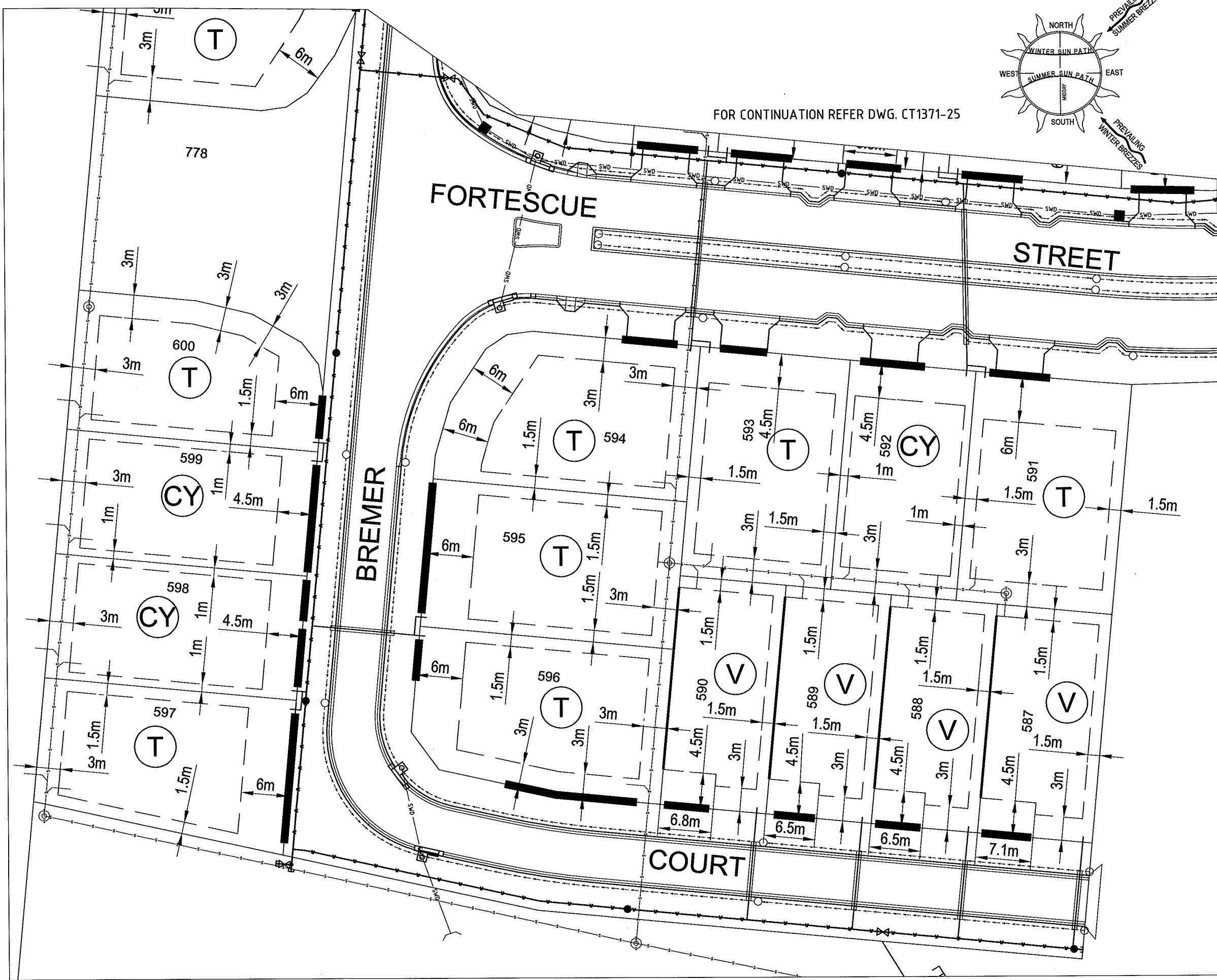


FOR CONTINUATION REFER DWG. CT1371-25



BUILDING SETBACK

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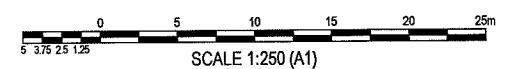
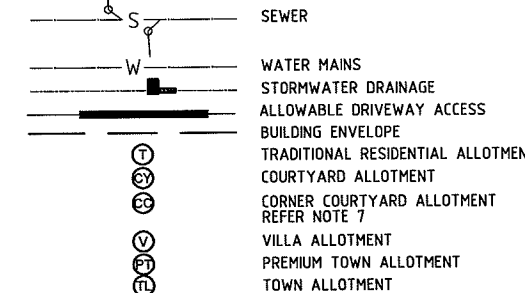
ALLOWABLE DRIVEWAY ACCESS

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CLIMATICALLY RESPONSIVE BUILDING DESIGN

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 - 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 (IE, 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 (IE, CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION; AND
 - 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



Plot Date: 27/06/2008 10:42:21 AM User: ALEXIS MORELLI File Name: D:\CT-1371-25 - KALYNDAS CHASE - Stage 6\Drawings\CT-1371-25.dwg

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	VILLA ALLOTMENTS UPDATED	AM	JL	07.03.08					
E	FOR CONSTRUCTION	AM	JL	05.03.08					
D	AMMENDED AS PER COT LETTER 4.01.08	EJC	JL	15.01.08					
C	STREET NAME CHANGED TO BREMER COURT	SJJ	JL	05/12/07					
B	AMENDED AS PER COT LETTER 07.09.07	EJC	JL	16.11.07	H	AS CONSTRUCTED	AM	JL	25.08.08
A	ORIGINAL ISSUE	EJC	JL	25.07.07	G	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08

kalyn da chase **urbex**

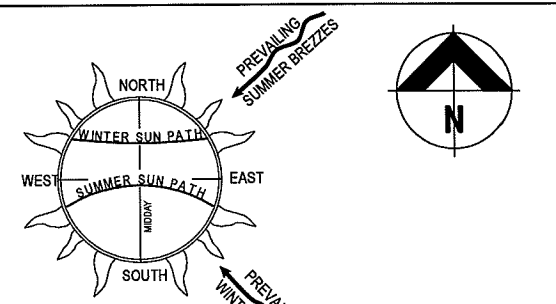
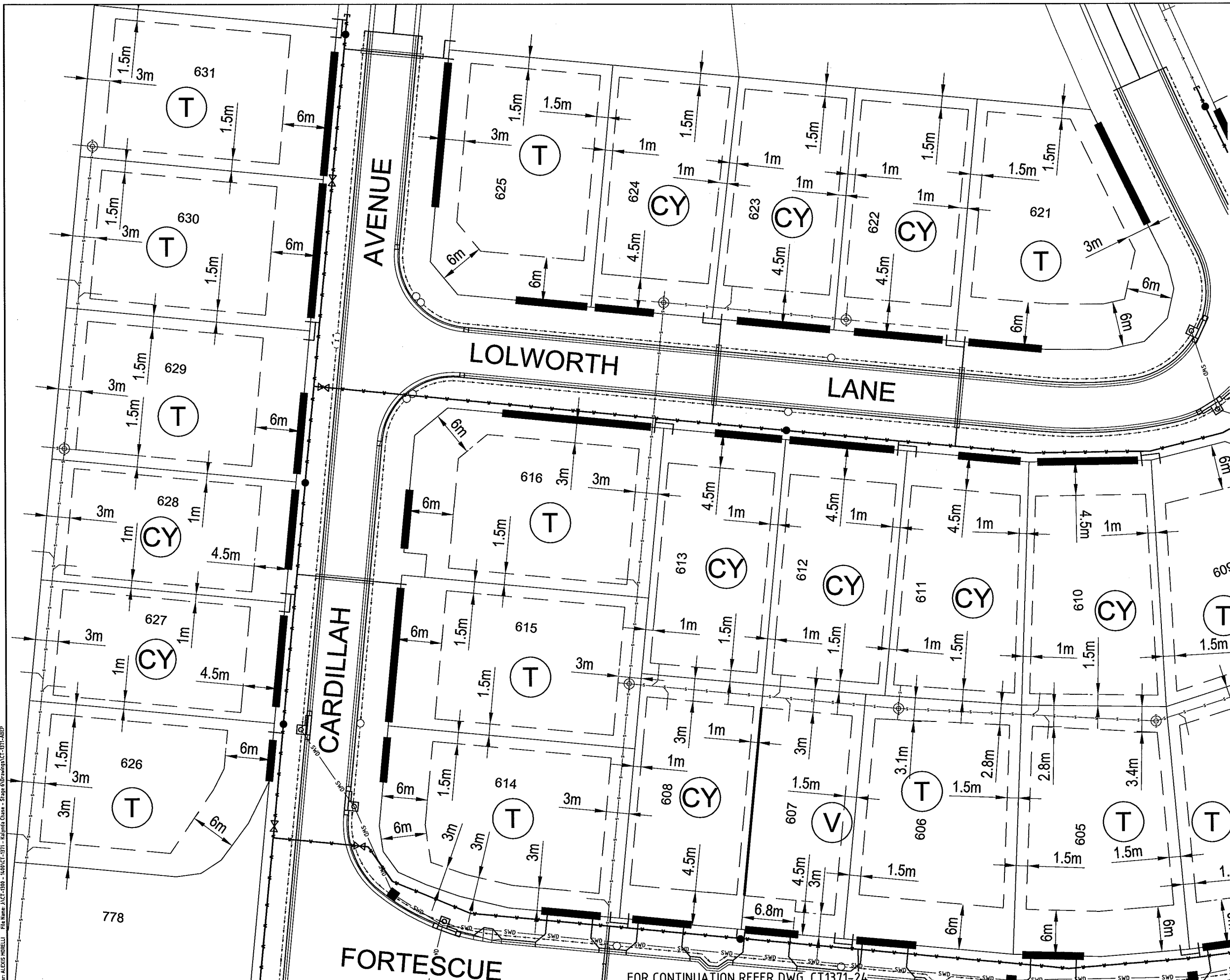
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Design	EJC
Drawn	EJC
Checked	PAV
Original Approved By:	JL
RPEQ No.	5948
Date	NOV '07
Datum	A.H.D.

Client URBEX PTY. LTD.
Project KALYNDAS CHASE STAGE 6A
Title ACCESS AND BUILDING ENVELOPE PLAN (SHEET 1 OF 3)
AS CONSTRUCTED
Drawing No. CT1371-24
Rev H



BUILDING SETBACK

1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
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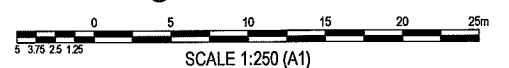
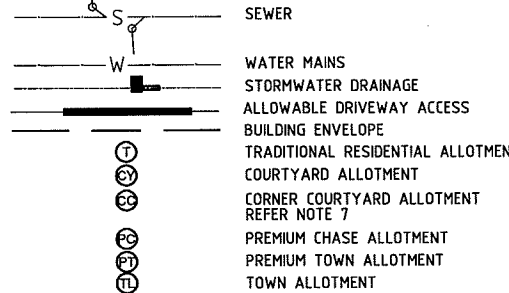
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LEGEND



User: ALEXIS MORRELL File Name: JACT-200 - INDUCTION - 1371 - 1474.dwg Stage: 61371-26-CT-071-ABEP Plot Date: 27/08/2008 10:52:25 AM

F	LOT BNDY AND DRIVEWAYS MOVED	FMG	JL	13.06.08			
E	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08			
D	FOR CONSTRUCTION	AM	JL	05.03.08			
C	AMENDED AS PER COT LETTER 4.01.08	EJC	JL	15.01.08			
B	AMENDED AS PER COT LETTER 07.09.07	EJC	JL	16.11.07	H	AS CONSTRUCTED	AM 25.08.08
A	ORIGINAL ISSUE	EJC	JL	25.07.07	G	LOT BOUNDARY UPDATED TO SUIT ERGON	AM JL 16.06.08
No.	Amendments	By	Appd	Date	No.	Amendments	By
							Appd

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Sydney Office: Ph: (02) 9898 5400
Cairns Office: Ph: (07) 4035 1544

Design: EJC
Drawn: EJC
Checked: PAV
Original Approved By: JL
RPEQ No.: 5948
Date: NOV '07
Datum: A.H.D.

Client: **URBEX PTY. LTD.**
Project: **KALYNDA CHASE STAGE 6A**
Title: **ACCESS AND BUILDING ENVELOPE PLAN (SHEET 2 OF 3)**

AS CONSTRUCTED
Drawing No. **CT1371-25**
Rev **H**

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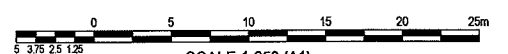
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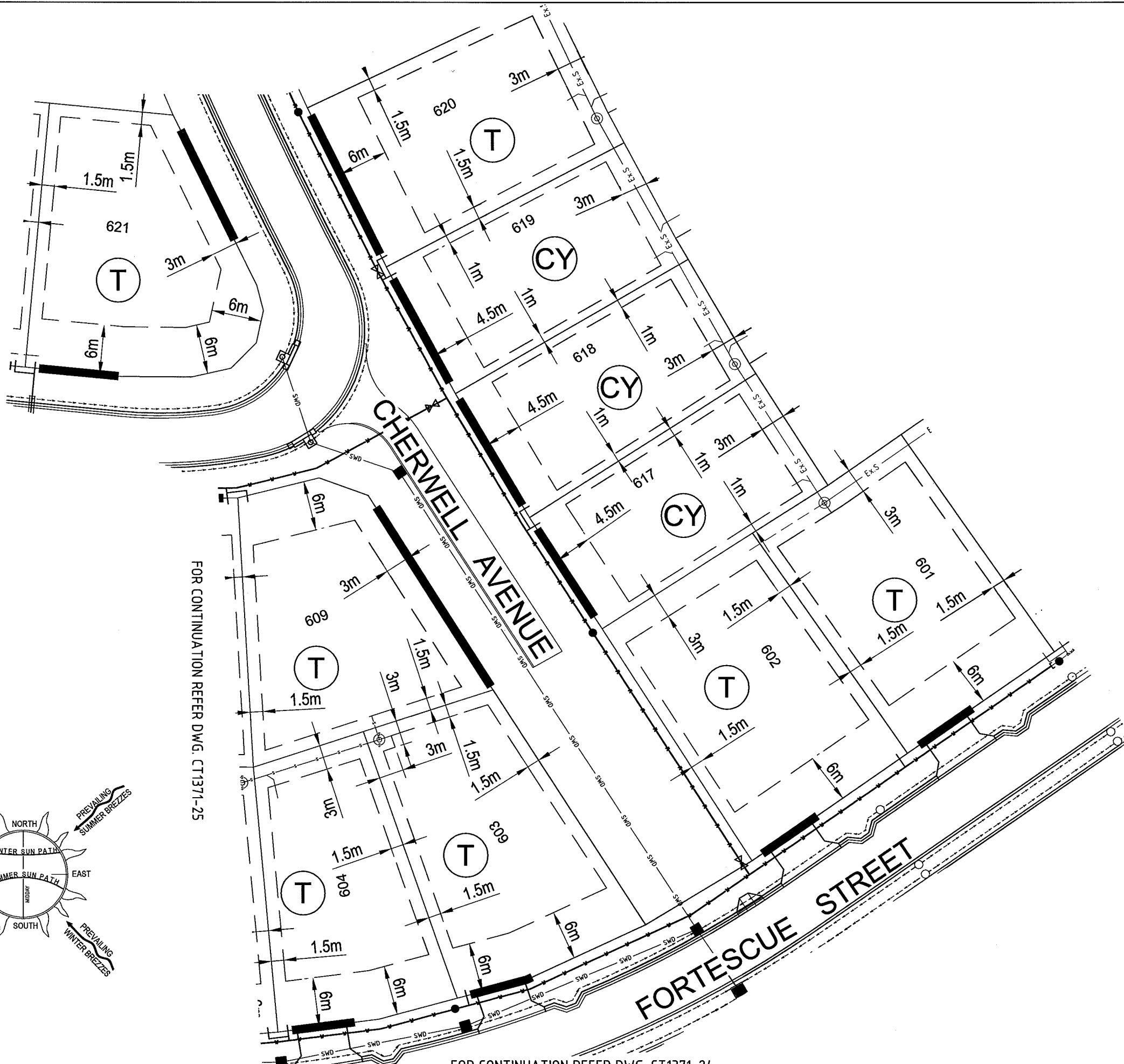
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LEGEND

- SEWER
- WATER MAINS
- STORMWATER DRAINAGE
- ALLOWABLE DRIVEWAY ACCESS
- BUILDING ENVELOPE
- TRADITIONAL RESIDENTIAL ALLOTMENT
- COURTYARD ALLOTMENT
- CORNER COURTYARD ALLOTMENT REFER NOTE 5
- PREMIUM CHASE ALLOTMENT
- PREMIUM TOWN ALLOTMENT
- TOWN ALLOTMENT

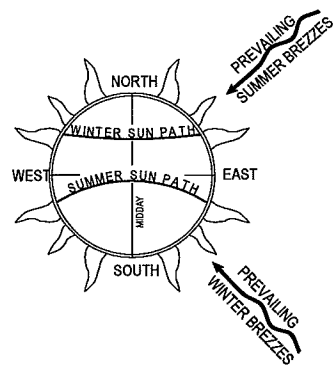


SCALE 1:250 (A1)
DO NOT SCALE, USE ONLY THE DIMENSIONS PROVIDED



FOR CONTINUATION REFER DWG. CT1371-25

FOR CONTINUATION REFER DWG. CT1371-24



User: ALEXIS MORELLI File Name: J:\CT-318 - 143\CT-318 - 143\Drawings\CT-318-48P

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
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E	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
D	FOR CONSTRUCTION	AM	JL	05.03.08					
C	AMENDED AS PER COT LETTER 4.01.08	EJC	JL	15.01.08					
B	AMENDED AS PER COT LETTER 07.09.07	EJC	JL	16.11.07					
A	ORIGINAL ISSUE	EJC	JL	25.07.07					

kalyn da chase **urbex**

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Design	EJC
Drawn	EJC
Checked	PAV
Original Approved By:	JL
RPEQ No.	5948
Date	NOV '07
Datum	A.H.D.

Client	URBEX PTY. LTD.	
Project	KALYNDA CHASE STAGE 6A	
Title	ACCESS AND BUILDING ENVELOPE PLAN (SHEET 3 OF 3)	
	AS CONSTRUCTED	
Drawing No.	CT1371-26	Rev
		F

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