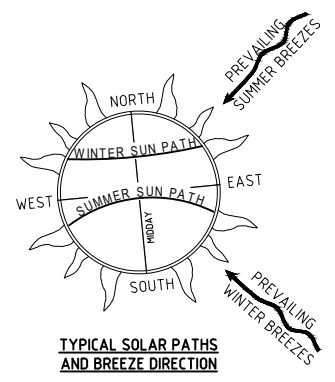


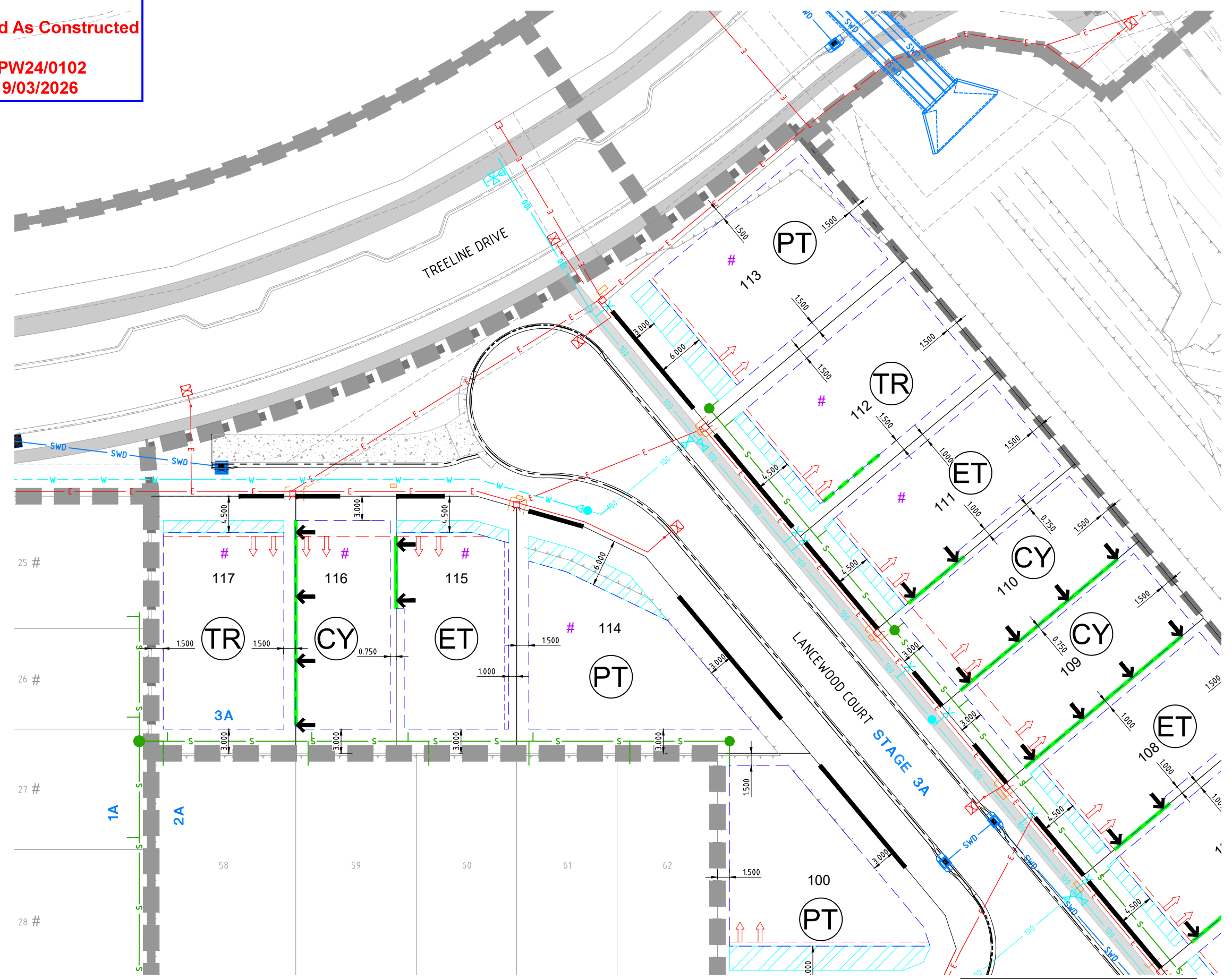
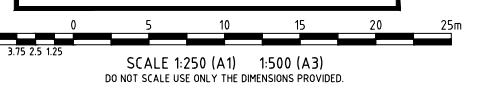
Townsville City Council
Accepted As Constructed
OPW24/0102
19/03/2026



- LEGEND**
- STAGE BOUNDARY
 - - - BUILDING ENVELOPE (OMP)
 - - - BUILDING ENVELOPE SETBACK TO WALL
 - ▨ BUILDING ENVELOPE (OMP) PORTICO / OPEN PORCHES ONLY
 - PT TR ET CY V PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA
 - ALLOTMENT DESIGNATED FOR DUAL OCCUPANCY
 - # ALLOTMENT DESIGNATED FOR ICON LOT DEVELOPMENT
 - BUILD-TO-BOUNDARY LINE
 - BUILD-TO-BOUNDARY LINE (GARAGE WALL ONLY)
 - CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
 - ALLOWABLE DRIVEWAY ACCESS
 - ↑↑↑ PREFERRED GARAGE LOCATION
 - S SEWER MAIN
 - S SEWER CONNECTION
 - W WATER MAIN - uPVC
 - W WATER MAIN - POLY
 - X WATER CONNECTION
 - E ELECTRICAL NETWORK
 - ⊕ ELECTRICAL PILLAR CONNECTION
 - ⊕ ELECTRICAL STREET LIGHT
 - NBN NBN NETWORK
 - I NBN CONNECTION
 - SWD STORMWATER LINE
 - RETAINING WALL
 - CONCRETE FOOTPATH
 - ▨ ZONE OF INFLUENCE FOR BUILDING ADJACENT TO TRUNK SEWER MAIN

NOTE:
 ALL STRUCTURES CONSTRUCTED WITHIN THE IDENTIFIED ZONE OF INFLUENCE ARE TO BE DESIGNED NOT TO EXCEED THE DESIGN SURCHARGE OF THE RETAINING WALL AND ARE TO BE CERTIFIED BY AN RPEQ WITH THE RELEVANT STRUCTURAL QUALIFICATIONS.

FOR ADDITIONAL INFORMATION ON BUILDING ENVELOPES AND LOT TYPES, REFER PRECINCT 1 R.O.L. PLANS B00412-P1-CG07 AND B00412-P1-BE08.



JOINS TO DRAWING No. B00535-ABEP02

User: ISAAC_GIBSON
 Plot Date: 18/02/2026 3:55:24 PM
 File Name: S:\2024\URBEX\MANAGEMENT\B00535_2547\1\1\1\CIVIL\DRG\AS CONSTRUCTED\OPW\STAGE 4\B00535-ABEP

AS CONSTRUCTED

ENGINEERING CERTIFICATION
Isaac Gibson
 Registered Engineer
 Date 27/02/2026
 RPEQ No. 07034

Somers & Hervey
 ESTATE
URBEX

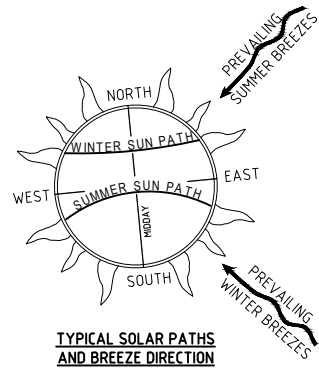
EMPOWER

Client **URBEX PTY LTD**
 Project **SOMERS & HERVEY ESTATE - STAGE 3A & 3B**
 Title **ACCESS AND BUILDING ENVELOPE PLAN**
SHEET 1 OF 3

Datum **AHD**
 PSM **114264**
 RL **19.281**
 (MGA) COORD
AS CONSTRUCTED
 Project No. Drawing No. Rev
B00535-ABEP01 1

No.	Amendments	Drawn	Design	Design Chk	Appd	Date	Registered Accreditation
1	AS CONSTRUCTED	EM	ES	CH	CH	18/02/26	RPEQ No. 07034

This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers ©COPYRIGHT 2024

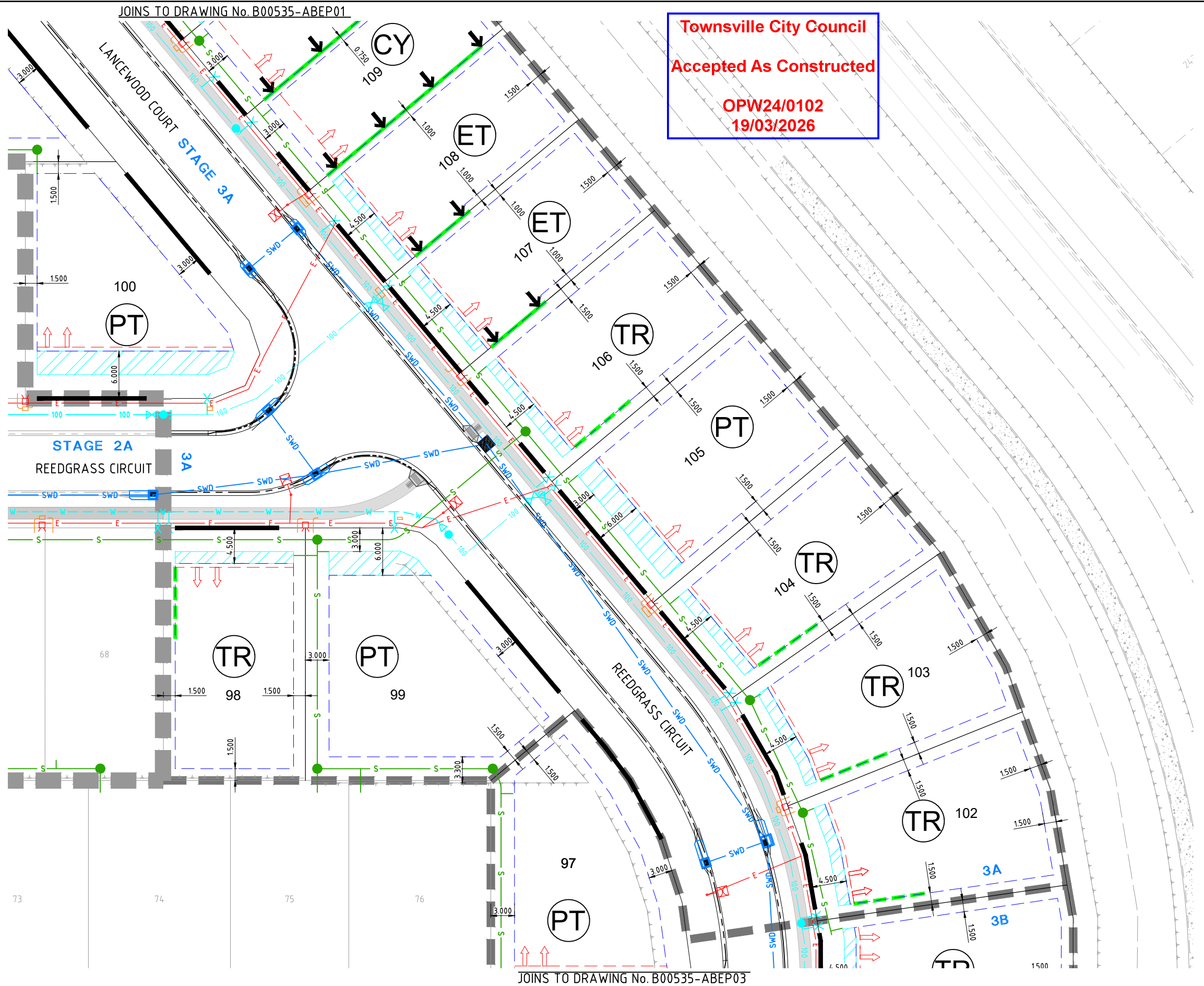
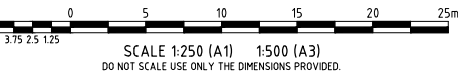


LEGEND

- STAGE BOUNDARY
- BUILDING ENVELOPE (OMP)
- BUILDING ENVELOPE SETBACK TO WALL
- BUILDING ENVELOPE (OMP) PORTICO / OPEN PORCHES ONLY
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA
- ALLOTMENT DESIGNATED FOR DUAL OCCUPANCY
- ALLOTMENT DESIGNATED FOR ICON LOT DEVELOPMENT
- BUILD-TO-BOUNDARY LINE
- BUILD-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
- ALLOWABLE DRIVEWAY ACCESS
- PREFERRED GARAGE LOCATION
- SEWER MAIN
- SEWER CONNECTION
- WATER MAIN - uPVC
- WATER MAIN - POLY
- WATER CONNECTION
- ELECTRICAL NETWORK
- ELECTRICAL PILLAR CONNECTION
- ELECTRICAL STREET LIGHT
- NBN NETWORK
- NBN CONNECTION
- STORMWATER LINE
- RETAINING WALL
- CONCRETE FOOTPATH
- ZONE OF INFLUENCE FOR BUILDING ADJACENT TO TRUNK SEWER MAIN

NOTE:
ALL STRUCTURES CONSTRUCTED WITHIN THE IDENTIFIED ZONE OF INFLUENCE ARE TO BE DESIGNED NOT TO EXCEED THE DESIGN SURCHARGE OF THE RETAINING WALL AND ARE TO BE CERTIFIED BY AN RPEQ WITH THE RELEVANT STRUCTURAL QUALIFICATIONS.

FOR ADDITIONAL INFORMATION ON BUILDING ENVELOPES AND LOT TYPES, REFER PRECINCT 1 R.O.L. PLANS B00412-P1-CG07 AND B00412-P1-BE08.



Townsville City Council
Accepted As Constructed
OPW24/0102
19/03/2026

User: ISAAC_GIBSON
Plot Date: 18/02/2026 3:55:30 PM
File Name: S:\2024\URBEX\MANAGEMENT\B00535_2547\1\1\1\CIVIL\DRG\AS CONSTRUCTED\STAGE 3A & 3B\AS CONSTRUCTED.DWG

AS CONSTRUCTED

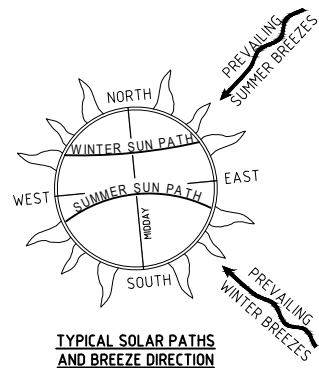
ENGINEERING CERTIFICATION
Signature
Registered Engineer
Date 27/02/2026
RPEQ No. 07034
Registered Accreditation

Somers & Hervey
ESTATE
URBEX

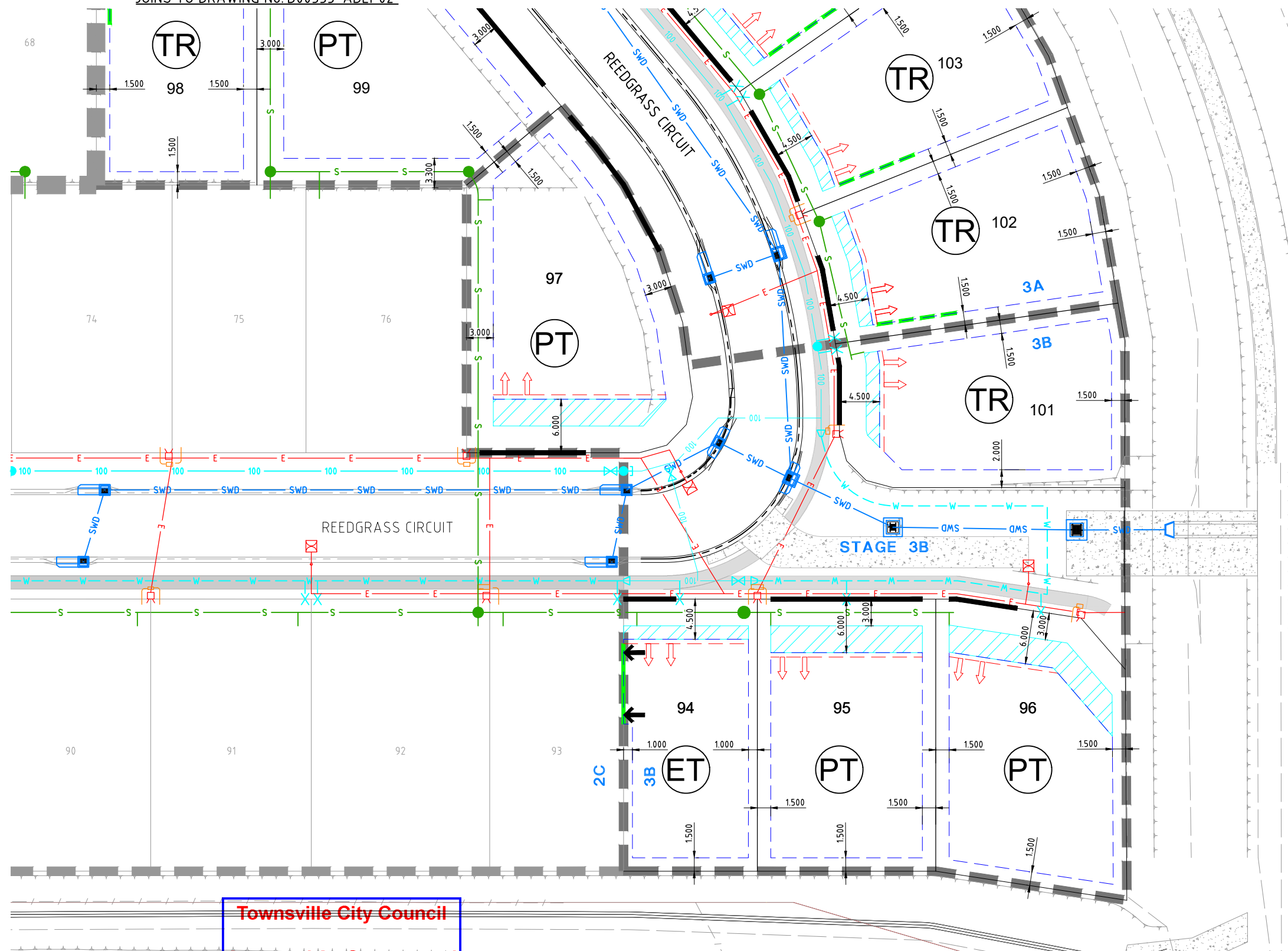
EMPOWER

Client	URBEX PTY LTD	Datum	AHD
Project	SOMERS & HERVEY ESTATE - STAGE 3A & 3B	PSM	114264
Title	ACCESS AND BUILDING ENVELOPE PLAN	RL	19.281
	SHEET 2 OF 3	(MGA) COORD	
		AS CONSTRUCTED	
		Project No.	Drawing No.
		B00535-ABEP02	1

This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers ©COPYRIGHT 2024



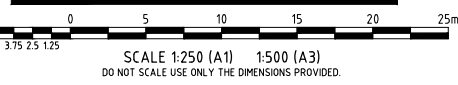
- LEGEND**
- STAGE BOUNDARY
 - - - BUILDING ENVELOPE (OMP)
 - - - BUILDING ENVELOPE SETBACK TO WALL
 - ▨ BUILDING ENVELOPE (OMP) PORTICO / OPEN PORCHES ONLY
 - PT TR ET CY V PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA
 - ALLOTMENT DESIGNATED FOR DUAL OCCUPANCY
 - # ALLOTMENT DESIGNATED FOR ICON LOT DEVELOPMENT
 - BUILD-TO-BOUNDARY LINE
 - BUILD-TO-BOUNDARY LINE (GARAGE WALL ONLY)
 - CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)
 - ALLOWABLE DRIVEWAY ACCESS
 - ↑↑↑ PREFERRED GARAGE LOCATION
 - S SEWER MAIN
 - S SEWER CONNECTION
 - W WATER MAIN - uPVC
 - W WATER MAIN - POLY
 - X WATER CONNECTION
 - E ELECTRICAL NETWORK
 - ⊕ ELECTRICAL PILLAR CONNECTION
 - ⊕ ELECTRICAL STREET LIGHT
 - NBN NBN NETWORK
 - I NBN CONNECTION
 - SWD STORMWATER LINE
 - RETAINING WALL
 - CONCRETE FOOTPATH
 - ▨ ZONE OF INFLUENCE FOR BUILDING ADJACENT TO TRUNK SEWER MAIN



Townsville City Council
Accepted As Constructed
OPW24/0102
19/03/2026

NOTE:
 ALL STRUCTURES CONSTRUCTED WITHIN THE IDENTIFIED ZONE OF INFLUENCE ARE TO BE DESIGNED NOT TO EXCEED THE DESIGN SURCHARGE OF THE RETAINING WALL AND ARE TO BE CERTIFIED BY AN RPEQ WITH THE RELEVANT STRUCTURAL QUALIFICATIONS.

FOR ADDITIONAL INFORMATION ON BUILDING ENVELOPES AND LOT TYPES, REFER PRECINCT 1 R.O.L. PLANS B00412-P1-CG07 AND B00412-P1-BE08.



AS CONSTRUCTED

ENGINEERING CERTIFICATION
[Signature]
 Registered Engineer
 Date 27/02/2026
 RPEQ No. 07034
 Registered Accreditation

Somers & Hervey
 ESTATE
URBEX

EMPOWER

Client	URBEX PTY LTD	Datum	AHD
Project	SOMERS & HERVEY ESTATE - STAGE 3A & 3B	PSM	114264
Title	ACCESS AND BUILDING ENVELOPE PLAN	RL	19.281
	SHEET 3 OF 3	(MGA) COORD	
		AS CONSTRUCTED	
No.	Amendments	Project No.	Drawing No.
		B00535-ABEP03	1

Plot Date: 18/02/2026 3:55:37 PM
 User: ISAAC_GIBSON
 File Name: S:\2024\URBEX\MANAGEMENT\B00535_254714_CIVIL-DWG\OPW\STAGE 4\B00535-ABEP

This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineers and Project Managers ©COPYRIGHT 2024