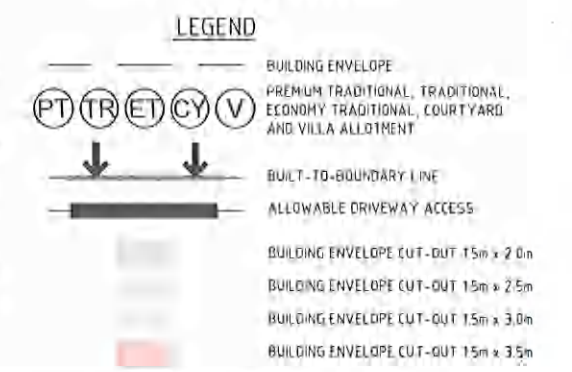


- BUILDING SETBACK**
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY 14.5m HIGH OR LESS CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (DDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (14.5m HIGH OR MORE) BUILDINGS.
 - THE PROVISIONS OF THE DDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES, EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE.
 - ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE DDC.
 - ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
 - THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP11 AND MP12 OF THE DDC.
 - THE BUILT-TO-BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM DISCHARGING TO THE STREET FRONTAGE.
 - SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m x 9.0m TRUNCATION PURSUANT TO THE DDC.
 - ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PIPES, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTATED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
 - 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 THAT ENSURES THE 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 AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS, AND
 - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).



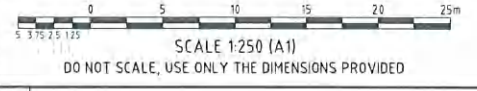
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AS CONSTRUCTED CERTIFICATION

THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Cheryl Helm* RPEQ: 12732

for BMD CONSULTING PTY LTD **BMD consulting**



FOR CONTINUATION REFER DRAWING CT1522-ABEP203

No.	Amendments	Drawn	Design	Appd	Certified	Reg No.	Date
0	AS CONSTRUCTED	JK	MM	CH	<i>Cheryl Helm</i>	12732	25/11/15

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kalyn da chase urbex

Civil Engineers • Structural Engineers • Project Managers • Water Servicing Co-ordinators
 brisbane • Cairns • canberra • gladstone • gold coast • Mackay • sydney • townsville

Client: **URBEX PTY LTD**

Project: **KALYNDA CHASE STAGE 12C1 AND 12C2**

Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 4**

Datum: **AHD**

PSM NO.131651

RL 19.248M

(MGA) COORD

AS CONSTRUCTED

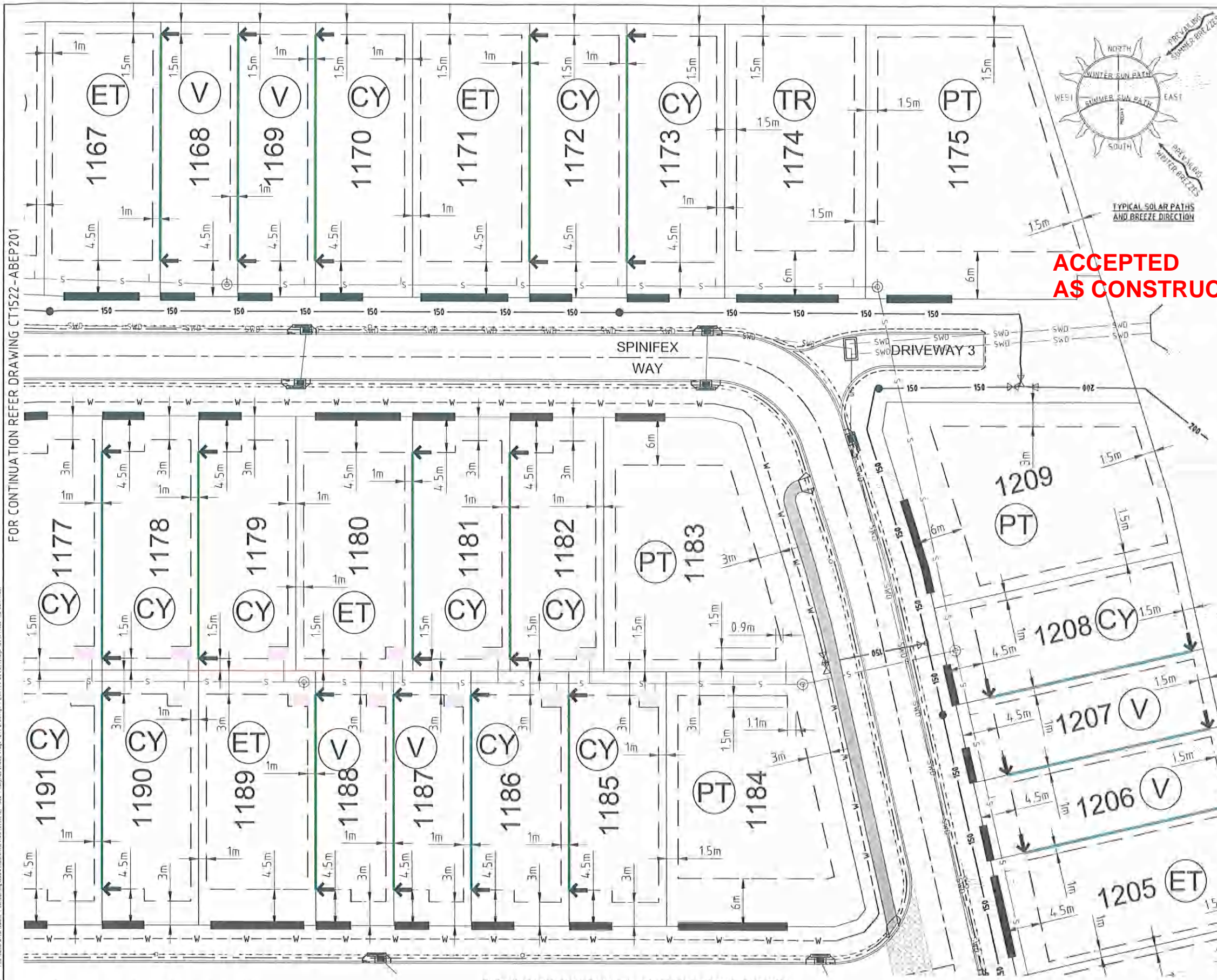
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Drawing No: **0**

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FOR CONTINUATION REFER DRAWING CT1522-ABEP201

FOR CONTINUATION REFER DRAWING CT1522-ABEP204



**ACCEPTED
AS CONSTRUCTED**

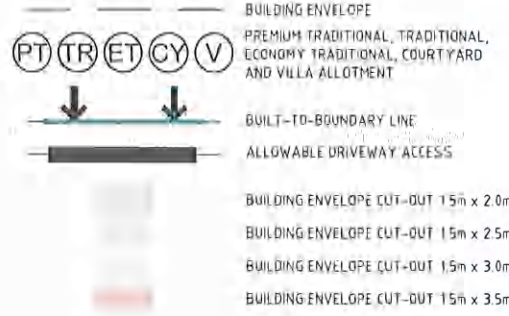
BUILDING SETBACK

1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
2. THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES, EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE.
3. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
4. ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP11 AND MP12 OF THE QDC.
6. THE BUILT-TO-BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM DISCHARGING TO THE STREET FRONTAGE.
7. SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
8. ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

CLIMATICALLY RESPONSIVE BUILDING DESIGN

1. ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTATED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
2. THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
 - (i) A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
 - (ii) AN INTERNAL LAYOUT THAT ENSURES THE LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE. LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
 - (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (IE. CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
 - (iv) A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND



AS CONSTRUCTED CERTIFICATION

THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL.

APPROVED: *Cheryl Helm* RPEQ 12732

for BMD CONSULTING PTY LTD

No.	Amendments	Drawn	Design	Appd	Certified	Reg No.	Date
0	AS CONSTRUCTED	JK	HM	CH	<i>Cheryl Helm</i>	12732	25/11/15

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 Brisbane • Cairns • Canberra • Gladstone • Gold Coast • Mackay • Sydney • Townsville

Client: **URBEX PTY LTD**

Project: **KALYNDA CHASE STAGE 12C1 AND 12C2**

Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 4**

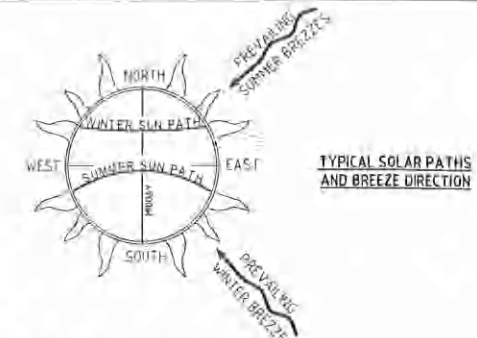
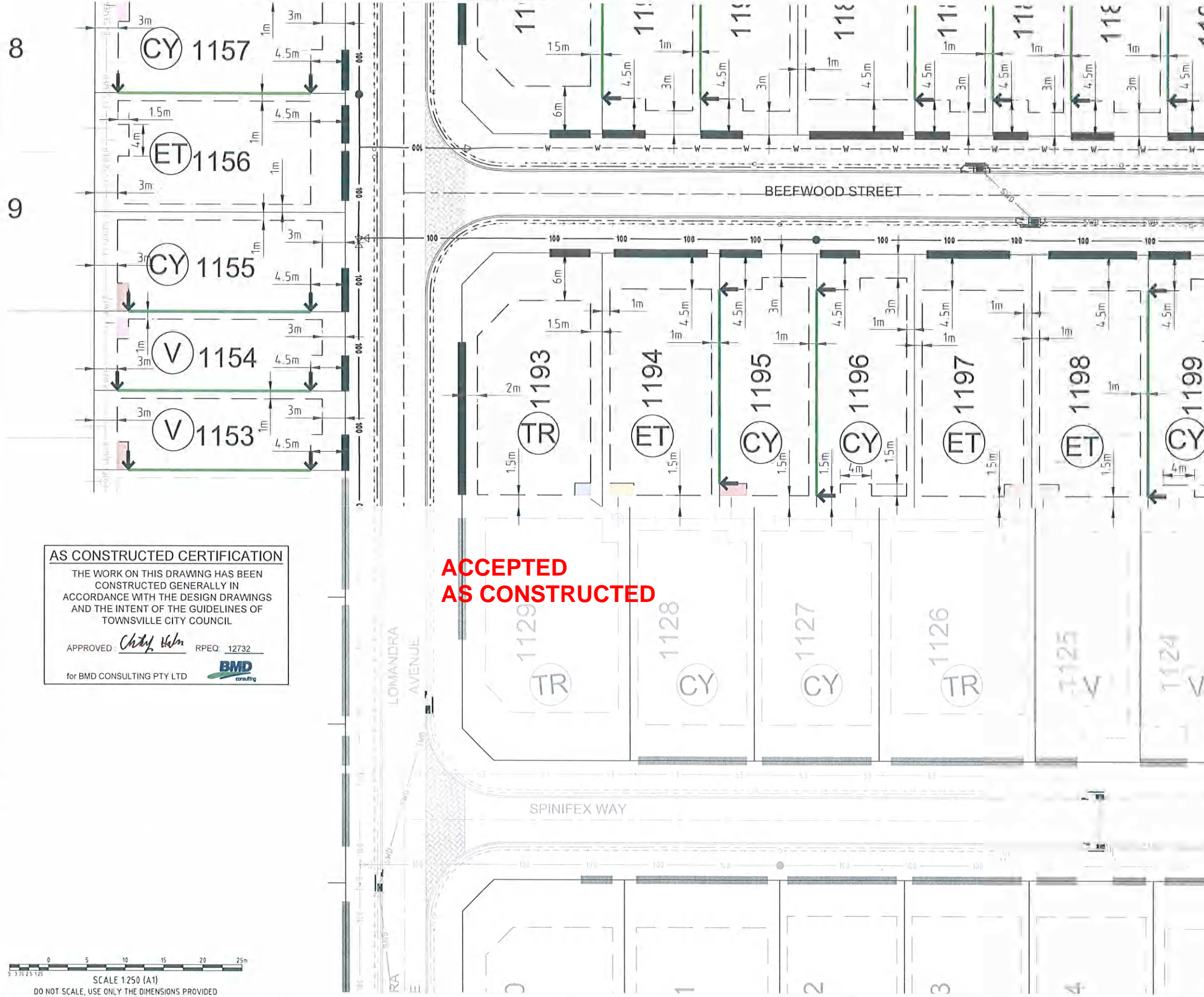
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PSM NO.131851
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 (MGA1 COORD)

AS CONSTRUCTED

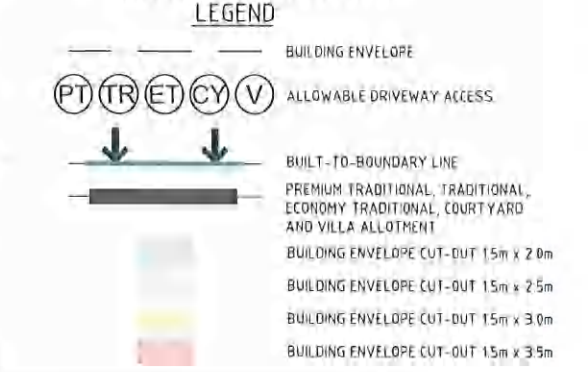
Project No. Drawing No. Rev
CT1522-ABEP202 0

FOR CONTINUATION REFER DRAWING CT1522-ABEP201



- BUILDING SETBACK**
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
 - THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES, EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ALIGNMENT TO THE STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE MAIN BUILDING LINE OF THE DWELLING HOUSE.
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 - THE BUILT-TO-BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FASCIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM DISCHARGING TO THE STREET FRONTAGE.
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 - (ii) AN INTERNAL LAYOUT THAT ENSURES THE 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);
 - (iii) BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (I.E. CARPORTS, LARGE OVERHANGS AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
 - (iv) A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

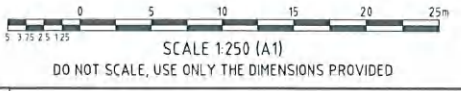


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APPROVED: *Cheryl Helm* RPEQ: 12732
for BMD CONSULTING PTY LTD

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No	Amendments	Drawn	Design	Appd	Certified	Reg No	Date
0	AS CONSTRUCTED	JK	HM	CH	<i>Cheryl Helm</i>	12732	25/11/15

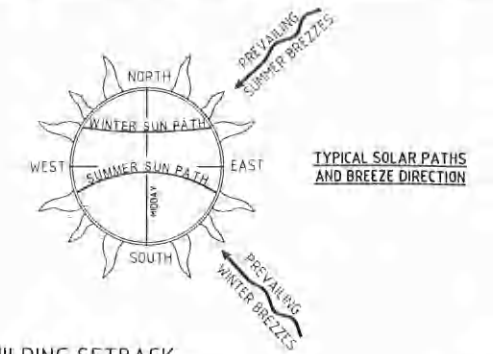
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Client	URBEX PTY LTD	Datum	AHD
Project	KALYNDA CHASE STAGE 12C1 AND 12C2	PSM NO.	131651
Title	BUILDING AND ENVELOPE PLAN SHEET 3 OF 4	RL	19.246M
		(MGA) COORD	
		AS CONSTRUCTED	
		Project No.	CT1522-ABEP203
		Drawing No.	
		Rev	0

FOR CONTINUATION REFER DRAWING CT1522-ABEP202



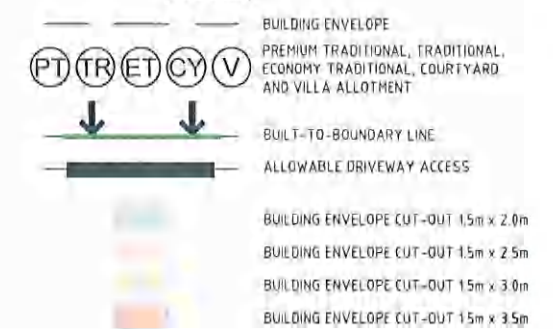
BUILDING SETBACK

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CLIMATICALLY RESPONSIVE BUILDING DESIGN

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LEGEND



AS CONSTRUCTED CERTIFICATION

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APPROVED: *Cheryl Helm* RPEQ: 12732

for BMD CONSULTING PTY LTD



ACCEPTED AS CONSTRUCTED

FOR CONTINUATION REFER DRAWING CT1522-ABEP203

File Name: B:\Urbanism - consulting\BMD\REGON\11\Townville\1522 - Kalynnda Chase Stage 12C1 & 12C2 - as constructed.ctb Date: 25/11/15 14:28:44

No.	Amendments	Drawn	Design	Appd	Certified	Reg No	Date
0	AS CONSTRUCTED	JK	MM	CH	<i>Cheryl Helm</i>	12732	25/11/15

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Civil Engineers • Structural Engineers • Project Managers • Water Servicing Co-ordinators
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Client	URBEX PTY LTD	Date	AHD
Project	KALYNDA CHASE STAGE 12C1 AND 12C2	PSM NO.131651	RL 19.248M
Title	ACCESS AND BUILDING ENVELOPE PLAN	(MGA) COORD	
	SHEET 4 OF 4	AS CONSTRUCTED	
		Project No	Drawing No
		CT1522-ABEP204	0