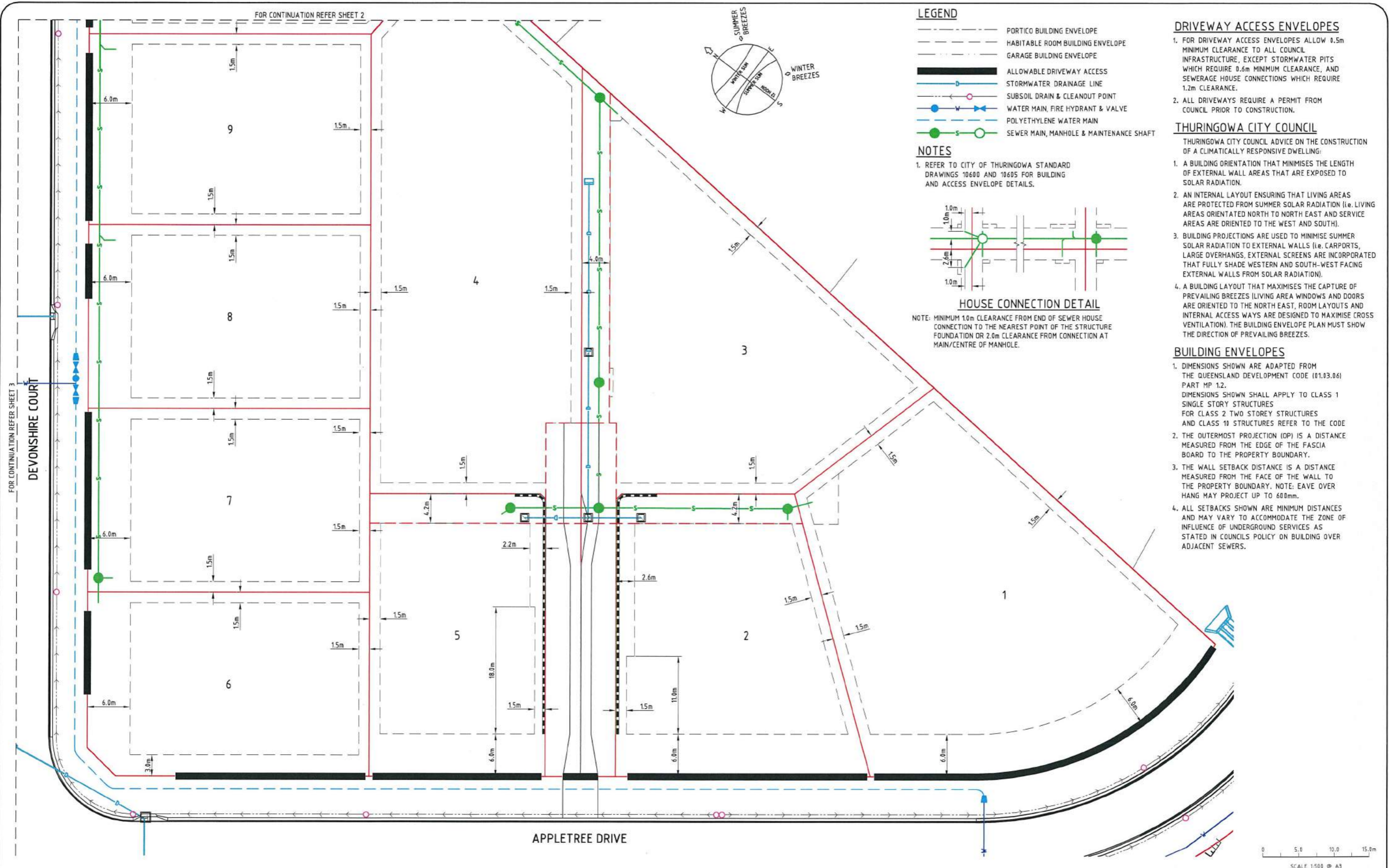
WATER &amp; SEWERAGE RETICULATION PLAN - SHEET 2 OF 4

DRAWING SIZE	SCALE	1:500
A1	XREF	FILE-0003-XR-DESIGN

DRAWING No. ELE-0003-C115

REV  
A

G:\27687\038-01\DRAWING\EL-003-114-118-WATER &amp; SEWER.DWG



## CONSTRUCTION ISSUE

REV.	DATE	REVISIONS
A	12/07/16	ISSUED FOR CONSTRUCTION
3	01/06/16	SEWER AMENDED
2	22/02/16	ISSUED FOR OPERATIONAL WORKS APPROVAL (RFI)
1	03/09/15	ISSUED FOR OPERATIONAL WORKS APPROVAL



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**REAL PROPERTY DESCRIPTION:**  
CANCELLING LOT 2 ON RP800747

**DRAWN:** J. THORSEN  
**DESIGNED:** R. STAER  
**CHECKED:** M. BLAGG  
**PROJECT MANAGER:** R. PERKINS

**DATUM:** AHD  
OPM 98041  
E=62755.297  
N=94110.461  
RL=15.20  
**PROJECT DIRECTOR:** R. PERKINS RPEQ 2319



DALGETY PLACE  
84 DENHAM STREET  
PO BOX 1110  
TOWNSVILLE QLD 4810

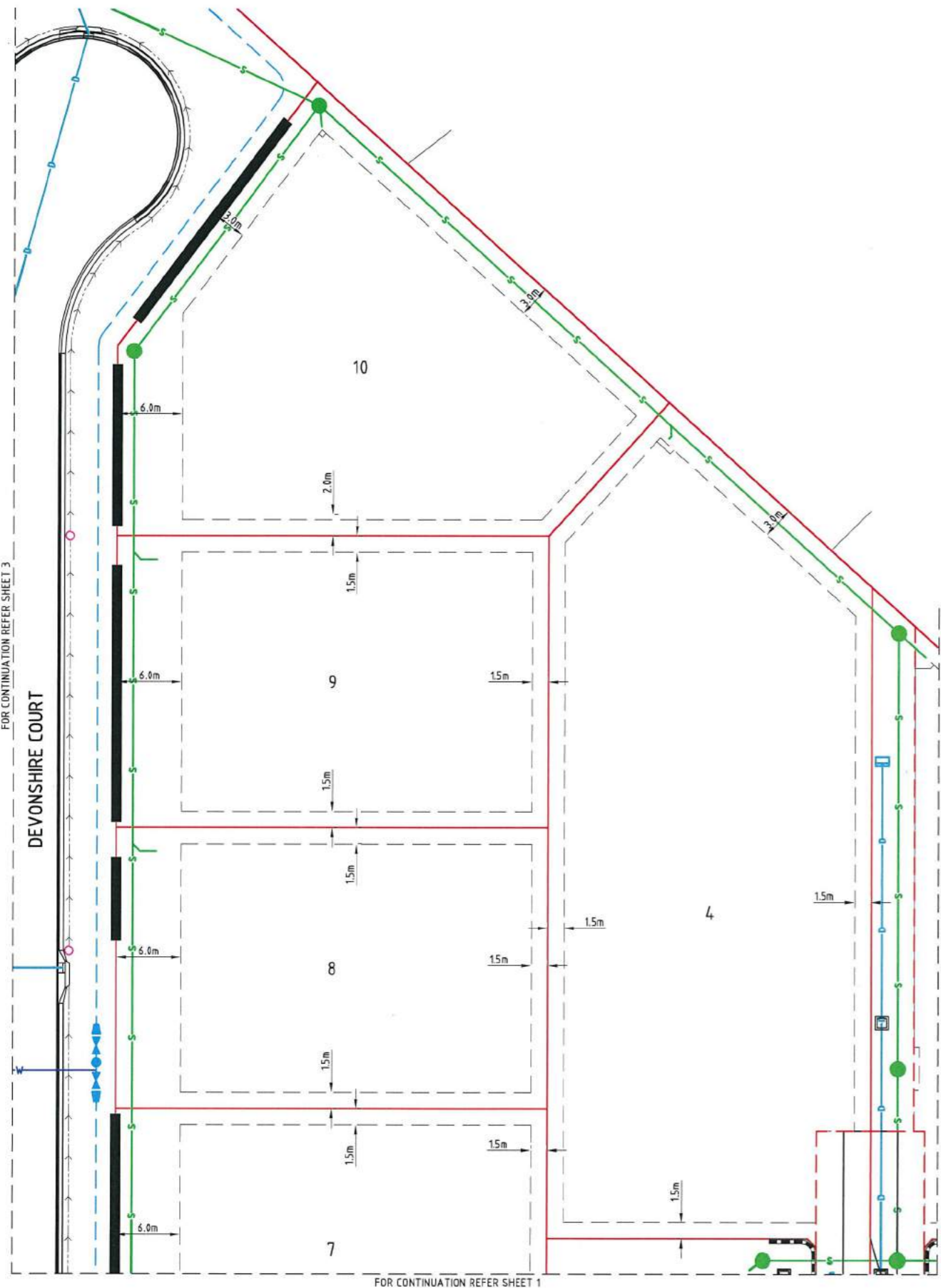
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Email: main@udpgroup.com.au  
Web: www.udpgroup.com.au

**ELEMENTS NQ PTY LTD**

**THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN**

**BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 1 OF 5**

DRAWING SIZE	SCALE	DRAWING No.	REV
A3	1:500	ELE-0003-C24	A
XREF	ELE-0003-XR-DESIGN		



### LEGEND

- PORTICO BUILDING ENVELOPE
- HABITABLE ROOM BUILDING ENVELOPE
- GARAGE BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- STORMWATER DRAINAGE LINE
- SUBSOIL DRAIN & CLEANOUT POINT
- WATER MAIN, FIRE HYDRANT & VALVE
- POLYETHYLENE WATER MAIN
- SEWER MAIN, MANHOLE & MAINTENANCE SHAFT

### NOTES

1. REFER TO CITY OF THURINGOWA STANDARD DRAWINGS 10600 AND 10605 FOR BUILDING AND ACCESS ENVELOPE DETAILS.

### BUILDING ENVELOPES

1. DIMENSIONS SHOWN ARE ADAPTED FROM THE QUEENSLAND DEVELOPMENT CODE (01.03.06) PART MP 1.2. DIMENSIONS SHOWN SHALL APPLY TO CLASS 1 SINGLE STORY STRUCTURES FOR CLASS 2 TWO STOREY STRUCTURES AND CLASS 10 STRUCTURES REFER TO THE CODE.
2. THE OUTERMOST PROJECTION (OP) IS A DISTANCE MEASURED FROM THE EDGE OF THE FASCIA BOARD TO THE PROPERTY BOUNDARY.
3. THE WALL SETBACK DISTANCE IS A DISTANCE MEASURED FROM THE FACE OF THE WALL TO THE PROPERTY BOUNDARY. NOTE: EAVE OVER HANG MAY PROJECT UP TO 600mm.
4. ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCILS POLICY ON BUILDING OVER ADJACENT SEWERS.

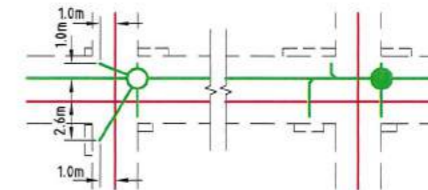
### DRIVEWAY ACCESS ENVELOPES

1. FOR DRIVEWAY ACCESS ENVELOPES 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.
2. ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

### THURINGOWA CITY COUNCIL

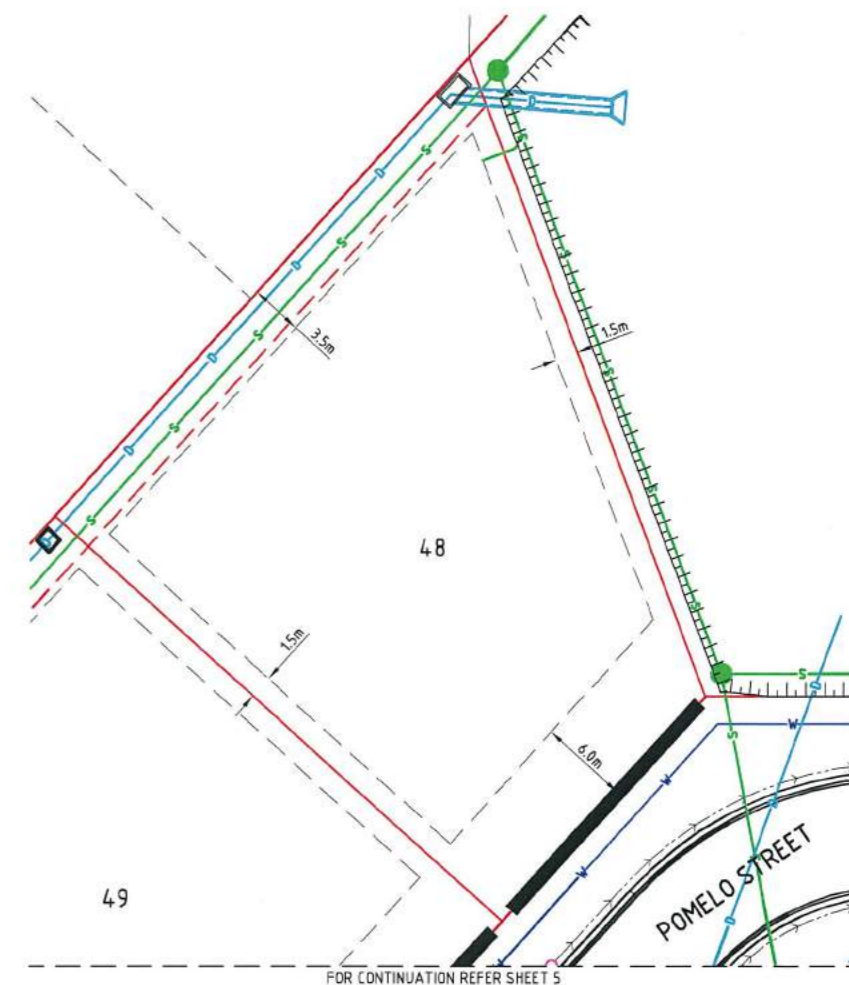
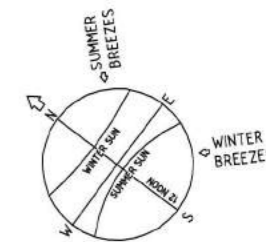
THURINGOWA CITY COUNCIL ADVICE ON THE CONSTRUCTION OF A CLIMATICALLY RESPONSIVE DWELLING:

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 ORIENTED 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-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION).
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### HOUSE CONNECTION DETAIL

NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.



0 5.0 10.0 15.0m  
SCALE 1:500 @ A3

## CONSTRUCTION ISSUE



REAL PROPERTY DESCRIPTION:  
CANCELLING LOT 2 ON RP800747

DRAWN:  
J. THORSEN  
DESIGNED:  
R. STAER  
CHECKED:  
M. BLAGG  
PROJECT MANAGER:  
R. PERKINS

DATUM: AHD  
DPM 98041  
E=62755.297  
N=94110.461  
RL=15.20

PROJECT DIRECTOR:  
R. PERKINS RPEQ 2319

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ELEMENTS NQ PTY LTD

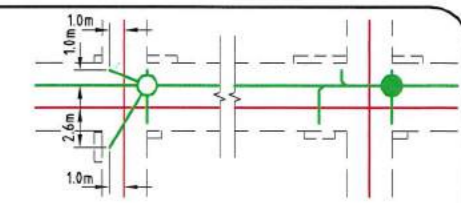
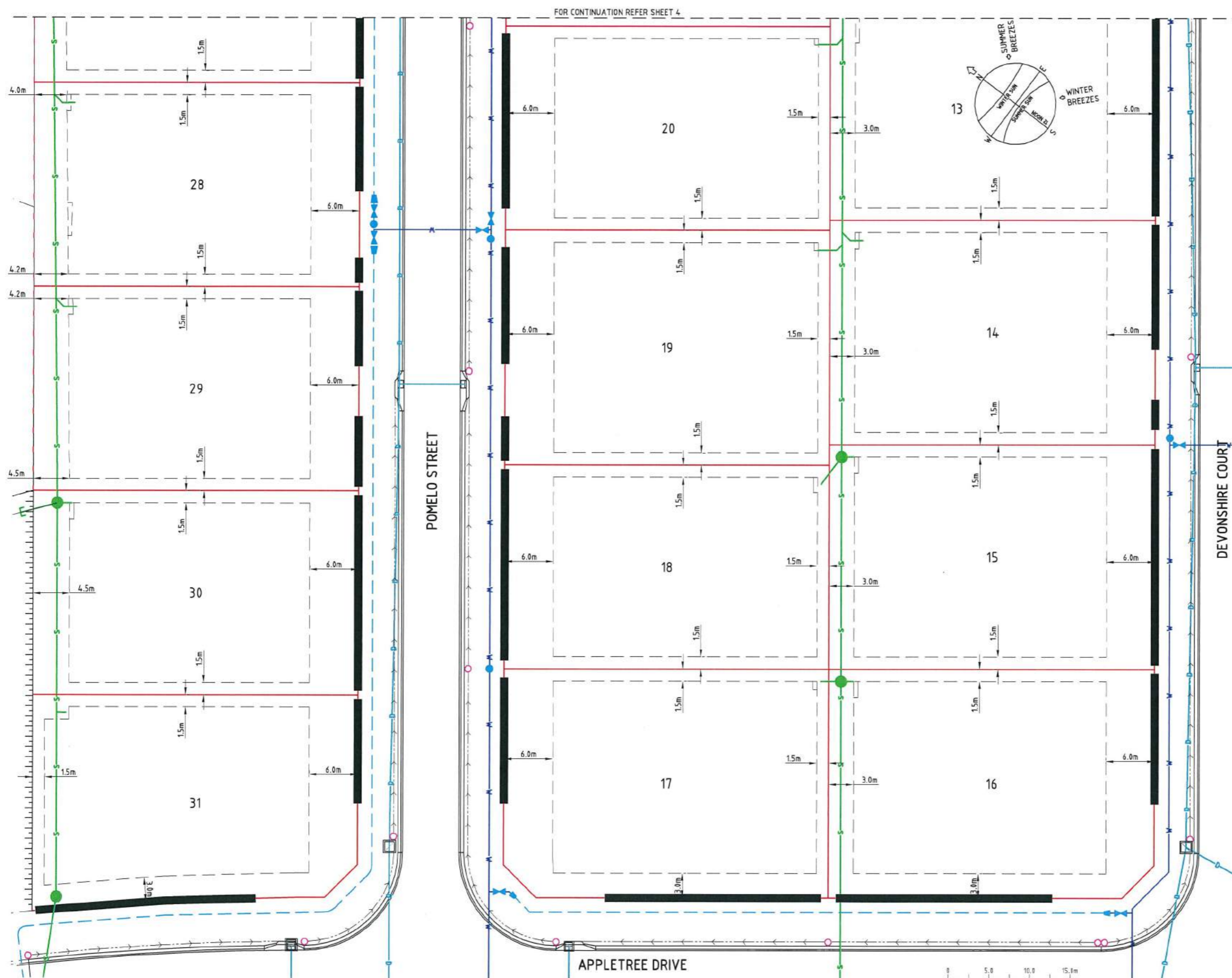
THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 2 OF 5

DRAWING SIZE: A3  
SCALE: 1:500  
XREF: ELE-0003-XR-DESIGN

DRAWING No.: ELE-0003-C25

REV: A



### HOUSE CONNECTION DETAIL

NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.

### LEGEND

- PORTICO BUILDING ENVELOPE
- HABITABLE ROOM BUILDING ENVELOPE
- GARAGE BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- STORMWATER DRAINAGE LINE
- SUBSOIL DRAIN & CLEANOUT POINT
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- POLYETHYLENE WATER MAIN
- SEWER MAIN, MANHOLE & MAINTENANCE SHAFT

### NOTES

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### BUILDING ENVELOPES

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### THURINGOWA CITY COUNCIL

THURINGOWA CITY COUNCIL ADVICE ON THE CONSTRUCTION OF A CLIMATICALLY RESPONSIVE DWELLING:

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## CONSTRUCTION ISSUE

REV.	DATE	REVISIONS
1	12/07/16	ISSUED FOR CONSTRUCTION
3	01/06/16	SEWER AMENDED
2	22/02/16	ISSUED FOR OPERATIONAL WORKS APPROVAL (RFI)
1	03/09/15	ISSUED FOR OPERATIONAL WORKS APPROVAL

JAS-ANZ  
C  
ISO 9001

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REAL PROPERTY DESCRIPTION:  
CANCELLING LOT 2 ON RP800747

DRAWN: J. THORSEN  
DESIGNED: R. STAER  
CHECKED: M. BLAGG  
PROJECT MANAGER: R. PERKINS

DATUM: AHD  
OPM 98041  
E=62755.297  
N=94110.461  
RL=15.20

PROJECT DIRECTOR: R. PERKINS RPEQ 2319

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84 DENHAM STREET  
PO BOX 1110  
TOWNSVILLE QLD 4810

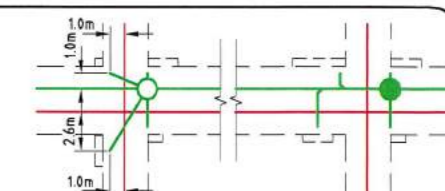
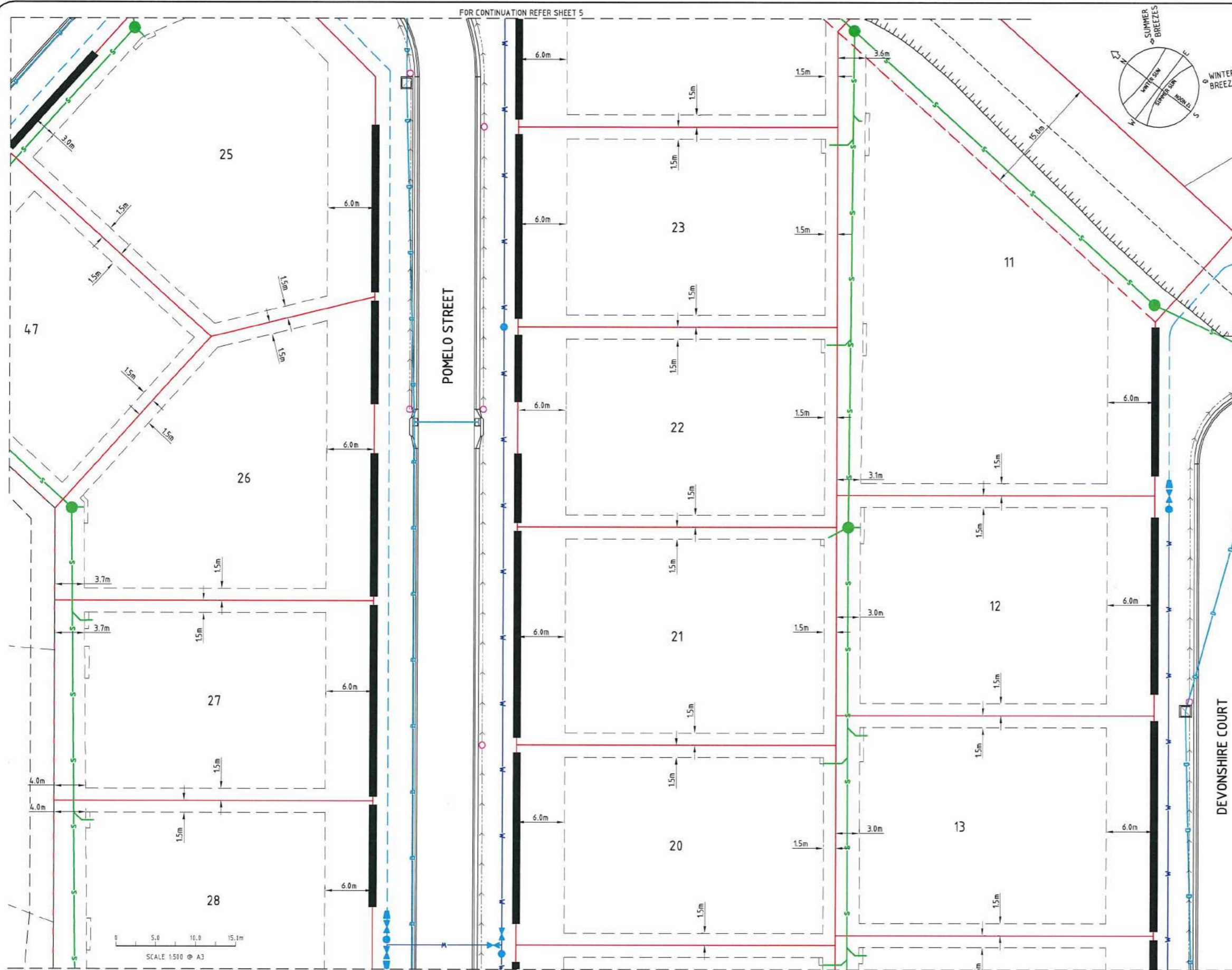
Phone: (07) 4772 0666  
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ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 3 OF 5

DRAWING SIZE	SCALE	1:500	DRAWING No.	ELE-0003-C26	REV	A
A3	XREF	ELE-0003-XR-DESIGN				



### HOUSE CONNECTION DETAIL

NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.

### LEGEND

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- GARAGE BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- STORMWATER DRAINAGE LINE
- SUBSOIL DRAIN & CLEANOUT POINT
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### NOTES

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### BUILDING ENVELOPES

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## CONSTRUCTION ISSUE

REV.	DATE	REVISIONS
A	12/07/16	ISSUED FOR CONSTRUCTION
3	01/06/16	SEWER AMENDED
2	22/02/16	ISSUED FOR OPERATIONAL WORKS APPROVAL (RFI)
1	03/09/15	ISSUED FOR OPERATIONAL WORKS APPROVAL



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### REAL PROPERTY DESCRIPTION:

CANCELLING LOT 2 ON RP800747

DRAWN: J. THORSEN	DATUM: AHD
DESIGNED: R. STAER	OPM 98041
CHECKED: M. BLAGG	E=62755.297
PROJECT MANAGER: R. PERKINS	N=94110.461
	PROJECT DIRECTOR: R. PERKINS RPEQ 2319



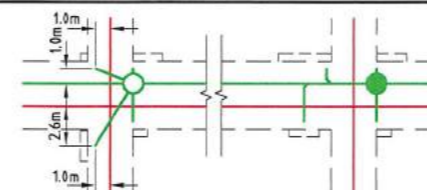
DALGETY PLACE  
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### ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

### BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 4 OF 5

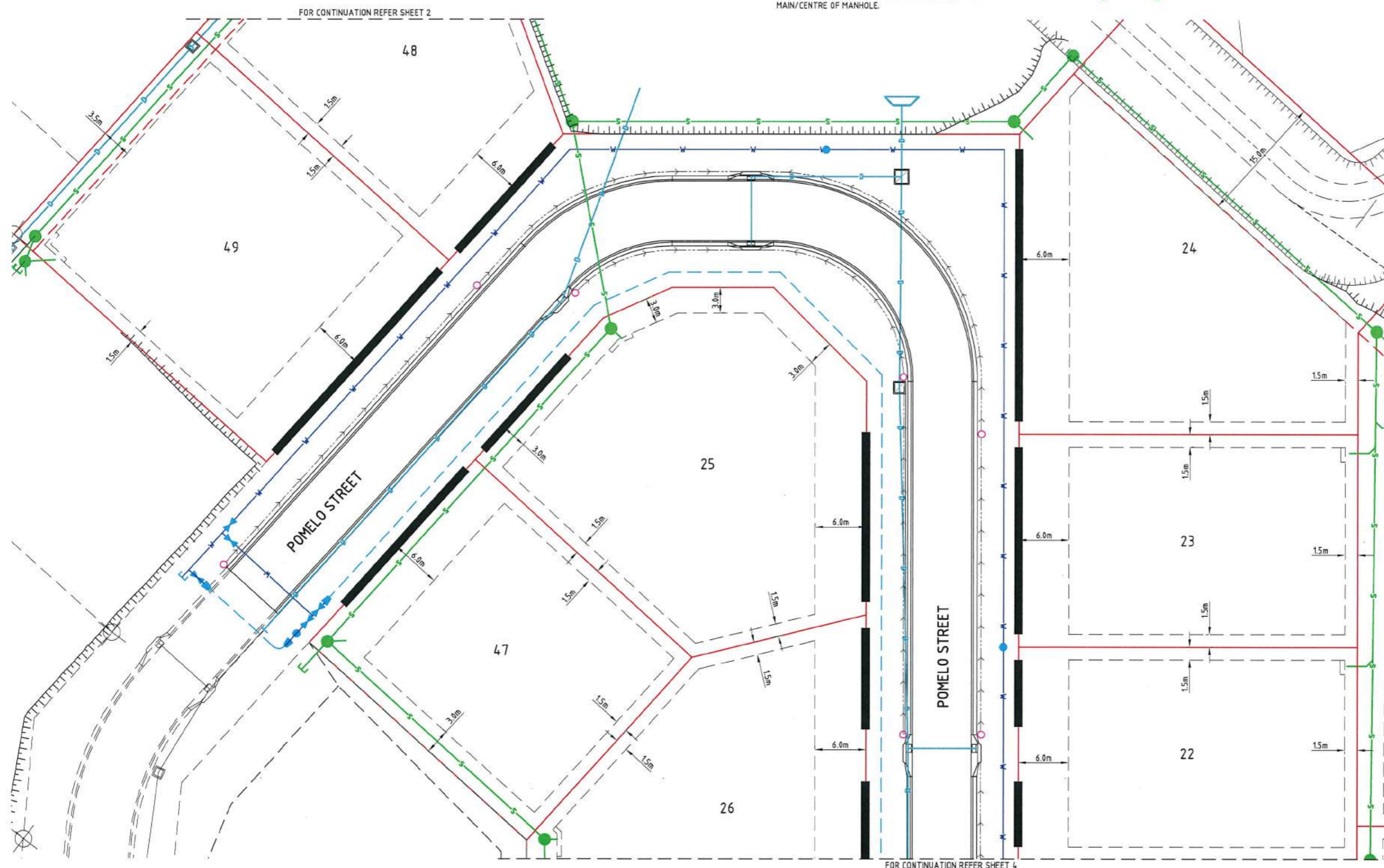
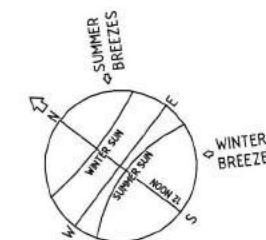
DRAWING SIZE: A3	SCALE: 1:500	DRAWING No.: ELE-0003-C27	REV: A
XREF: ELE-0003-XR-DESIGN			



**HOUSE CONNECTION DETAIL**  
NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.

## LEGEND

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## NOTES

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## BUILDING ENVELOPES

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## THURINGOWA CITY COUNCIL

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0 5.0 10.0 15.0m  
SCALE 1:500 @ A3

## CONSTRUCTION ISSUE

REV.	DATE	REVISIONS
B	24/08/16	LOT 49 SEWER AMENDED
A	12/07/16	ISSUED FOR CONSTRUCTION
3	01/06/16	STORMWATER OUTLETS AMENDED
2	22/02/16	ISSUED FOR OPERATIONAL WORKS APPROVAL (RFI)
1	03/09/15	ISSUED FOR OPERATIONAL WORKS APPROVAL

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REAL PROPERTY DESCRIPTION:  
CANCELLING LOT 2 ON RP800747

DRAWN: J. THORSEN  
DESIGNED: R. STAER  
CHECKED: M. BLAGG  
PROJECT MANAGER: R. PERKINS  
DATUM: AHD  
OPM 98041  
E=62755.297  
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ELEMENTS NQ PTY LTD

THE ORCHARD STAGE 1  
DARLING ROAD, JENSEN

BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 5 OF 5

DRAWING SIZE: A3  
SCALE: 1:500  
XREF: ELE-0003-XR-DESIGN

DRAWING No: ELE-0003-C28

REV B