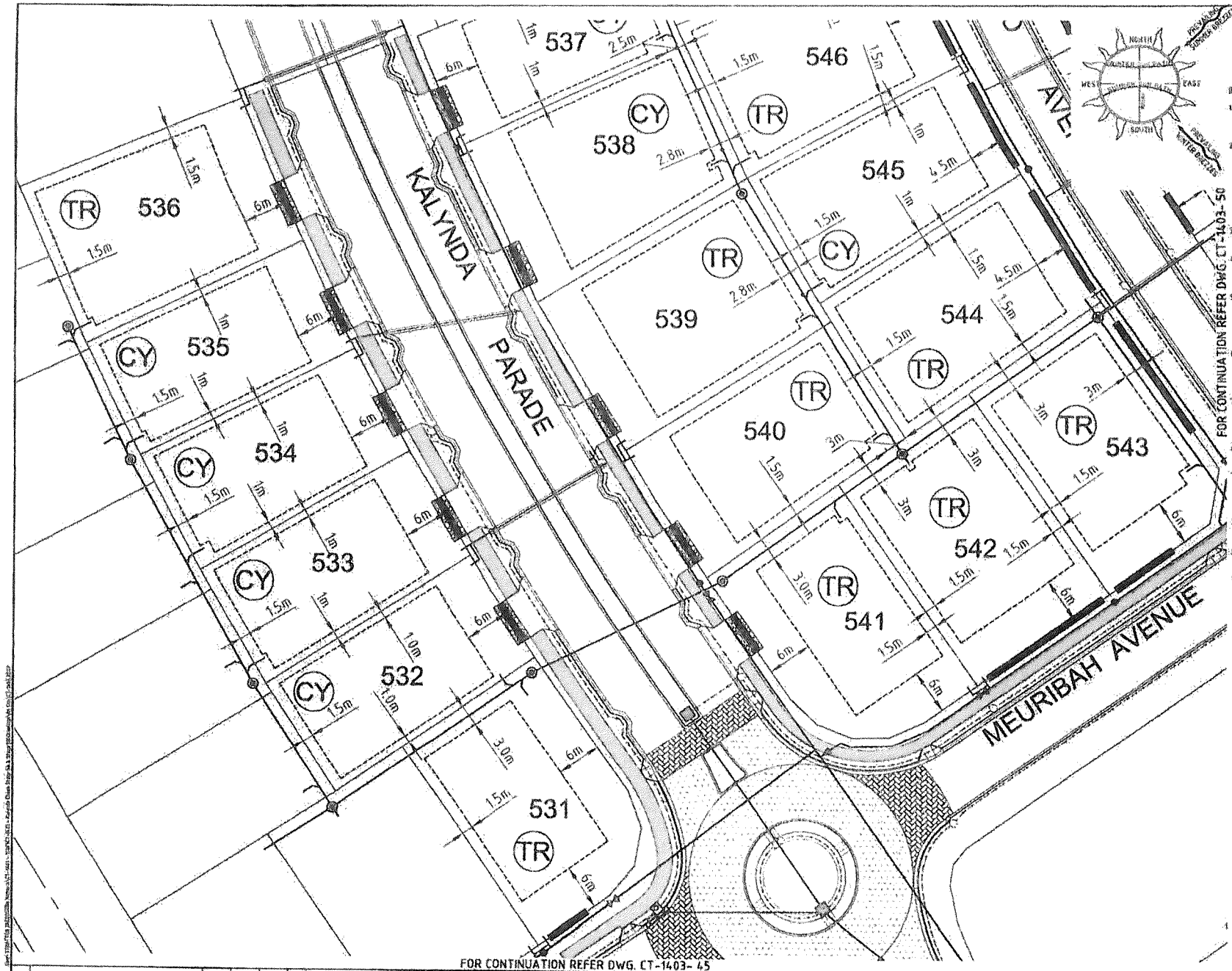

BUILDING SETBACK

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 453 TO 456,458,459,477 TO 479,496,495,550 TO 552,557,574,575,577,578,582 AND 583 SHALL NOT EXCEED 50% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 10 METRES.
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 A1B1 (b) (c) (i) 2 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 REDUCES 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 REDUCE SUMMER SOLAR RADIATION TO EXTERNAL WALLS IE. CANOPIES, 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

- SEWER
- WATER MAINS
- STORMWATER DRAINAGE
- ALLOWABLE DRIVEWAY ACCESS
- BUILDING ENVELOPE
- TRADITIONAL RESIDENTIAL ALLOTMENT
- COURTYARD ALLOTMENT
- VILLA ALLOTMENT REFER NOTE 5
- GARDEN COURT ALLOTMENT

5 0 5 10 15 20m 1:500

Full Size A3

No	Amendments	By	Appd	Date	No	Amendments	By	Appd	Date
D	CONSTRUCTION ISSUE	WEB		15.09.07					
C	AMENDED AS PER COT REQUIREMENTS	BJJ	JL	03.03.07					
B	AMENDED AS PER COT LETTER 09.03.07	BJJ	JL	04.03.07					
A	ORIGINAL ISSUE	JAM	JL	22.12.06					

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kalynda chase urbex

BMD CONSULTING
Civil Engineers
Structural Engineers
& Project Managers

Design	D.F.A.
Drawn	J.A.M.
Checked	D.F.A.
Original Approved by	JL
BMD No.	1045
Date	JUNE 2007
Datum	A.H.D.

Client: URBEX PTY LTD

Project: KALYNDA STAGE 5A, 5B & 5C

Title: ACCESS AND BUILDING ENVELOPE PLAN (SHEET 9 OF 10)

FOR CONSTRUCTION

Drawing No. CT-1403-49 Rev D