

FOR CONTINUATION REFER DWG. CT-1403-43

FOR CONTINUATION REFER DWG. CT-1403-42

BUILDING SETBACKS

1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 AND 2 STOREY BUILDINGS.
2. THE PROVISIONS OF THE QDC APPLY TO CLASS 2A BUILDINGS AND CLASS 2B STRUCTURES, EXCEPT THAT DETACHED CARPORTS AND SHEDS SHALL NOT BE CONSIDERED OVERHANGS OF THE BUILDING ENVELOPE ALTHOUGH THEY MAY BE CONSIDERED OVERHANGS OF THE BUILDING ENVELOPE. THE MAIN BUILDING LINE OF THE BUILDING HOUSE CLASS 2A STRUCTURES SHALL BE GREATER THAN 1.5 METRES ON GREATER HEIGHT ADJACENT TO THE BOUNDARY SHALL OTHERWISE COMPLY WITH THE PROVISIONS OF THE BUILDING ENVELOPE.
3. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTMOST PROJECTION AS DERIVED BY THE QDC.
4. ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO STATED OR IMPLIED REQUIREMENTS OF SUBSEQUENT SERVICES AS STATED IN TABLE 3 BELOW OR OTHERWISE ORDER ADJACENT TO SERVICES.
5. THE MAXIMUM HEIGHT OF A WALL 1.00-ADJACENT WALL ON PREMIUM CLASS AND TOWNLOT ALLOTMENTS IS 4.5M TO 5.5M, 5.5M TO 6.5M, 6.5M TO 7.5M, 7.5M TO 8.5M AND 8.5M SHALL NOT EXCEED 2% OF THE BOUNDARY LENGTH. THE MAXIMUM HEIGHT OF A TOWNLOT SHALL NOT EXCEED 10% OF THE BOUNDARY LENGTH.
6. THE BUILT TO BOUNDARY SETBACKS SHALL ALLOW FOR THE PROVISION OF FENCED OUTLETING TO THE OUTLETING PAVEMENT WHICH SHALL BE CONNECTED TO THE MAIN DRAINAGE THROUGH STORMWATER DRAINAGE SYSTEM TO THE STREET FRONTAGE.
7. SETBACKS ON CORNER ALLOTMENTS SHALL COMPLY WITH SECTION 4.10.10 (1) 9 X 9 METRE TRIANGULAR, CHAPTER 12, QDCS, AND DEVELOPMENT CODE.

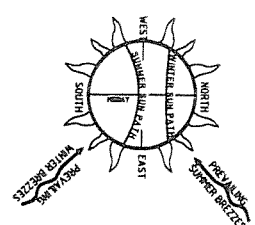
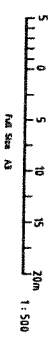
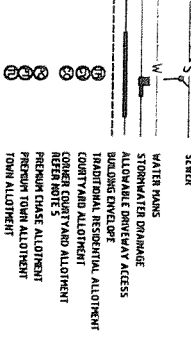
ALLOWABLE DRIVEWAY ACCESS

1. FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5M MINIMUM CLEARANCE TO ALL CORNER, W/STAIRCASE, EXCEPT STORMWATER PITS WHICH REQUIRE 2M MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.5M CLEARANCE.
2. ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

ENVIRONMENTAL RESPONSIVE BUILDING DESIGN

1. THE FOLLOWING DESIGN PARAMETERS SHOULD BE CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS:
 - (a) A BUILDING ORIENTATION THAT PROMOTES THE LENGTH OF EXTERNAL WALL AREA TO BE EXPOSED TO THE SUN.
 - (b) AN INTERNAL LAYOUT DESIGNING THE TOWNLOT TO BE PROTECTED FROM SUPER SOLAR RADIATION IE. LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH.
 - (c) RADIATION PROTECTIONS ARE USED TO PROMOTE SUMMER SOLAR GAIN AND WINTER SOLAR GAIN AND SOUTH-WEST FACING EXTERNAL WALLS FROM SOLAR RADIATION, AND EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHIELD THE NORTH-EAST ROOM LAYOUTS AND ROOMS AND ORIENTATED TO THE NORTH-EAST ROOM LAYOUTS AND ROOMS ACCESS VENTS AND DESIGNED TO MAXIMIZE CROSS VENTILATION.

LEGEND



<p>BMD CONSULTING Chief Engineers Structural Engineers Professional Engineers No. 10/115 St. Lawrence Street St. Lawrence Hill QLD 4068 Ph: (07) 3251 1111 Fax: (07) 3251 1111 www.bmdconsulting.com.au</p>		<p>URBEX PTY LTD KALYMDA STAGE 5A, 5B & 6C ACCESS AND BUILDING ENVELOPE PLAN (SHEET 1 OF 10) DRAWING NO. CT-1403-41</p>	
<p>CONSTRUCTION</p>	<p>DESIGN</p>	<p>DATE</p>	<p>BY</p>
<p>CONSTRUCTION</p>	<p>DESIGN</p>	<p>DATE</p>	<p>BY</p>
<p>CONSTRUCTION</p>	<p>DESIGN</p>	<p>DATE</p>	<p>BY</p>