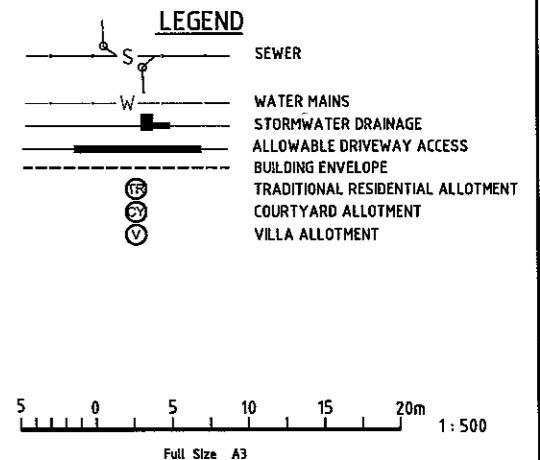


- BUILDING SETBACK**
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
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  - ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
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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 OMP FROM THE SIDE BOUNDARY.
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    - 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).



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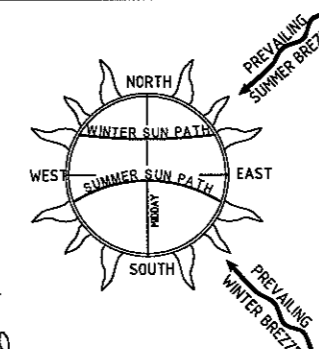
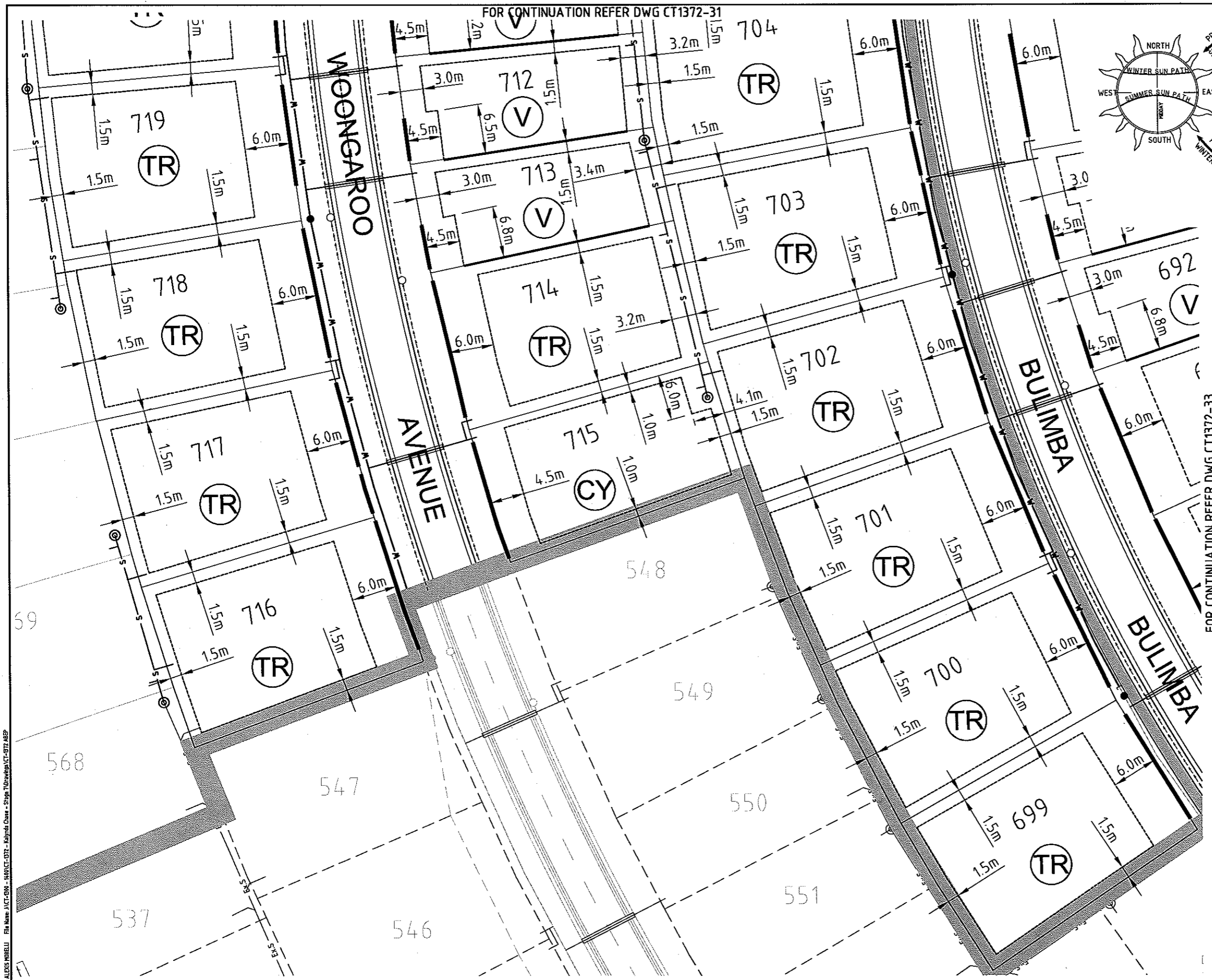
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D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.03.08					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.01.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					

**BMD CONSULTING** Civil Engineers, Structural Engineers & Project Managers

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Head Office - Brisbane: Ph: (07) 3893 1511, Sydney Office: Ph: (02) 9898 5400, Cairns Office: Ph: (07) 4035 1544

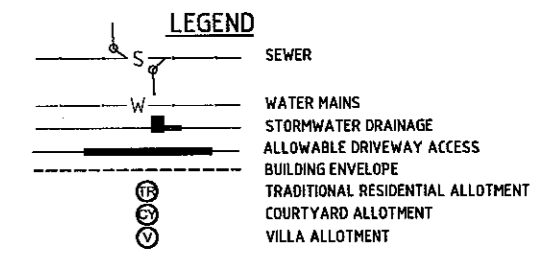
Design	W.E.S.	Client	<b>URBEX PTY LTD</b>
Drawn	S.J.J.	Project	<b>KALYNDA STAGE 7A, 7B</b>
Checked	J.L.	Title	<b>ACCESS AND BUILDING ENVELOPE PLAN (SHEET 1 OF 8)</b>
Original Approved By:	J.L.	NOT FOR CONSTRUCTION	Drawing No. <b>CT1372-31</b>
RPEQ No.	5948	Rev	<b>E</b>
Date	NOV 2007		
Datum	A.H.D.		



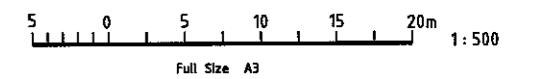
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**DATUM**  
 PM No.131651 LOCATED ON  
 HERVEY RANGE ROAD (BOLT IN BITUMEN)  
 RL 19.248m AHD



User: ALEXIS MORELLI File Name: JACT-009 - 1490CT-072 - Kalymda Chase - Stage 7 Drawings CT-072 ASEP

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
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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	18.11.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					

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 ASB 23 010 743 692

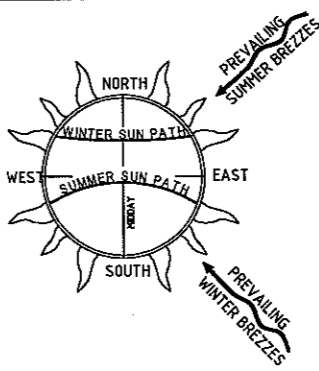
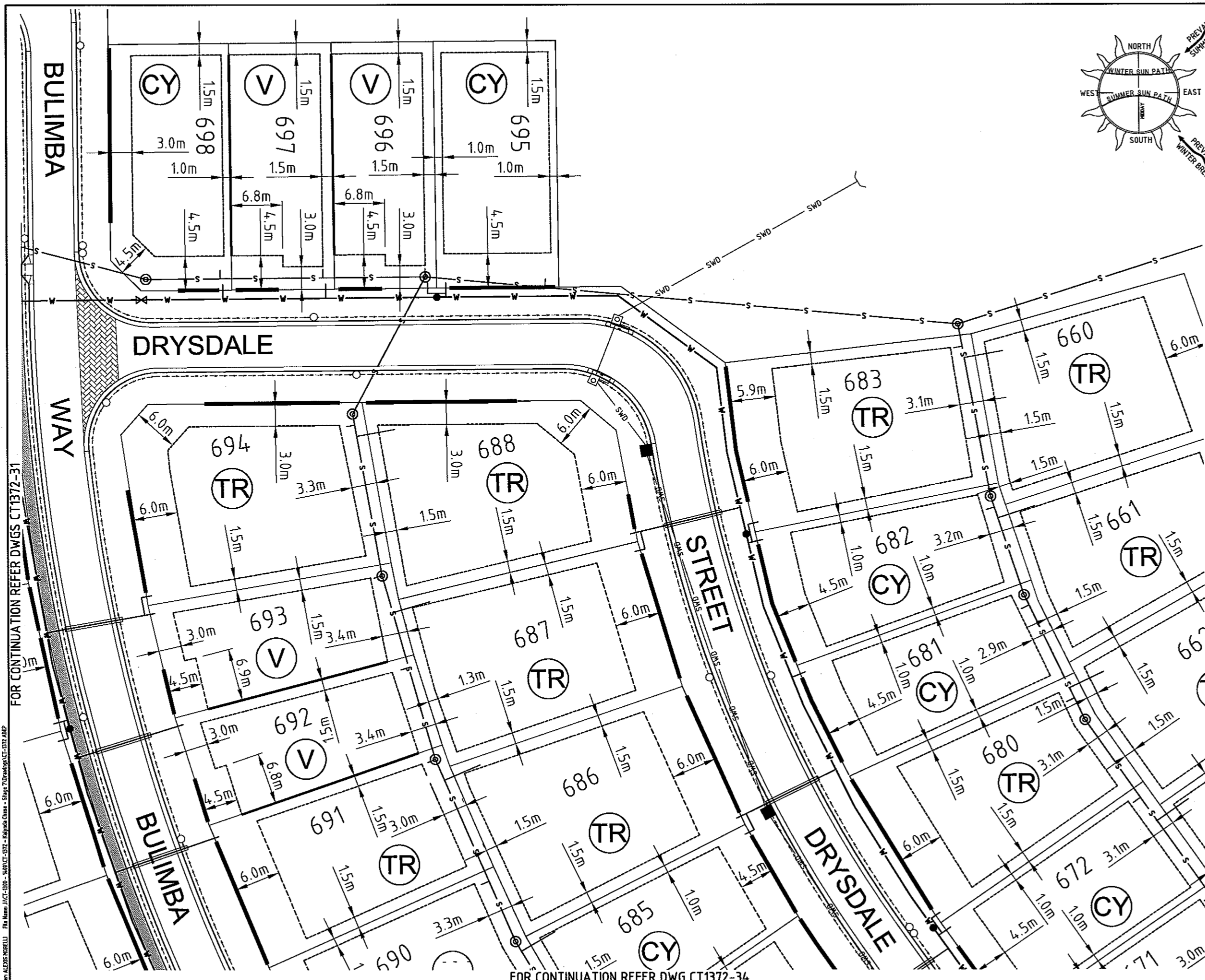
**kalymda chase** **urbex**

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 Cairns Office: Ph: (07) 4835 1544

Design	W.E.S.	Client	<b>URBEX PTY LTD</b>
Drawn	S.J.J.	Project	<b>KALYMDA STAGE 7A, 7B</b>
Checked	J.L.	Title	<b>ACCESS AND BUILDING ENVELOPE PLAN (SHEET 2 OF 8)</b>
Original Approved By:	J.L.	NOT FOR CONSTRUCTION	
RPEQ No.	5948	Drawing No.	<b>CT1372-32</b>
Date	NOV 2007	Rev	<b>D</b>

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**BUILDING SETBACK**

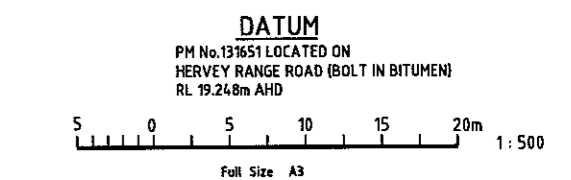
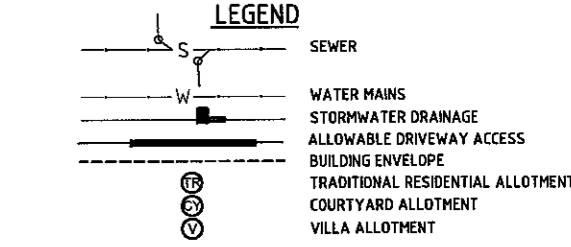
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5. THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA ALLOTMENTS SHALL NOT EXCEED 35% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8 METRES. ALL BUILT TO BOUNDARY WALL SECTIONS SHALL BE TO NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS AS DEFINED BY THE QDC SHALL OTHERWISE BE A MINIMUM SETBACK OF 1.5 METRES TO OMP FROM THE SIDE BOUNDARY.
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  - (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
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FOR CONTINUATION REFER DWGS CT1372-31

FOR CONTINUATION REFER DWGS CT1372-35 & CT1372-36

FOR CONTINUATION REFER DWG CT1372-34

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
D	AMENDED AS PER CLIENT REQUEST	AM	[Signature]	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.3.08					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.1.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					

**kalyn da chase**  
**urbex**

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Structural Engineers  
& Project Managers  
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Ph: (07) 4895 1544

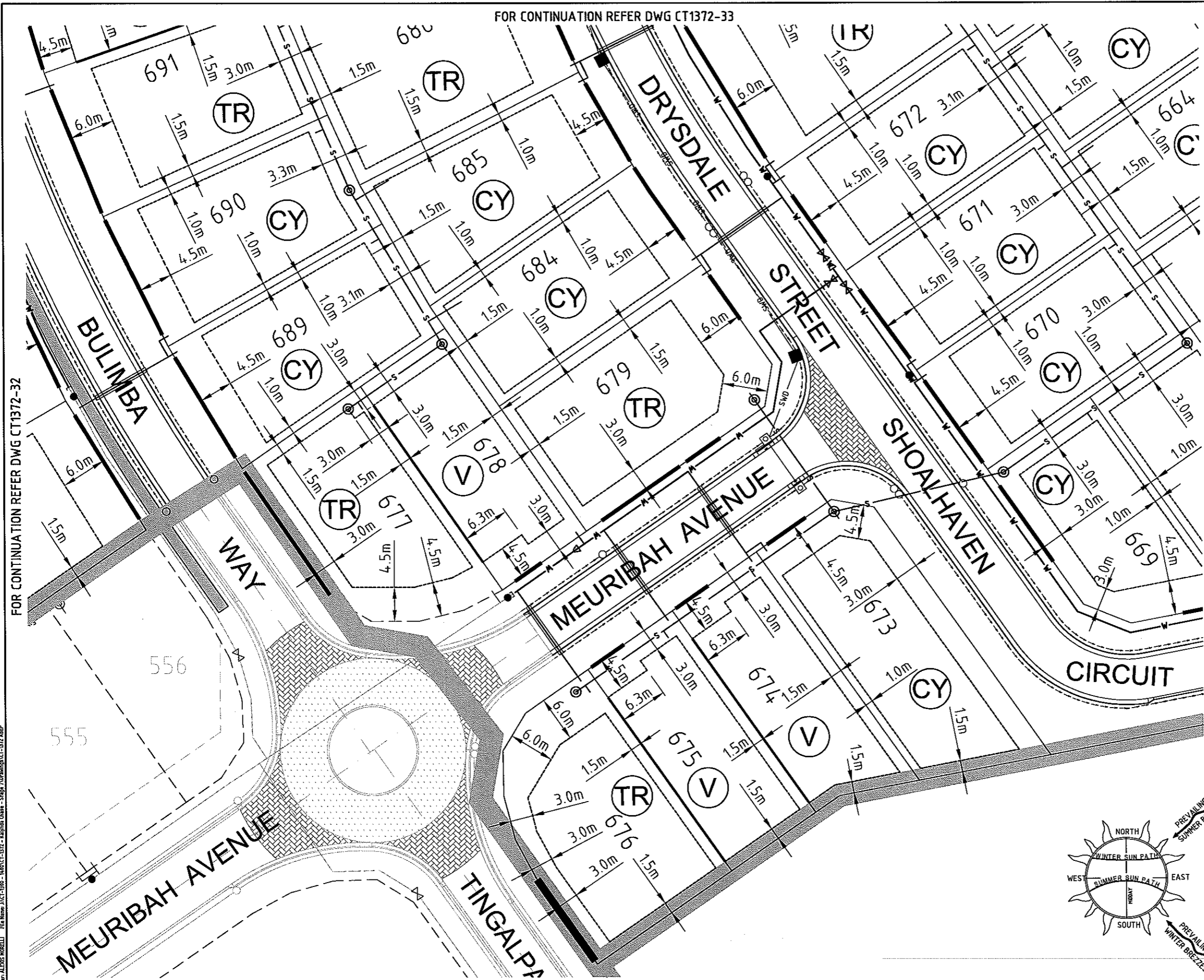
Design	W.E.S.
Drawn	S.J.J.
Checked	J.L.
Original Approved By:	J.L.
RPEQ No.	5948
Date	NOV 2007

Client: **URBEX PTY LTD**  
Project: **KALYNDA STAGE 7A, 7B**  
Title: **ACCESS AND BUILDING ENVELOPE PLAN (SHEET 3 OF 8)**

**NOT FOR CONSTRUCTION**  
Drawing No. **CT1372-33**  
Rev **D**

Plot Date: 10/06/2008 4:28:28 PM  
User: ALEXIS MORELLI  
File Name: JACT-890 - MAP CT-572 - Kalyn da Chase - Stage 7A Urban Design CT-572.dwg  
Sheet: 3 of 8

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FOR CONTINUATION REFER DWG CT1372-33

FOR CONTINUATION REFER DWG CT1372-32

FOR CONTINUATION REFER DWG CT1372-35

**BUILDING SETBACK**

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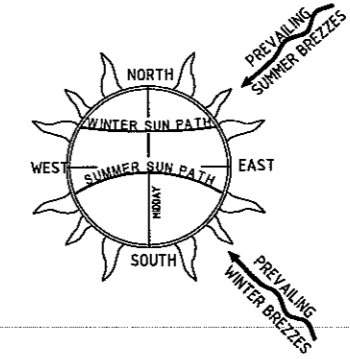
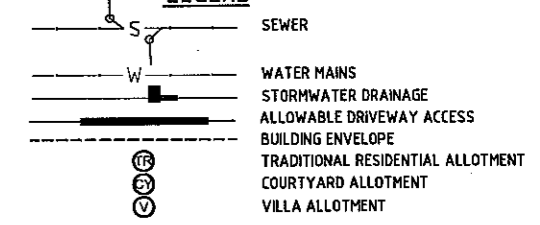
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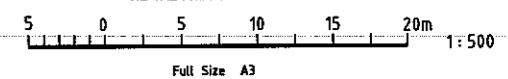
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**LEGEND**



**DATUM**

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



User: ALEXIS MURILLI, E:\Name\_AJCT-890 - M&C\CT-032 - Kalymda Chase - Stage 7\Drawings\CT-0372\_ABP

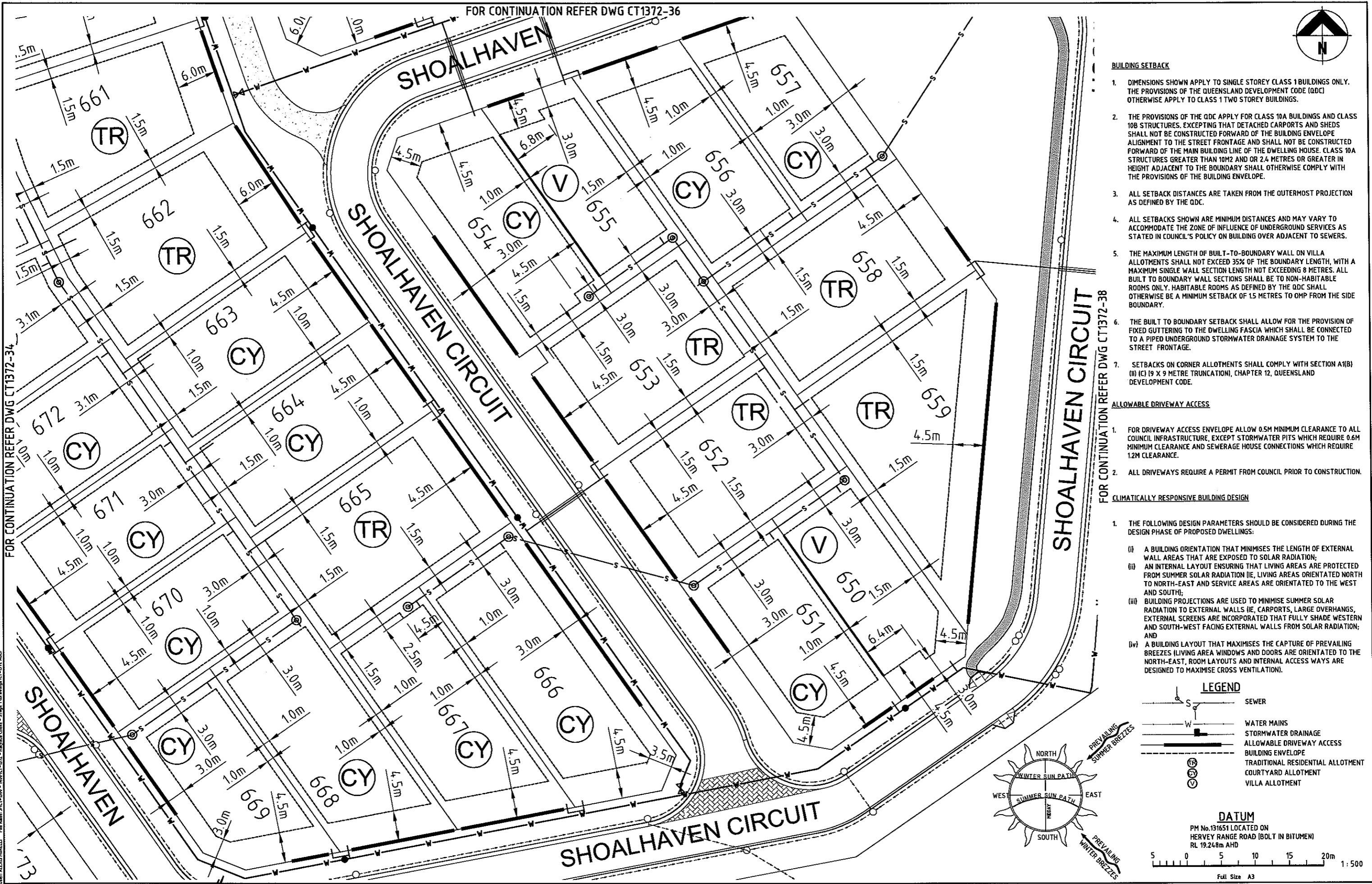
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E	UPDATED TO SUIT CLIENT REQUEST	AM	JL	17.06.08					
D	AMENDED AS PER CLIENT REQUEST	AM	JL	10.06.08					
C	AMENDED AS PER COT LETTER 18.02.2008	AM	JL	10.03.08					
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A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					



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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.

**URBEX PTY LTD**  
**KALYMDA STAGE 7A, 7B**  
**ACCESS AND BUILDING ENVELOPE PLAN (SHEET 4 OF 8)**  
 NOT FOR CONSTRUCTION  
 Drawing No. CT1372-34  
 Rev E



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  - 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.
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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 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).

- FOR CONTINUATION REFER DWG CT1372-34**
- FOR CONTINUATION REFER DWG CT1372-38**

User: ALEXIS MORELLI File Name: AUCT-800 - 1400CT-972 - Kalynnda Stage 7A Urban CT-972\_AEP  
 Date: 18/04/2008 15:42 PM  
 FOR CONTINUATION REFER DWG CT1372-34

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					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.1.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					

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Head Office - Brisbane: Ph: (07) 3893 1511  
Sydney Office: Ph: (02) 9898 5400  
Cairns Office: Ph: (07) 4035 9544

Design	W.E.S.	Client	<b>URBEX PTY LTD</b>
Drawn	S.J.J.	Project	<b>KALYNDA STAGE 7A, 7B</b>
Checked	J.L.	Title	<b>ACCESS AND BUILDING ENVELOPE PLAN (SHEET 5 OF 8)</b>
Original Approved By:	J.L.		
RPEQ No.	5948		
Date	NOV 2007		
Datum	A.H.D.		

**NOT FOR CONSTRUCTION**

Drawing No. **CT1372-35** Rev **F**



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(B) (I) (C) (19 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE.

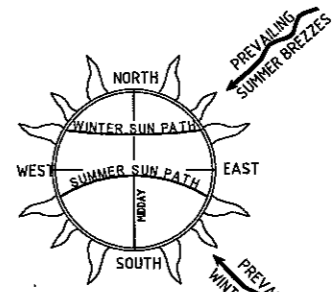
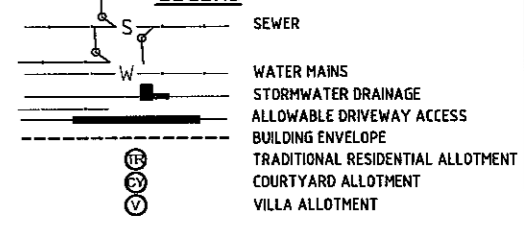
**ALLOWABLE DRIVEWAY ACCESS**

- 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.

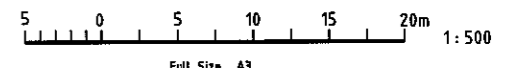
**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

- 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 CT1372-35

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					
B	AMENDED AS PER COT LETTER 20.12.2007	AM	JL	18.01.08					
A	ORIGINAL ISSUE	W.E.S.	JL	09.11.07					



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 Cairns Office  
 Ph (07) 4635 1544

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**

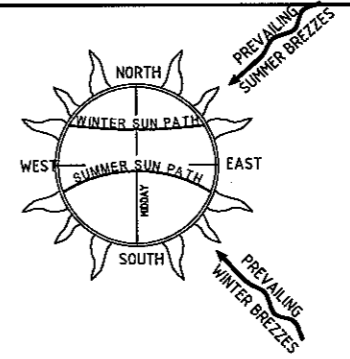
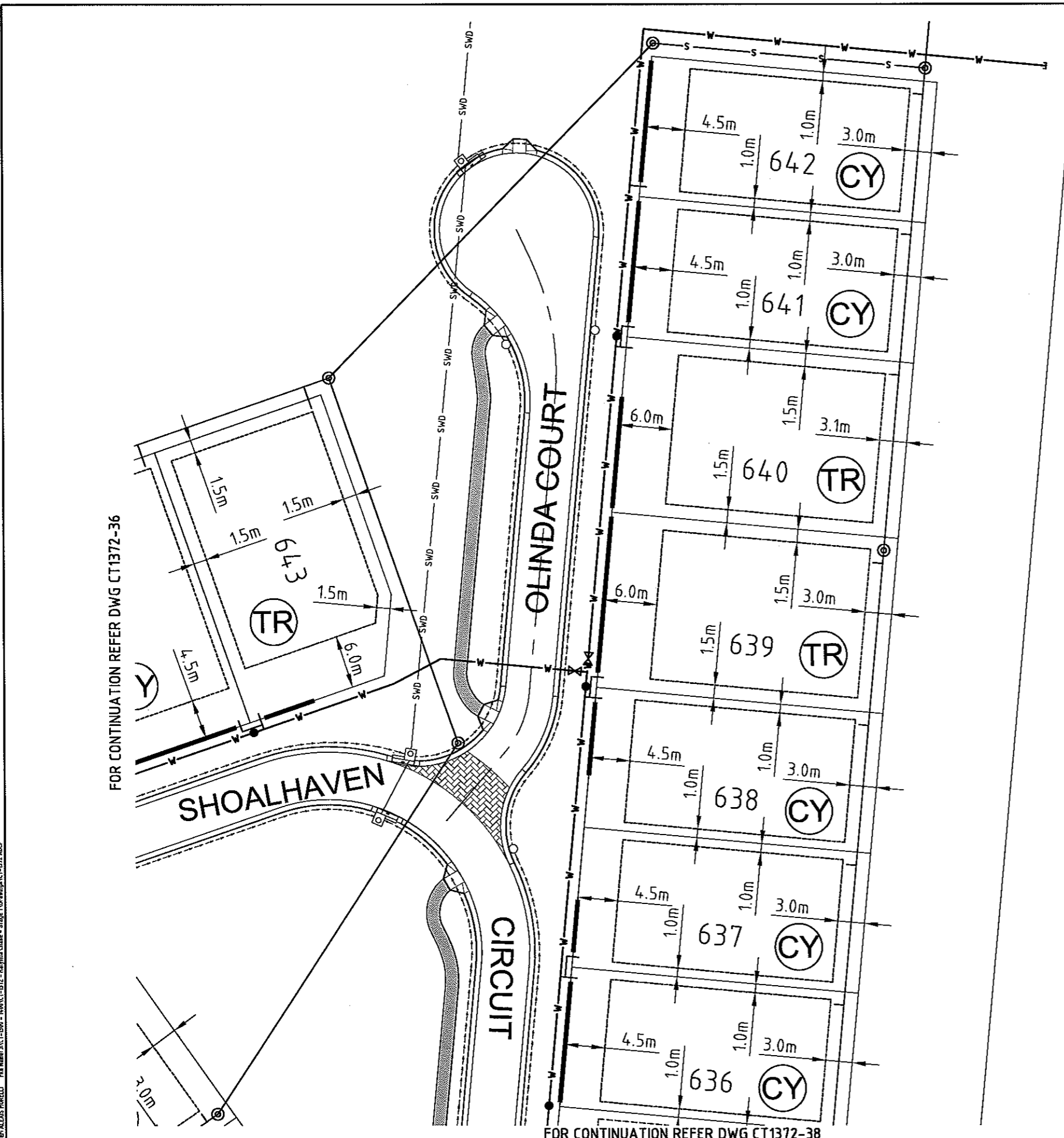
Project  
**KALYNDA STAGE 7A, 7B**

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

**NOT FOR CONSTRUCTION**  
 Drawing No. **CT1372-36**  
 Rev **F**

Plot Date: 18/06/2008 15:58 PM User: ALEXIS MORELLI File Name: JACT-930 - 144VCT-932 - Kalyn da Chase - Stage 7A Drawing: CT-932\_AEP

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**BUILDING SETBACK**

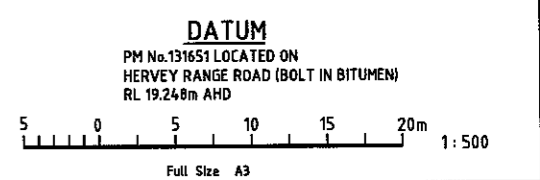
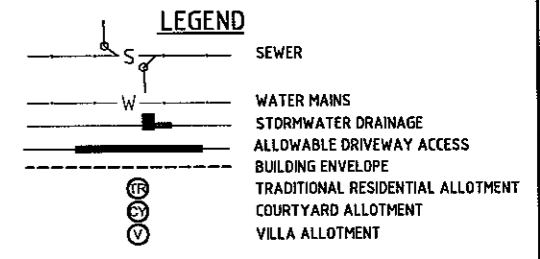
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND SHEDS 10B STRUCTURES. EXCEPTING THAT DETACHED CARPORTS AND SHEDS SHALL 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 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 A11B) (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).



FOR CONTINUATION REFER DWG CT1372-36

FOR CONTINUATION REFER DWG CT1372-38

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
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					



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 Sydney Office: 100 Pitt St, Sydney, NSW 2000, Phone: (02) 9858 5400  
 Cairns Office: 100 St Johns St, Cairns, QLD 4870, Phone: (07) 4035 1544

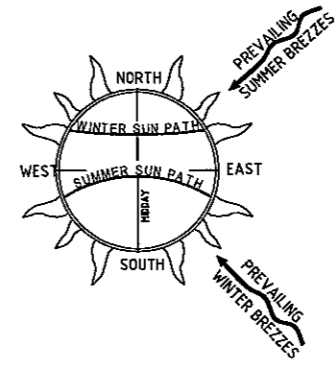
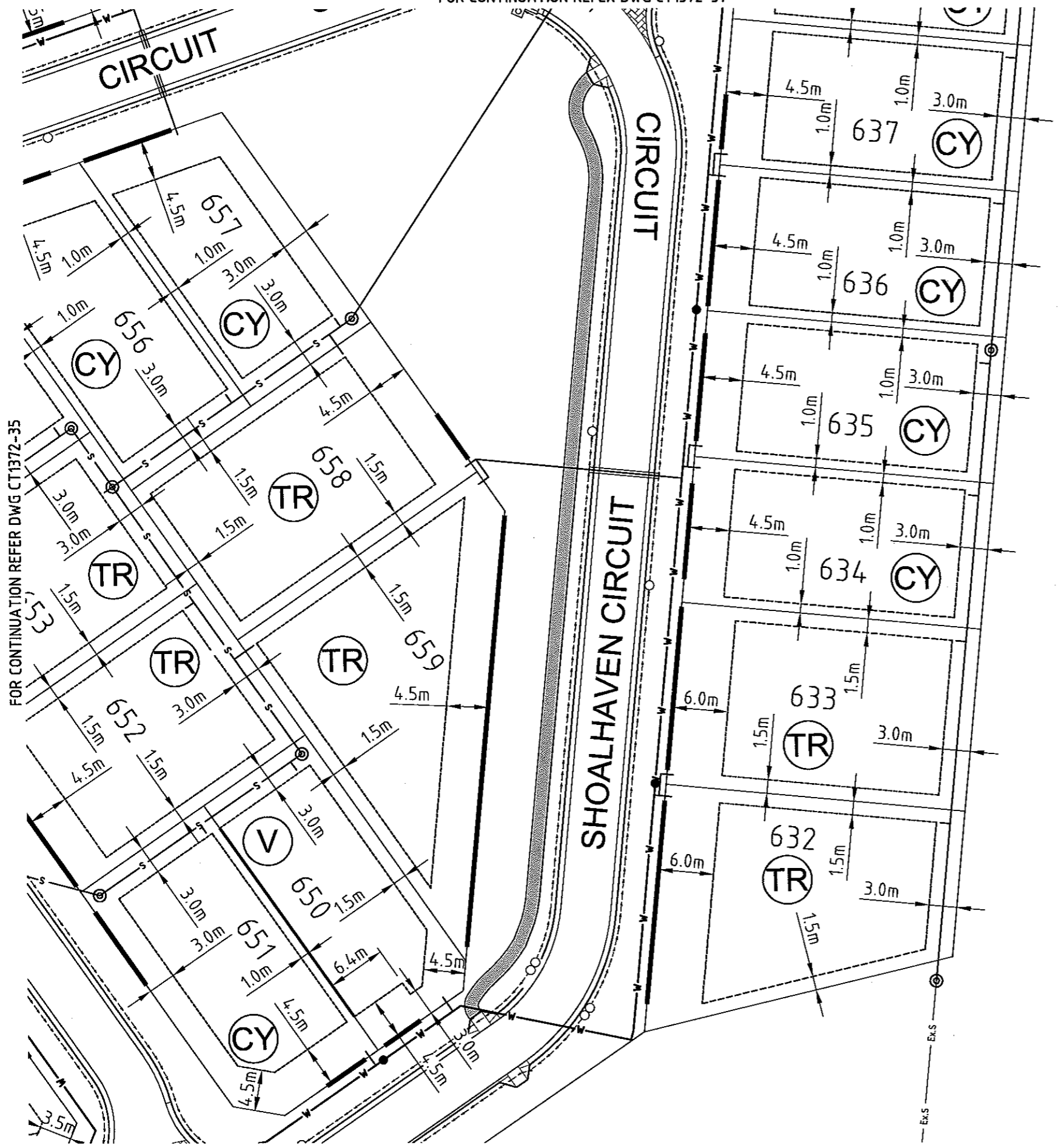
Design	W.E.S.
Drawn	S.J.J.
Checked	J.L.
Original Approved By:	J.L.
RPEQ No.	5948
Date	NOV 2007
Datum	A.H.D.

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

User: ALEXIS MORELLI File Name: JACT-000 - 144VCT-072 - Kalyn da Chaise - Stage 7A-7B-7C-7D-7E-7F-7G-7H-7I-7J-7K-7L-7M-7N-7O-7P-7Q-7R-7S-7T-7U-7V-7W-7X-7Y-7Z-ABP Plot Date: 07/06/2008 05:03:39 AM

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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.
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- ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION AS DEFINED BY THE QDC.
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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 TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION A1(B) (H) (C) (9 X 9 METRE TRUNCATION), CHAPTER 12, QUEENSLAND DEVELOPMENT CODE

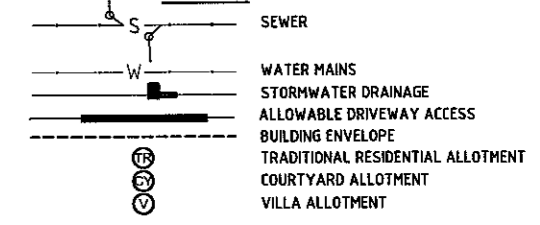
**ALLOWABLE DRIVEWAY ACCESS**

- 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**

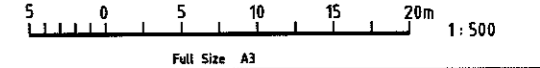
- THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
  - A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION;
  - AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION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



User: ALEXIS NOBELLU File Name: JACT-900 - 1401CT-912 - K&M-Data - Stage 70Drawing:CT-1372-RBP Plot Date: 17/04/2008 04:38 AM

No.	Amendments	By	Appd	Date	No.	Amendments	By	Appd	Date
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					



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 Structural Engineers & Project Managers  
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 Phone: (07) 4750 7000, Fax: (07) 4750 7077, Email: bob@bmd.com.au, www.bmd.com.au  
 Head Office - Brisbane: Phone: (07) 3893 1511  
 Sydney Office: Phone: (02) 9598 5400  
 Cairns Office: Phone: (07) 4255 1544

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 8 OF 8)**  
**NOT FOR CONSTRUCTION**  
 Drawing No. CT1372-38 Rev E

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