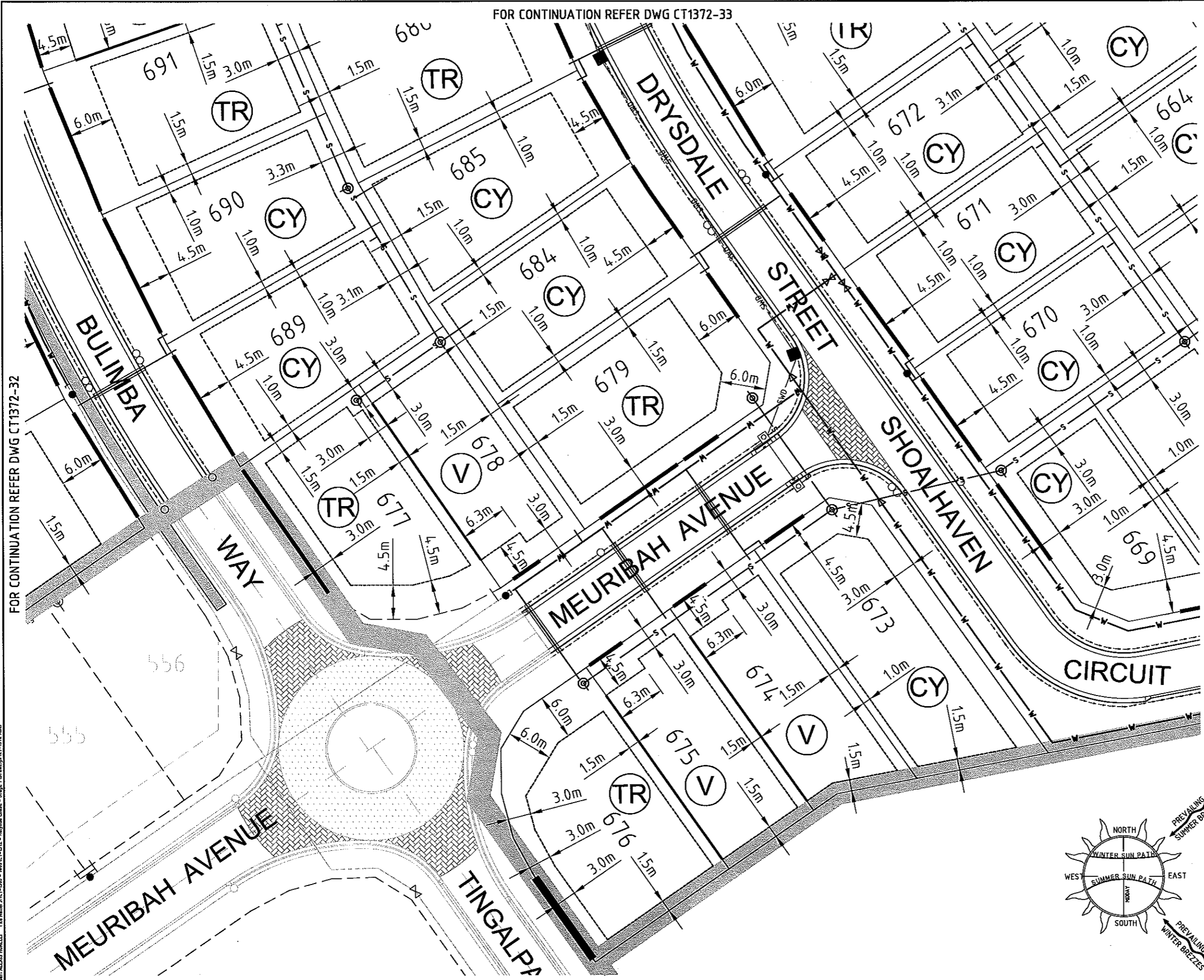


FOR CONTINUATION REFER DWG CT1372-33



**BUILDING SETBACK**

- 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.
- 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. CLASS 10A STRUCTURES GREATER THAN 10M<sup>2</sup> AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- 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 ADJACENT TO SEWERS.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 15 METRES TO OMP FROM THE SIDE BOUNDARY.
- 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 TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(18) (I) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

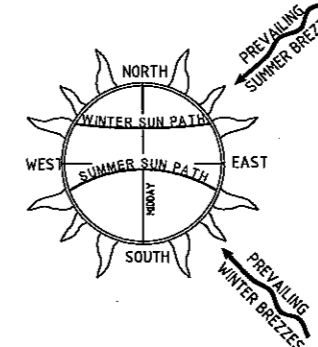
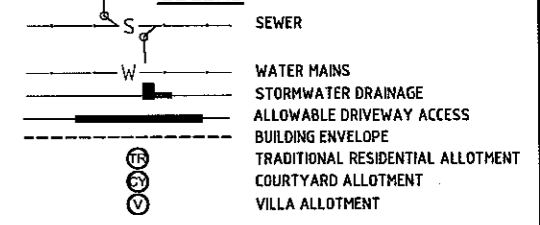
**ALLOWABLE DRIVEWAY ACCESS**

- FOR DRIVEWAY ACCESS ENVELOPE 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.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

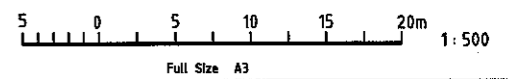
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (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**



**DATUM**

PM No.131651 LOCATED ON HERVEY RANGE ROAD (BOLT IN BITUMEN) RL 19.248m AHD



FOR CONTINUATION REFER DWG CT1372-32

FOR CONTINUATION REFER DWG CT1372-35

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION	AM	JL	27.06.08					
E	UPDATED TO SUIT CLIENT REQUEST	AM	JL	17.06.08					
D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.03.08					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.01.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07	G	AS CONSTRUCTED	AM		18.03.09



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Drawn	S.J.J.
Checked	J.L.
Original Approved By:	J.L.
RPEQ No.	5948
Date	NOV 2007
Datum	A.H.D.

Client: **URBEX PTY LTD**

Project: **KALYNDA STAGE 7A, 7B**

Title: **ACCESS AND BUILDING ENVELOPE PLAN (SHEET 4 OF 8)**

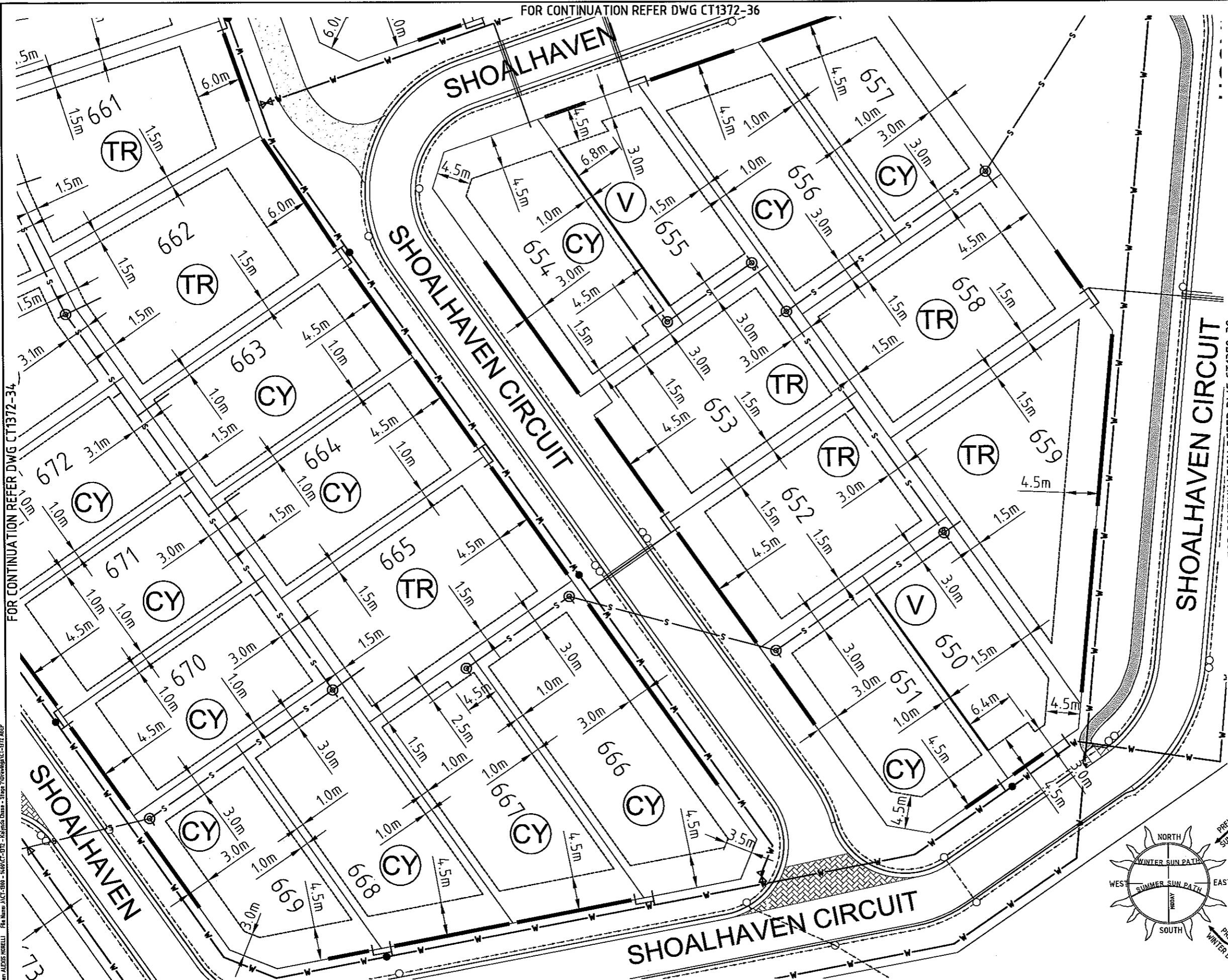
FOR CONSTRUCTION

Drawing No. **CT1372-34** Rev **G**

Plot Date: 18/03/2009 03:54:44 AM User: ALEXIS MORELLI File Name: JACT-580 - 1401CT-672 - Kalyn da Chase - Stage 7 Urban Design CT-372.dwg

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FOR CONTINUATION REFER DWG CT1372-36



**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.
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. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
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 ADJACENT TO SEWERS.
5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OMP FROM THE SIDE BOUNDARY.
6. THE BUILT TO BOUNDARY SETBACK SHALL ALLOW FOR THE PROVISION OF FIXED GUTTERING TO THE DWELLING FACIA WHICH SHALL BE CONNECTED TO A PIPED UNDERGROUND STORMWATER DRAINAGE SYSTEM TO THE STREET FRONTAGE.
7. SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (H) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

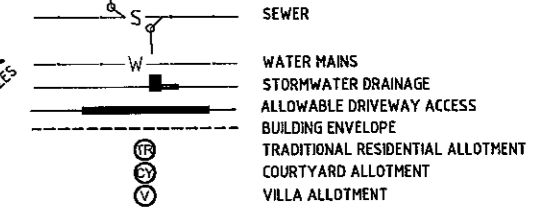
**ALLOWABLE DRIVEWAY ACCESS**

1. FOR DRIVEWAY ACCESS ENVELOPE 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.

**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

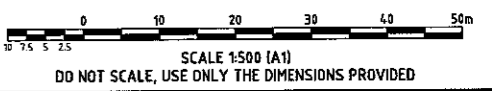
1. THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - (i) A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - (ii) AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
  - (iii) 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
  - (iv) 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**



**DATUM**

PM No.131651 LOCATED ON HERVEY RANGE ROAD (BOLT IN BITUMEN) RL 19.248m AHD



FOR CONTINUATION REFER DWG CT1372-34

FOR CONTINUATION REFER DWG CT1372-38

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	LOT 653 BOUNDARY UPDATED TO SUIT ERGON	AM	JL	18.06.08					
E	UPDATED TO SUIT CLIENT REQUEST	AM	JL	17.06.08					
D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.03.08	J	AS CONSTRUCTED	AM	JL	18.03.09
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.1.08	H	ACCESS TO LOT 659 AMENDED	S.J.J.	JL	13.08.08
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07	G	FOR CONSTRUCTION	AM	JL	27.06.08



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Design	W.E.S.
Drawn	S.J.J.
Checked	J.L.
Original Approved By:	J.L.
RPEQ No.	5948
Date	NOV 2007
Datum	A.H.D.

Client  
**URBEX PTY LTD**

Project  
**KALYNDA STAGE 7A, 7B**

Title  
**ACCESS AND BUILDING ENVELOPE PLAN (SHEET 5 OF 8)**

**FOR CONSTRUCTION**

Drawing No.  
**CT1372-35**

Rev  
**J**



FOR CONTINUATION REFER DWG CT1372-33

**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.
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. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
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 ADJACENT TO SEWERS.
5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OMP FROM THE SIDE BOUNDARY.
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 TO THE STREET FRONTAGE.
7. SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (ii) (c) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

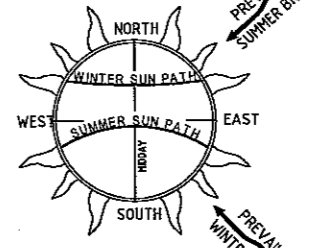
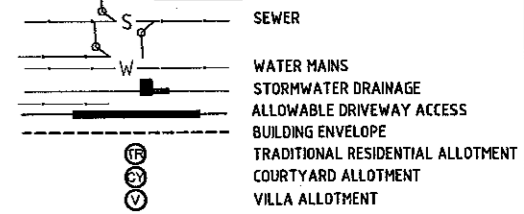
**ALLOWABLE DRIVEWAY ACCESS**

1. FOR DRIVEWAY ACCESS ENVELOPE 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.

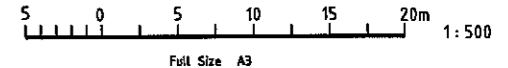
**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

1. 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 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);
  - (iii) 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
  - (iv) 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**



**DATUM**  
 PM No. 131651 LOCATED ON  
 HERVEY RANGE ROAD (BOLT IN BITUMEN)  
 RL 19.248m AHD



FOR CONTINUATION REFER DWG CT1372-35

Line: ALEXIS 0800 137555 AK File Name: AUCT-800 - 1430 CT-032 - Kalynnda Chase - Stage 7 Drawings CT-072\_ABP

F	LOT 653 BOUNDARY UPDATED TO SUIT ERGON	AM	JL	18.06.08			
E	UPDATED TO SUIT CLIENT REQUEST	AM	JL	17.06.08			
D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08			
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.03.08			
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.01.08	H	AS CONSTRUCTED	AM JL 18.03.09
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07	G	FOR CONSTRUCTION	AM JL 27.06.08
No.	Amendments	By	Appd	Date	No.	Amendments	By
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Design	W.E.S.
Drawn	S.J.J.
Checked	J.L.
Original Approved By	J.L.
RPEQ No.	5948
Date	NOV 2007
Datum	A.H.D.

Client: **URBEX PTY LTD**

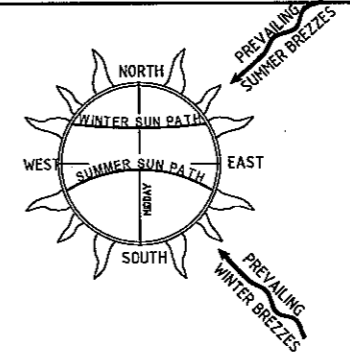
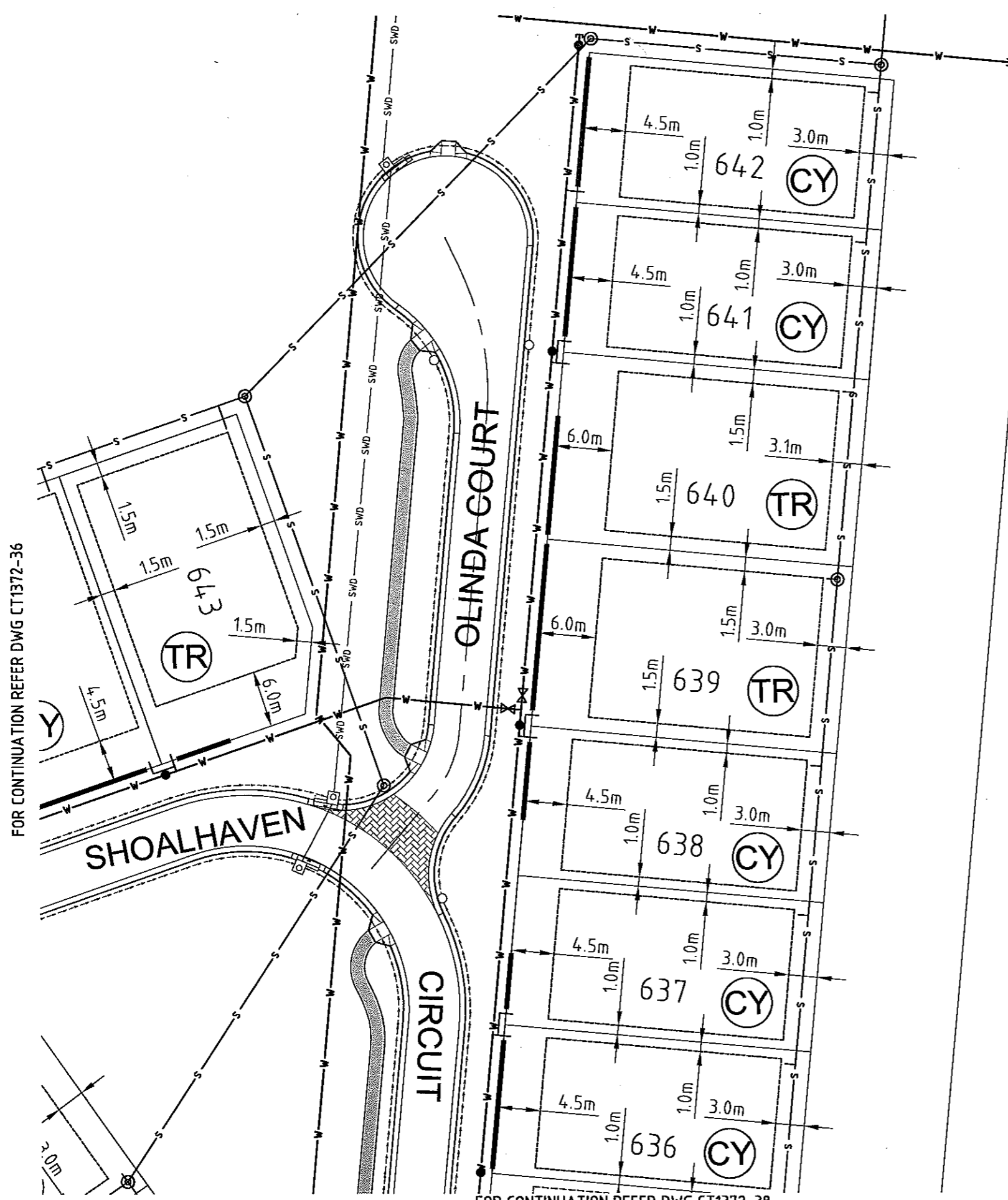
Project: **KALYNDA STAGE 7A, 7B**

Title: **ACCESS AND BUILDING ENVELOPE PLAN (SHEET 6 OF 8)**

FOR CONSTRUCTION

Drawing No. **CT1372-36**

Rev **H**



**BUILDING SETBACK**

- 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.
- 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. CLASS 10A STRUCTURES GREATER THAN 10M<sup>2</sup> AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
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- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO DMP FROM THE SIDE BOUNDARY.
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- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(8) (I) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

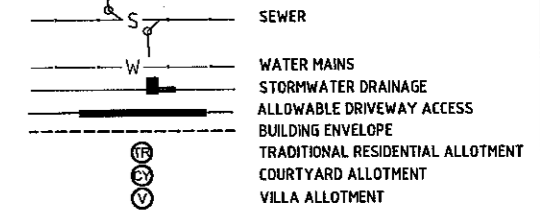
**ALLOWABLE DRIVEWAY ACCESS**

- FOR DRIVEWAY ACCESS ENVELOPE 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.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

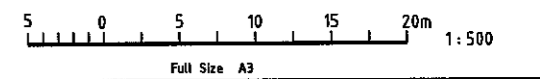
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (IE, LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH);
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**LEGEND**



**DATUM**

PM No.131651 LOCATED ON HERVEY RANGE ROAD (BOLT IN BITUMEN) RL 19.248m AHD



FOR CONTINUATION REFER DWG CT1372-36

FOR CONTINUATION REFER DWG CT1372-38

User: ALEXIS MARSELLI File Name: I:\CT-338 - IMA\CT-338 - IMA\CT-338 - IMA\CT-338 - Stage 7a\Drawings\CT-338\_7B.dwg

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION	AM	JL	27.06.08					
E	UPDATED TO SUIT CLIENT REQUEST	AM	JL	17.06.08					
D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
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B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.01.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07	G	AS CONSTRUCTED	AM		18.03.09



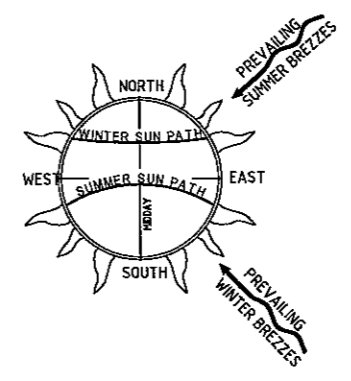
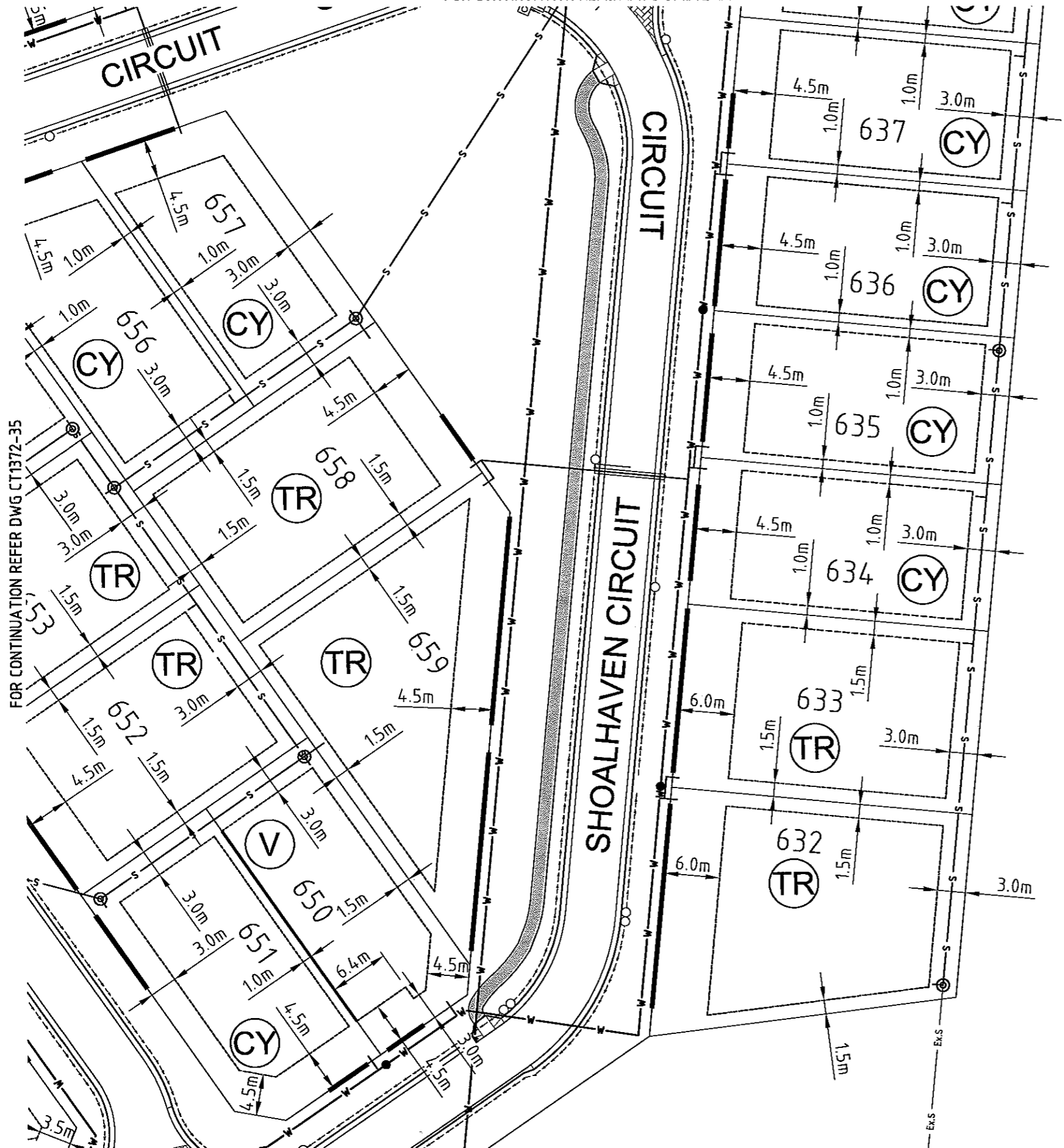
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Design	W.E.S.
Drawn	S.J.J.
Checked	J.L.
Original Approved By:	J.L.
RPEQ No.	5948
Date	NOV 2007
Datum	A.H.D.

**Client** URBEX PTY LTD  
**Project** KALYNDA STAGE 7A, 7B  
**Title** ACCESS AND BUILDING ENVELOPE PLAN (SHEET 7 OF 8)  
**FOR CONSTRUCTION**  
 Drawing No. CT1372-37  
 Rev G

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FOR CONTINUATION REFER DWG CT1372-37



**BUILDING SETBACK**

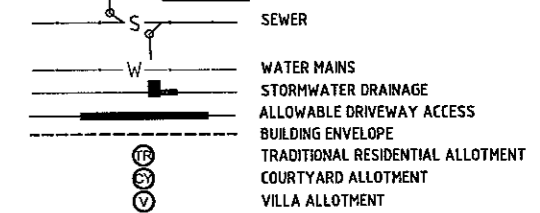
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES, EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL 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. CLASS 10A STRUCTURES GREATER THAN 10M2 AND OR 2.4 METRES OR GREATER IN HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
- 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 ADJACENT TO SEWERS.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OMP FROM THE SIDE BOUNDARY.
- 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 TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (I) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

- ALLOWABLE DRIVEWAY ACCESS**
- FOR DRIVEWAY ACCESS ENVELOPE 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.
  - ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

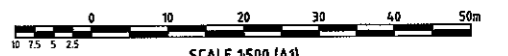
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (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**



**DATUM**

PM No.131651 LOCATED ON HERVEY RANGE ROAD (BOLT IN BITUMEN) RL 19.248m AHD



SCALE 1:500 (A1)  
DO NOT SCALE, USE ONLY THE DIMENSIONS PROVIDED

User: ALEXIS MORELLI File Name: AUCT-3399 - 14/01/1372 - Kalynda Chase - Stage 7 Urban Design - 072 AWP Plot Date: 01/02/2009 03:55:41

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
F	FOR CONSTRUCTION	AM	J.L.	27.06.08					
E	UPDATED TO SUIT CLIENT REQUEST	AM	J.L.	17.06.08					
D	AMENDED AS PER CLIENT REQUEST	AM	J.L.	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	J.L.	10.03.08					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	J.L.	18.01.08	H	AS CONSTRUCTED	AM		18.03.09
A	ORIGINAL ISSUE	W.E.S.	J.L.	09.11.07	G	ACCESS TO LOT 659 AMENDED	S.J.J.	J.L.	13.08.08



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Client: **URBEX PTY LTD**  
Project: **KALYNDA STAGE 7A, 7B**  
Title: **ACCESS AND BUILDING ENVELOPE PLAN (SHEET 8 OF 8)**  
FOR CONSTRUCTION  
Drawing No. **CT1372-38**  
Rev **H**