

**AS CONSTRUCTED CERTIFICATION**

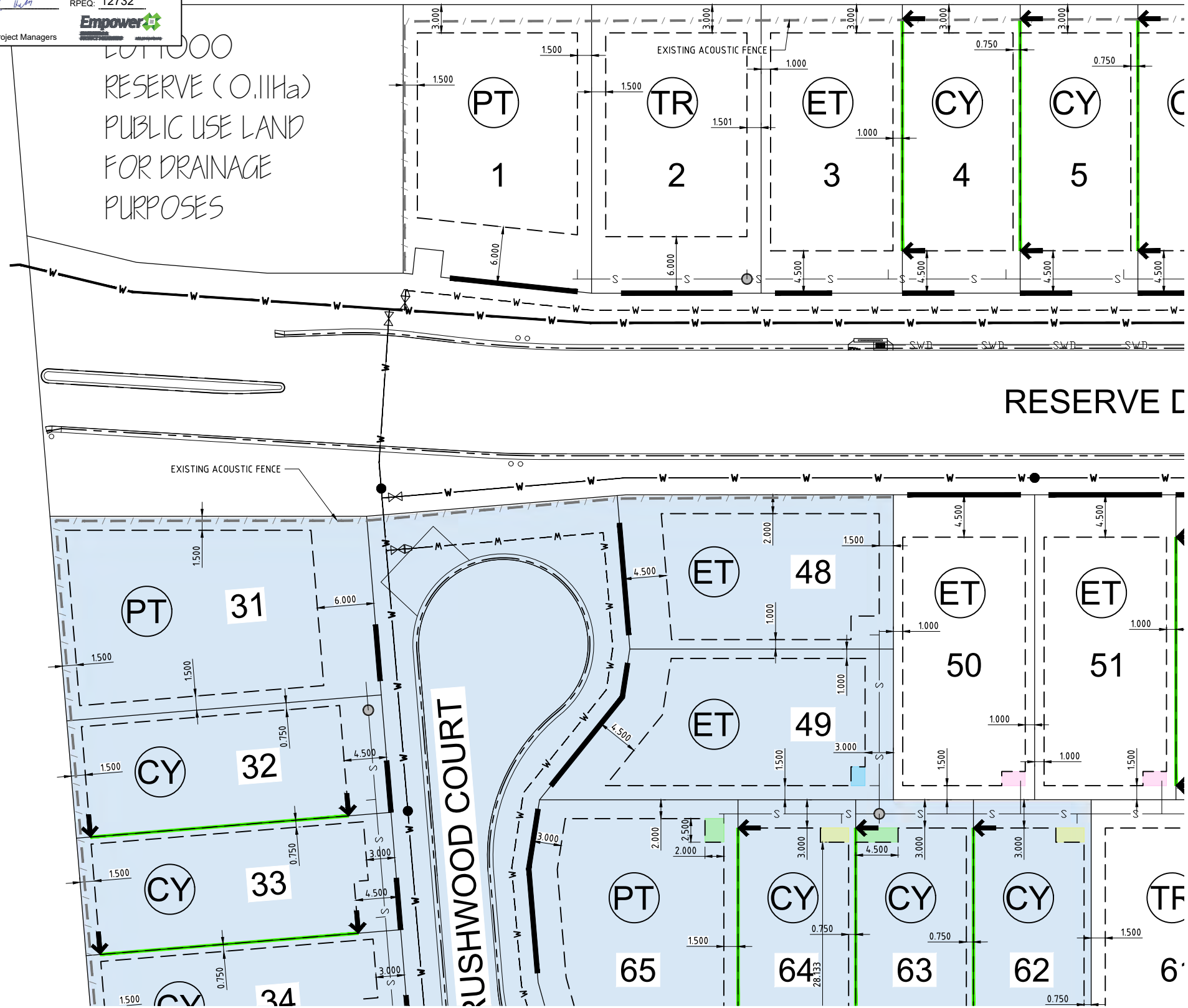
THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Chad Wain* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers



RESERVE (0.11Ha)  
PUBLIC USE LAND  
FOR DRAINAGE  
PURPOSES



**BUILDING SETBACK**

**Accepted As Constructed**

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY BUILDINGS ONLY. THE PROVISIONS OF THE TOWNSVILLE CITY COUNCIL LOCAL GOVERNMENT DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) 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.
- 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 OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP1 AND MP12 OF THE QDC.
- 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 DISCHARGING TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
- ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

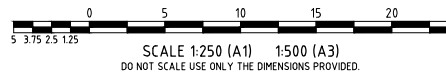
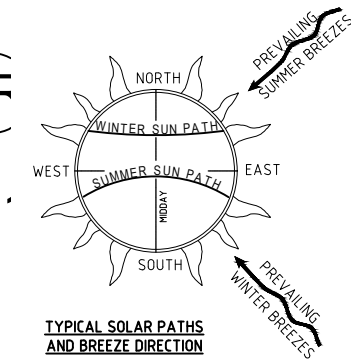
**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
- 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 THAT ENSURES THE 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 AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
  - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

**LEGEND**

- STAGE BOUNDARY
- SUBSTAGE BOUNDARY
- BUILDING ENVELOPE
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILT-TO-BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- PROPOSED SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN - uPVC
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- BUILDING ENVELOPE CUT-OUT AS DIMENSIONED

**NOTE:-**  
THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13A ONLY.



JOINS DRAWING No. B00393-ABEP102

User: YELLIN File Name: C:\Users\javan\Documents\B00393\_1133\4\_civil-dwg\1.dwg Stage: 13a\B00393-ASCON-ABEP

0	AS CONSTRUCTED	YL	PDW	CH	CH	15/02/22	ENGINEERING CERTIFICATION
No.	Amendments	Drawn	Design	Design	Chk	Appd	Date

*Chad Wain*  
Registered Engineer  
17/5/2022  
12732  
Date Register

**THE Reserve**  
From the developers of Kalynda Chase

**urbex** designed for life

**Empower**  
ENGINEERS & PROJECT MANAGERS  
ABN 23 010 743 692

Client: **URBEX PTY LTD**

Project: **THE RESERVE - STAGE 13A**

Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 7**

Datum: **AHD PSM 200645 RL 14.410 (MGA) COORD**

**AS CONSTRUCTED**

Project No: **B00393-ABEP101** Drawing No: **0** Rev: **0**

**AS CONSTRUCTED CERTIFICATION**

THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Chad Webb* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers



**BUILDING SETBACK**

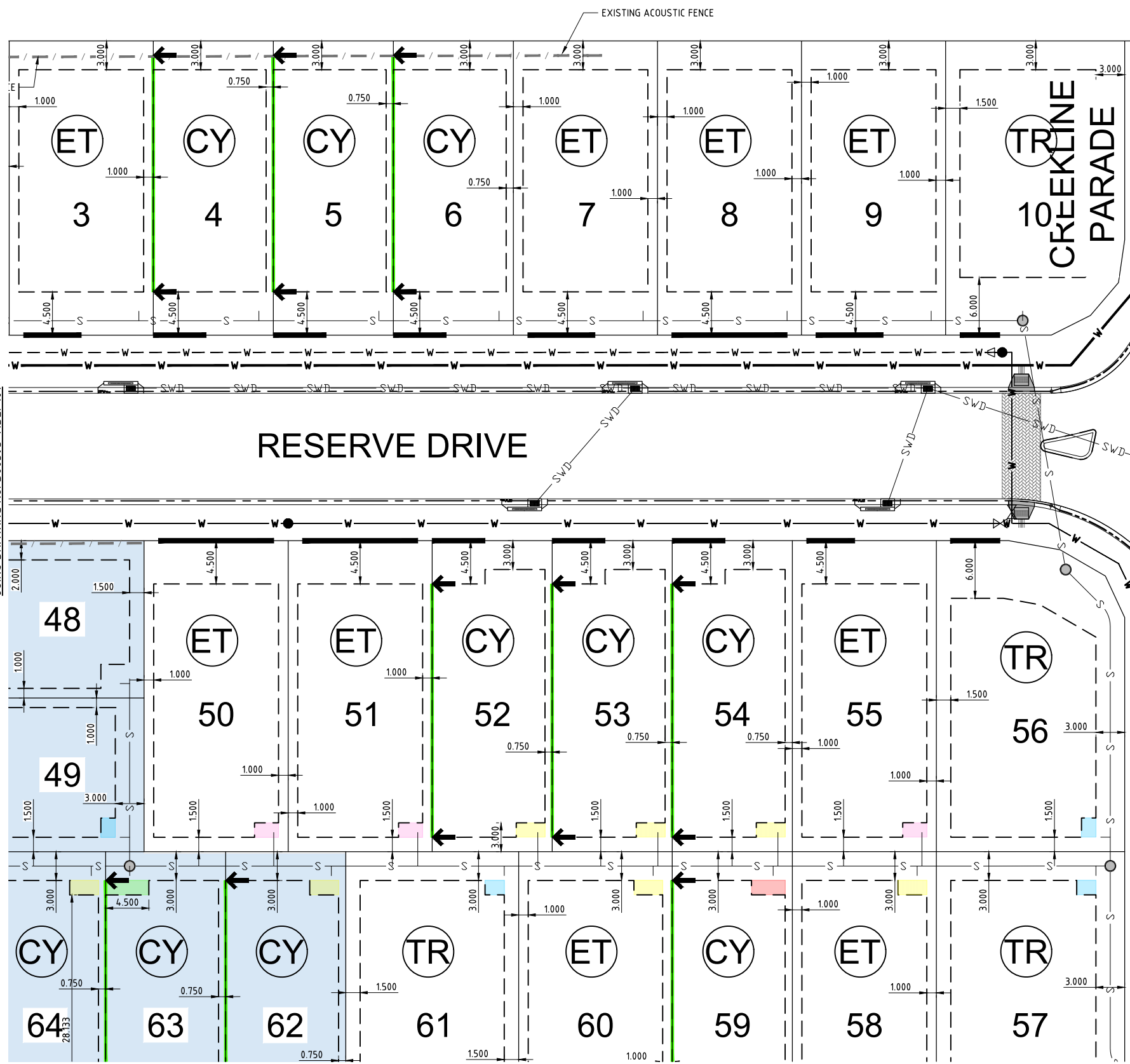
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JOINS DRAWING No. B00393-ABEP101

User: YELLIN File Name: C:\2025\data\main\2025\01\B00393\_1133\4\_civil-dwg\14.dwg as con\1 stage 13a\B00393-ASCON-ABEP



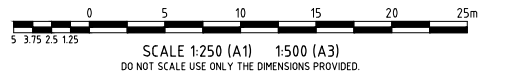
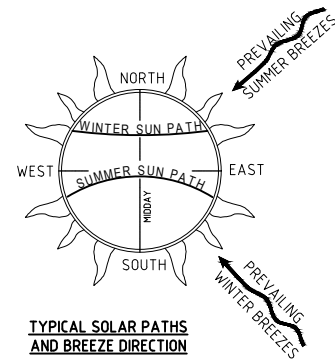
JOINS DRAWING No. B00393-ABEP103

JOINS DRAWING No. B00393-ABEP104

**NOTE:-**  
THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13A ONLY.

**LEGEND**

- STAGE BOUNDARY
- SUBSTAGE BOUNDARY
- BUILDING ENVELOPE
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILT-TO-BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- PROPOSED SEWER MAIN
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0 AS CONSTRUCTED		YL	PDW	CH	CH	15/02/22	ENGINEERING CERTIFICATION
No.	Amendments	Drawn	Design	Design	Chk	Appd	Date

**THE Reserve**  
From the developers of Kalynda Chase  
urbex designed for life

**Empower**  
ENGINEERS & PROJECT MANAGERS  
ABN 23 010 743 692

Client: **URBEX PTY LTD**  
Project: **THE RESERVE - STAGE 13A**  
Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 7**

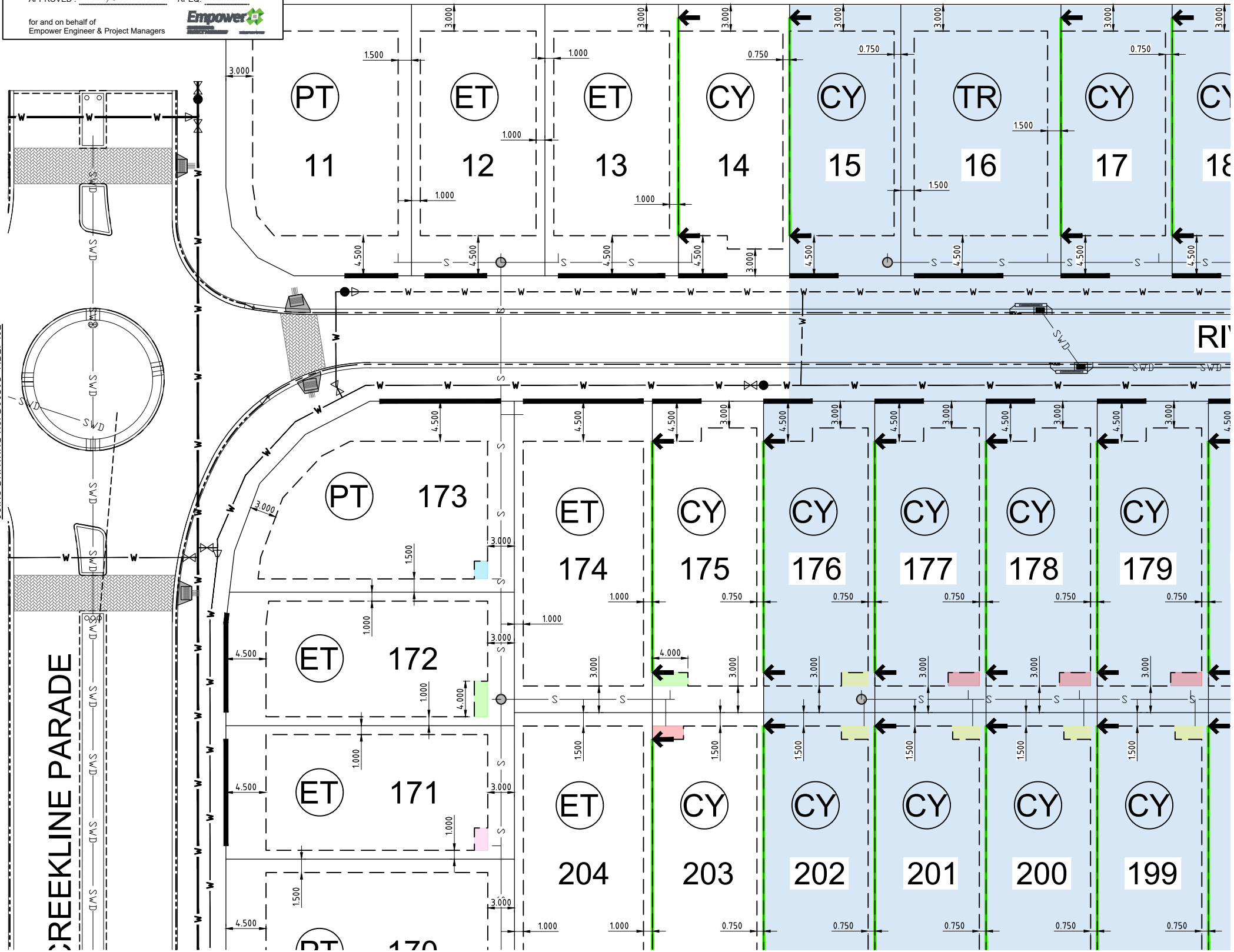
Da'um AHD PSM 200645 RL 14.410 (MGA) COORD  
**AS CONSTRUCTED**  
Project No. Drawing No. Rev  
**B00393-ABEP102 0**

**AS CONSTRUCTED CERTIFICATION**

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APPROVED: *Chick Wain* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers



**BUILDING SETBACK**

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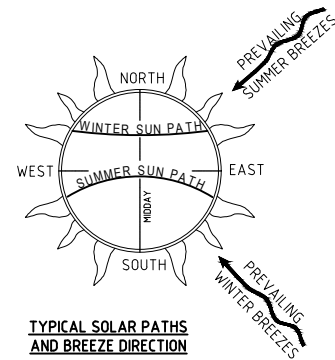
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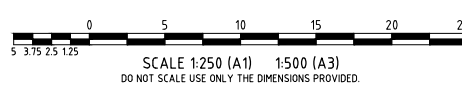
**LEGEND**

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**NOTE:-**  
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JOINS DRAWING No. B00393-ABEP102



JOINS DRAWING No. B00393-ABEP105

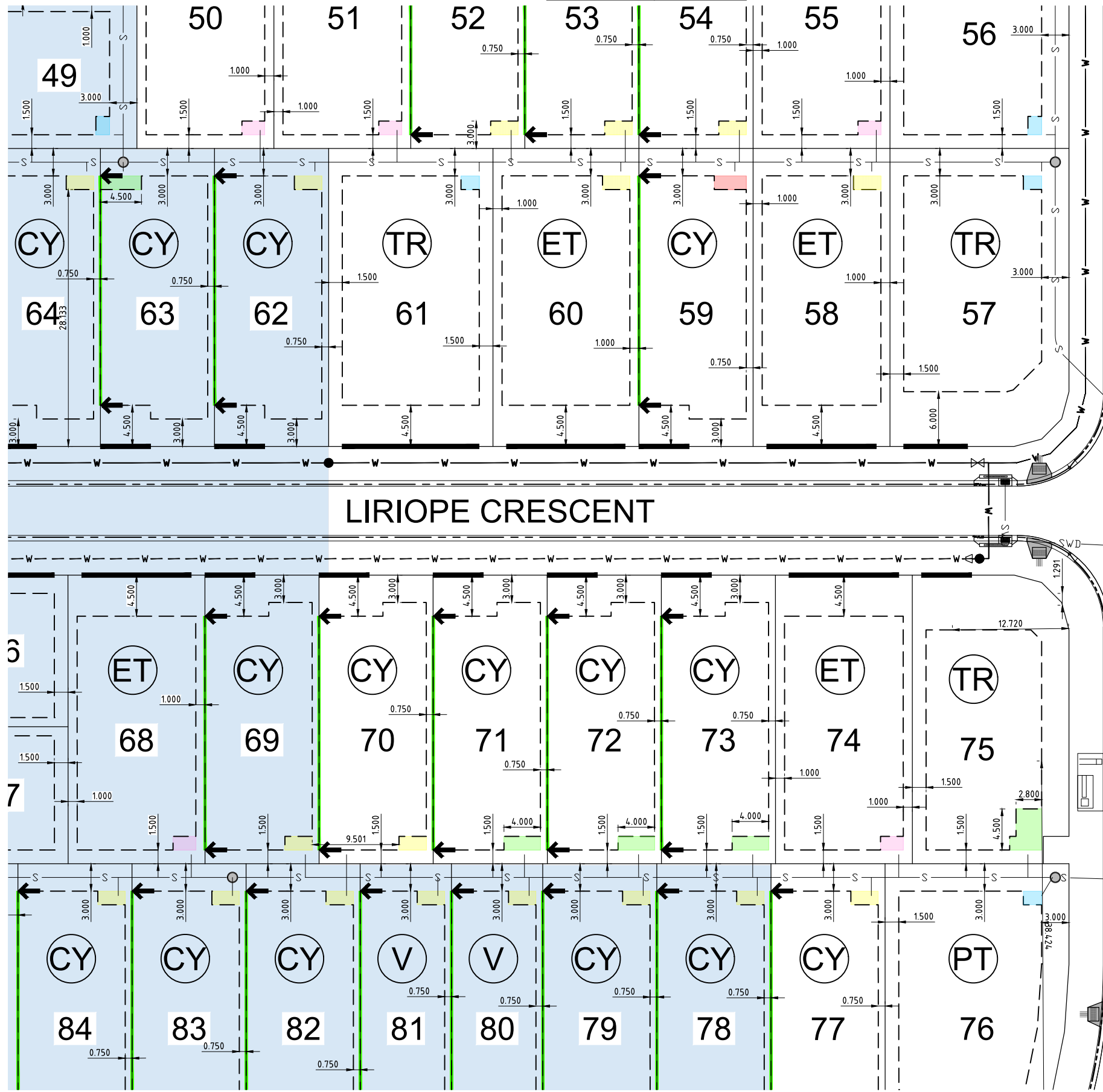
No.	Amendments	Drawn	Design	Design Chk	Appd	Date
1	UPDATE LOT 173 SOUTHERN BOUNDARY BUILDING ENVELOPE OFFSET	YL	PDW	CH	CH	19/04/23
0	AS CONSTRUCTED	YL	PDW	CH	CH	15/02/22

*Chick Wain*  
Registered Engineer  
19/4/2023  
Date Register  
12732  
ENGINEERING CERTIFICATION



Client: **URBEX PTY LTD**  
Project: **THE RESERVE - STAGE 13A**  
Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 3 OF 7**

Da'um AHD PSM 200645 RL 14.410 (MGA) COORD  
**AS CONSTRUCTED**  
Project No. Drawing No. Rev  
**B00393-ABEP103 1**



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APPROVED: *[Signature]* RPEQ: 12732  
 for and on behalf of Empower Engineer & Project Managers

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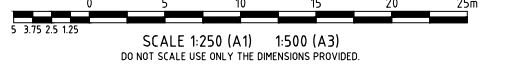
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**TYPICAL SOLAR PATHS AND BREEZE DIRECTION**



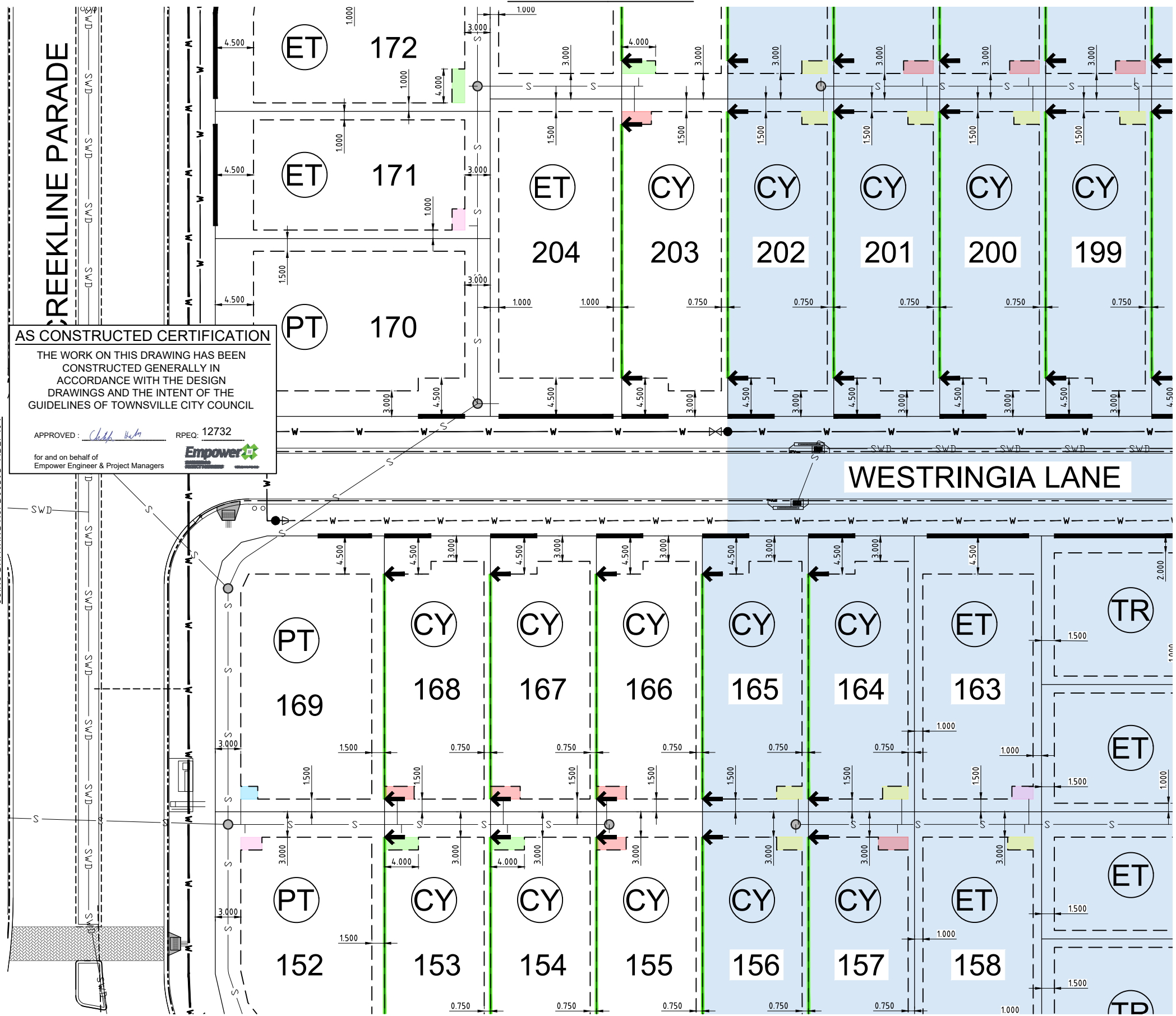
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*[Signature]*  
 Registered Engineer  
 17/5/2022 12732  
 Date Register



Client: **URBEX PTY LTD**  
 Project: **THE RESERVE - STAGE 13A**  
 Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 4 OF 7**

Datum: **AHD PSM 200645 RL 14.410 (MGA) COORD**  
**AS CONSTRUCTED**  
 Project No. Drawing No. Rev  
**B00393-ABEP104 0**



**AS CONSTRUCTED CERTIFICATION**  
 THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Chad Webb* RPEQ: 12732  
 for and on behalf of Empower Engineer & Project Managers

**BUILDING SETBACK**

- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) 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.
- 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 OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP1 AND MP2 OF THE QDC.
- 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 DISCHARGING TO THE STREET FRONTAGE.
- SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
- ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.

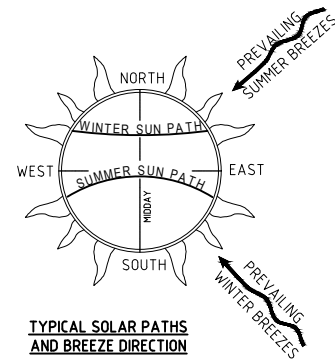
**CLIMATICALLY RESPONSIVE BUILDING DESIGN**

- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
- 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 THAT ENSURES THE 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 AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
  - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

**LEGEND**

- STAGE BOUNDARY
- SUBSTAGE BOUNDARY
- BUILDING ENVELOPE
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILT-TO-BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- PROPOSED SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN - uPVC
- PROPOSED WATER MAIN - POLY
- EXISTING WATER MAIN
- PROPOSED STORMWATER LINE
- EXISTING STORMWATER LINE
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.0m
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.5m
- BUILDING ENVELOPE CUT-OUT 1.5m x 3.0m
- BUILDING ENVELOPE CUT-OUT 1.5m x 3.5m
- BUILDING ENVELOPE CUT-OUT AS DIMENSIONED

**NOTE:-**  
 THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13A ONLY.



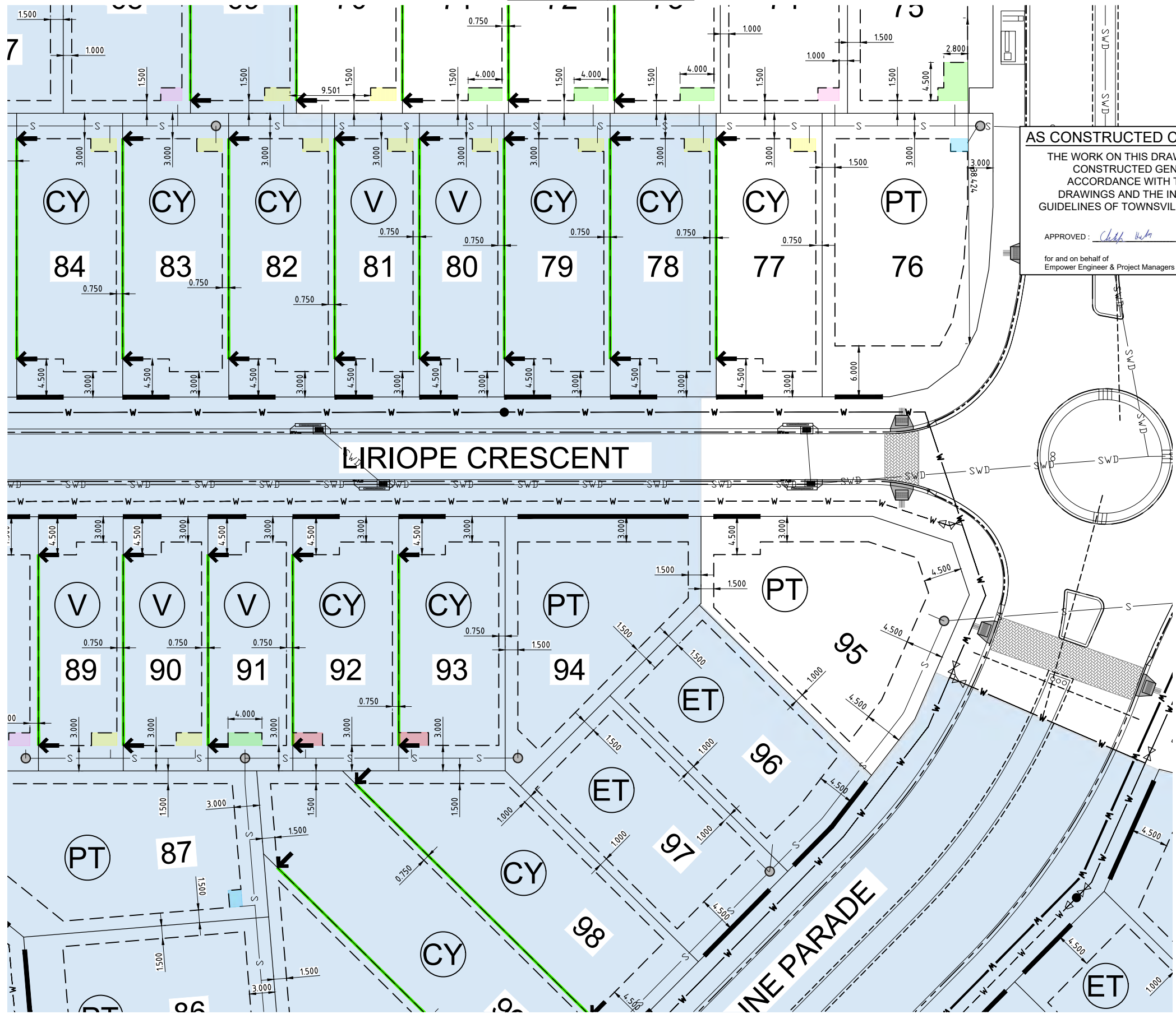
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 DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

0 AS CONSTRUCTED		YL	PDW	CH	CH	15/02/22
Amendments		Drawn	Design	Design	Chk	Appd
No.		Date	Date			

Registered Engineer: *Chad Webb* 17/5/2022 12732  
 Date Register  
 ENGINEERING CERTIFICATION  
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Client	URBEX PTY LTD	Datum	AHD
Project	THE RESERVE - STAGE 13A	PSM	200645
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 5 OF 7	RL	14.410
		(MGA) COORD	
		Project No.	B00393-ABEP105
		Drawing No.	0
		Rev	0



**AS CONSTRUCTED CERTIFICATION**  
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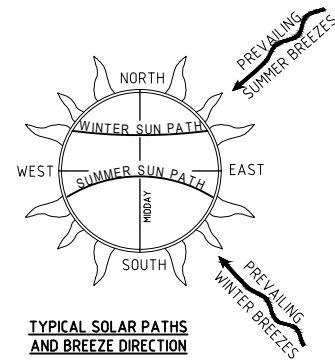
APPROVED: *Chad Watts* RPEQ: 12732  
 for and on behalf of Empower Engineer & Project Managers

- BUILDING SETBACK**
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) 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.
  - 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 OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
  - THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP1 AND MP2 OF THE QDC.
  - 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 DISCHARGING TO THE STREET FRONTAGE.
  - SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
  - ALLOWABLE DRIVEWAY ACCESS LOCATIONS ARE SHOWN INDICATIVELY AND ACTUAL LOCATIONS SHALL BE CLEAR OF ALL APPURTENANCES VIZ. PILLAR BOX, SERVICE PITS, LOT WATER OFF-TAKES AND SUBSOIL FLUSH POINTS IN ACCORDANCE WITH COUNCIL STANDARDS.
- CLIMATICALLY RESPONSIVE BUILDING DESIGN**
- ALLOTMENTS ALLOCATED A BUILT-TO-BOUNDARY SETBACK SHALL BE TYPICALLY DESIGNED AND LOCATED SUCH THAT THE BUILT-TO-BOUNDARY WALL IS LOCATED ON THE WESTERN OR SOUTHERN ORIENTED BOUNDARY TO MAXIMISE THE PREVAILING BREEZE AND SOLAR ORIENTATION ON THE ALTERNATE BOUNDARY.
  - 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 THAT ENSURES THE 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 AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
    - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

JOINS DRAWING No. B00393-ABEP107

**NOTE:-**  
 THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13A ONLY.

- LEGEND**
- STAGE BOUNDARY
  - SUBSTAGE BOUNDARY
  - BUILDING ENVELOPE
  - PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
  - BUILT-TO-BOUNDARY LINE
  - ALLOWABLE DRIVEWAY ACCESS
  - S PROPOSED SEWER MAIN
  - Ex. SEWER PROPOSED SEWER MAIN
  - W PROPOSED WATER MAIN - uPVC
  - W PROPOSED WATER MAIN - POLY
  - w EXISTING WATER MAIN
  - SWD PROPOSED STORMWATER LINE
  - SWD EXISTING STORMWATER LINE
  - BUILDING ENVELOPE CUT-OUT 1.5m x 2.0m
  - BUILDING ENVELOPE CUT-OUT 1.5m x 2.5m
  - BUILDING ENVELOPE CUT-OUT 1.5m x 3.0m
  - BUILDING ENVELOPE CUT-OUT 1.5m x 3.5m
  - BUILDING ENVELOPE CUT-OUT AS DIMENSIONED



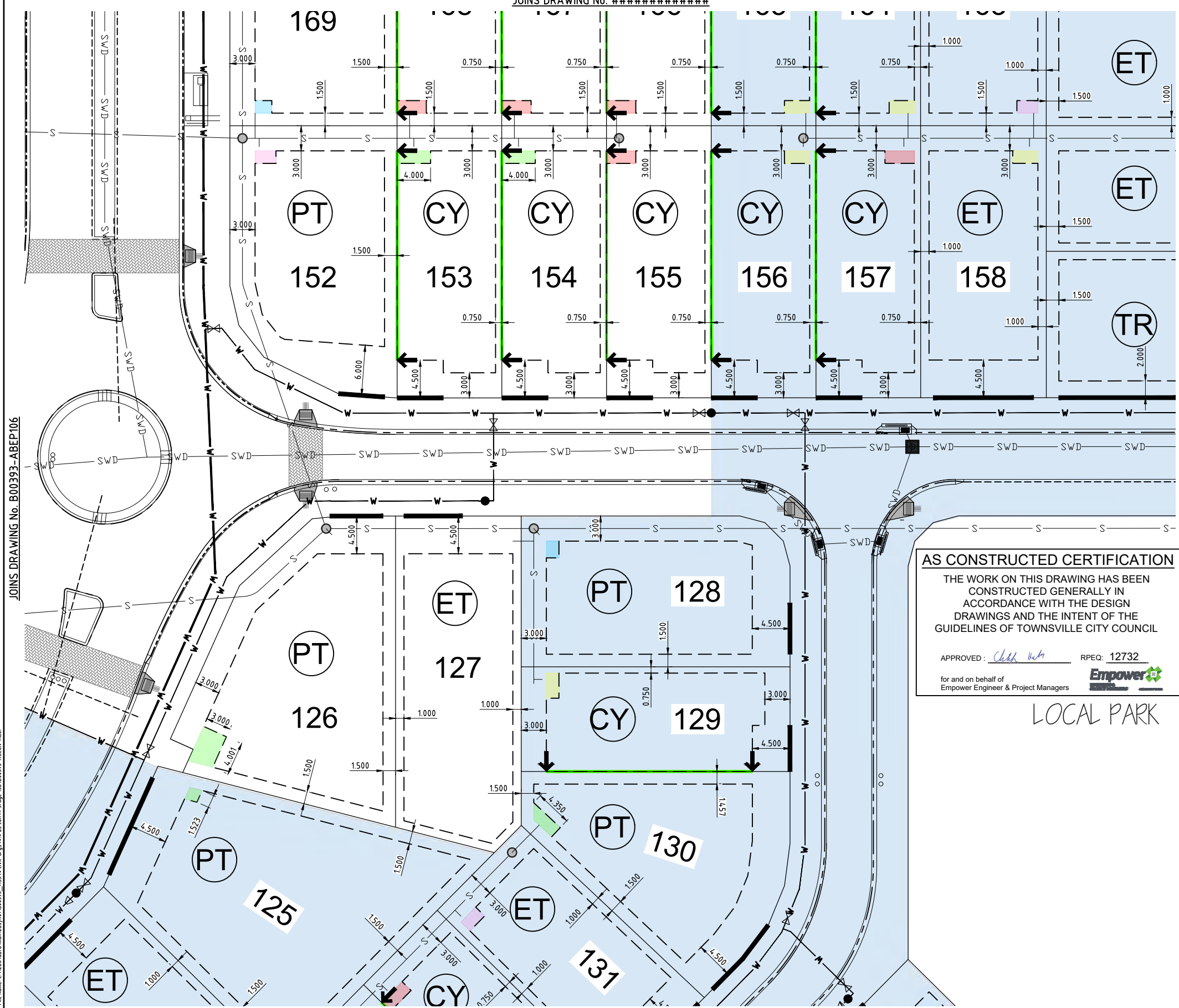
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0 AS CONSTRUCTED		YL	PDW	CH	CH	15/02/22	12732
Amendments		Drawn	Design	Design	Chk	Appd	Date
No.		ENGINEERING CERTIFICATION					
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Client	URBEX PTY LTD	Datum	AHD
Project	THE RESERVE - STAGE 13A	PSM	200645
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 6 OF 7	RL	14.410
		(MGA) COORD	
		Project No.	B00393-ABEP106
		Drawing No.	0
		Rev	0



**BUILDING SETBACK**

1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
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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 OR ADJACENT TO SEWERAGE SERVICES. ACTUAL SETBACKS SHALL BE CONFIRMED FROM THE AS CONSTRUCTED SEWER INFORMATION.
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2. 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 THAT ENSURES THE 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 AND EXTERNAL SCREENS) AND ARE INCORPORATED TO FULLY SHADE WESTERN AND SOUTH-WEST FACING EXTERNAL WALLS; AND
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**AS CONSTRUCTED CERTIFICATION**  
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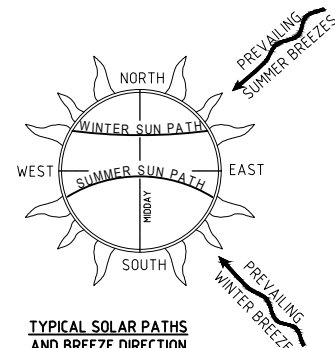
APPROVED: *Chad Webb* RPEQ: 12732  
 for and on behalf of Empower Engineer & Project Managers

LOCAL PARK

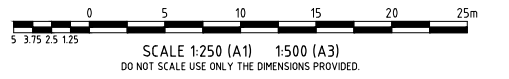
**NOTE:-**  
 THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13A ONLY.

**LEGEND**

- STAGE BOUNDARY
- SUBSTAGE BOUNDARY
- BUILDING ENVELOPE
- PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT
- BUILT-TO-BOUNDARY LINE
- ALLOWABLE DRIVEWAY ACCESS
- PROPOSED SEWER MAIN
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- BUILDING ENVELOPE CUT-OUT 1.5m x 3.5m
- BUILDING ENVELOPE CUT-OUT AS DIMENSIONED



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No.	Amendments	Drawn	Design	Design	Chk	Appd	Date

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**THE Reserve**  
 From the developers of Kalynda Chase  
 urbex designed for life

**Empower**  
 ENGINEERS & PROJECT MANAGERS  
 ABN 23 010 743 692

Client	<b>URBEX PTY LTD</b>	Datum	AHD
Project	<b>THE RESERVE - STAGE 13A</b>	PSM	200645
Title	<b>ACCESS AND BUILDING ENVELOPE PLAN</b>	RL	14.410
	<b>SHEET 7 OF 7</b>	(MGA) COORD	
		<b>AS CONSTRUCTED</b>	
		Project No.	Drawing No.
		<b>B00393-ABEP107</b>	<b>0</b>