

- ALLOWABLE DRIVEWAY ACCESS**
- FOR DRIVEWAY ACCESS ENVELOPE, ALLOW 0.8M MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6M MINIMUM CLEARANCE AND SERVICE 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 LONG AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION AND LONG AREAS ARE ORIENTATED NORTH TO NORTH-EAST AND SOUTH-EAST TO SOUTH-EAST TO MINIMISE SUMMER SOLAR RADIATION.
 - SOLAR PASSIVE DESIGN STRATEGIES SHOULD BE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION AND
 - REMOVING BRIZES AND MANAGES THE CAPTURE OF PREVAILING BRIZES ALONG WITH THE CAPTURE OF INTERNAL ACCESSWAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION.
 - SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH THE PROVISIONS OF THE BUILDING REGULATIONS, CHAPTER 12, CLAUSE 12.2.
- BUILDING SETBACK**
- DIMENSIONS SHOW APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE BUILDING REGULATIONS (BRR) OTHERWISE APPLY TO CLASS 1 TWO STOREY BUILDINGS.
 - THE PROVISIONS OF THE BRR SHALL APPLY FOR CLASS 10A BUILDINGS EXCEPTING THAT DETACHED CARPORTS AND BEHDS SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE ADJACENT TO STREET FRONTAGE AND SHALL NOT BE CONSTRUCTED FORWARD OF THE BUILDING ENVELOPE OR AND 2 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 BRR.
 - ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING REGULATIONS AS STATED IN CLAUSE 12.10.1(b) ON BUILDING OVER ADJACENT TO SEWERS.
 - COURTYARD ALLOTMENTS 241, 232 AND 233 SHALL BE CONSTRUCTED WITH A MINIMUM 2.0M SETBACK FROM THE BOUNDARY AND 0.8M SETBACK TO WALLS OF GARAGES AND 0.8M OF CARPORTS WHERE A DRIVEWAY ACCESS IS PROVIDED TO THE SECONDARY ROAD THROUGH THE COURTYARD. SETBACKS OF 4.5M TO 6M TO THE BUILDING ENVELOPE OF ADJACENT DWELLINGS IS OBLIGATORY FOR ALL DWELLINGS INCLUDING LIVING AREAS AND BEDROOMS.

C. ROAD ALIGNMENT CHANGING		DATE	BY	CHKD
D. ROAD WIDTH CHANGING		2023	URBEX	URBEX
E. ROAD MARKING CHANGING		2023	URBEX	URBEX
F. ROAD SIGN CHANGING		2023	URBEX	URBEX
G. ROAD SURFACE CHANGING		2023	URBEX	URBEX
H. ROAD DRAINAGE CHANGING		2023	URBEX	URBEX
I. ROAD UTILITIES CHANGING		2023	URBEX	URBEX
J. ROAD FENCE CHANGING		2023	URBEX	URBEX
K. ROAD LIGHTING CHANGING		2023	URBEX	URBEX
L. ROAD OTHER CHANGING		2023	URBEX	URBEX

Author	Checked	Design	Drawn
URBEX	URBEX	URBEX	URBEX

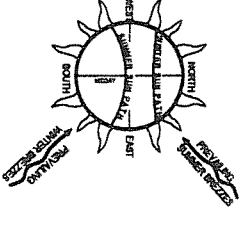
Project	Client
KALYMDA CHASE - STAGE 3	URBEX Pty Ltd

ACCESS AND BUILDING ENVELOPE PLAN

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FOR APPROVAL
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Chief Engineers
Structural Engineers
Professional Engineers
Author of Plans

BMD CONSULTING

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