

AS CONSTRUCTED CERTIFICATION

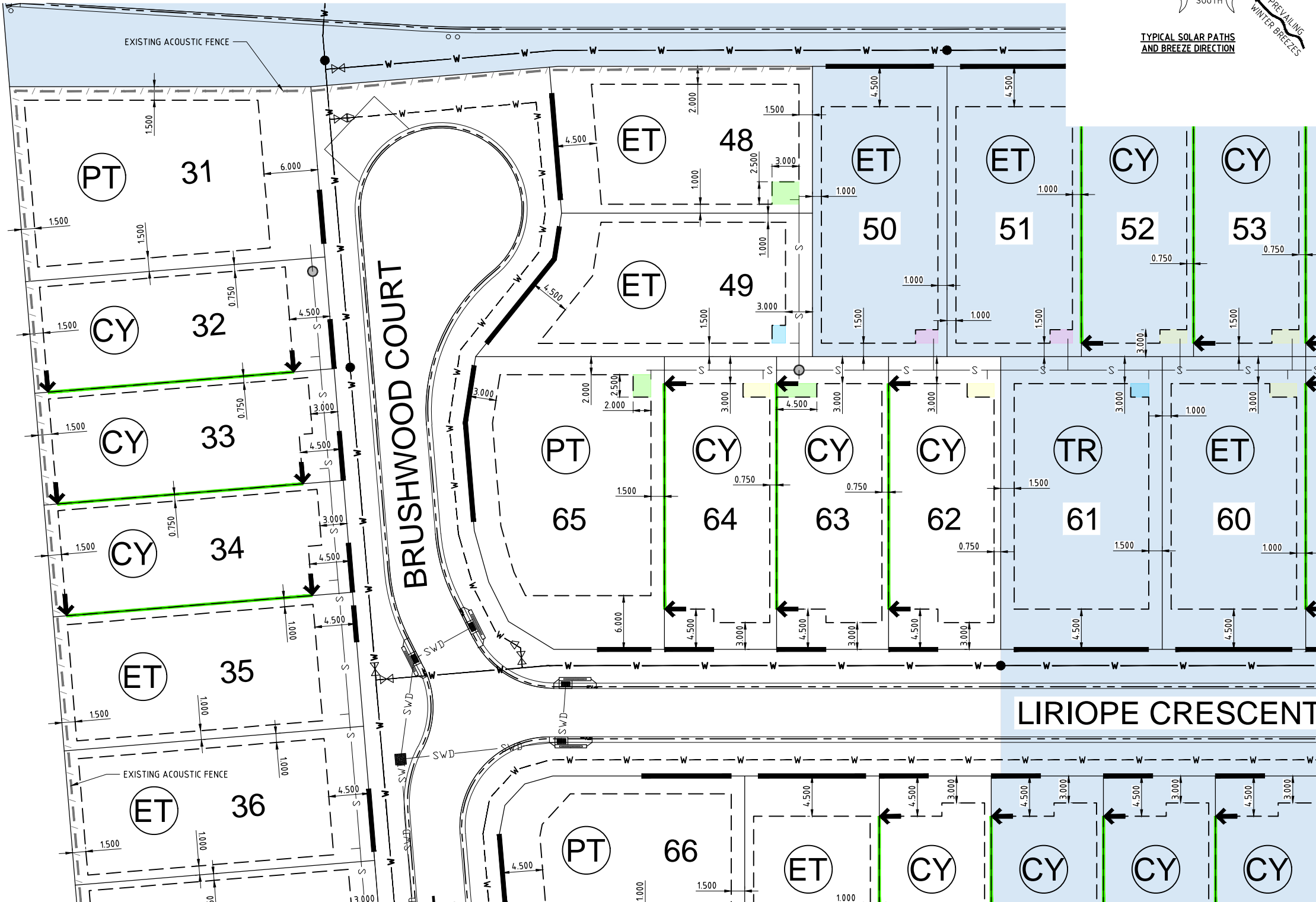
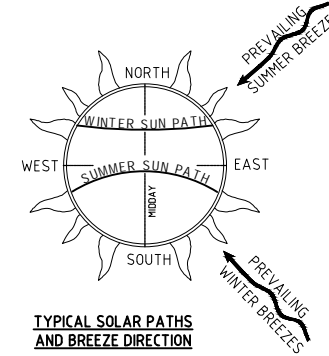
THE WORK ON THIS DRAWING HAS BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE INTENT OF THE GUIDELINES OF TOWNSVILLE CITY COUNCIL

APPROVED: *Cheryl Huhn* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers



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



BUILDING SETBACK

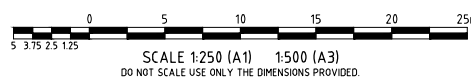
- 1. DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
- 2. THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. 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.
- 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.
- 5. 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 MP1.1 AND MP1.2 OF THE QDC.
- 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 DISCHARGING TO THE STREET FRONTAGE.
- 7. SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION PURSUANT TO THE QDC.
- 8. 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

- 1. 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.
- 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
 - (iv) 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 ACCESSWAYS 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



JOINS DRAWING No. B00393-ABEP202

File Name: C:\Users\lucien\Documents\Projects\13B\13B-CV\13B-CV-AS CON.V2 Stage 13B\13B99-ASCON-ABEP User: LUCIEN WEST Date: 7/10/2023 8:28:17 AM

No.	Amendments	Drawn	Design	Design Chk	Appd	Date	Register
1	AS CONSTRUCTED	LW	LW	CH	CH	04/10/23	12732
0	AS CONSTRUCTED	MC	PDW	CH	OR	27/03/23	

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Client	URBEX PTY LTD
Project	THE RESERVE - STAGE 13B
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 2

Datum	AHD
PSM	200645
RL	14.410
(MGA) COORD	
AS CONSTRUCTED	
Project No.	B00393-ABEP201
Drawing No.	
Rev	1

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

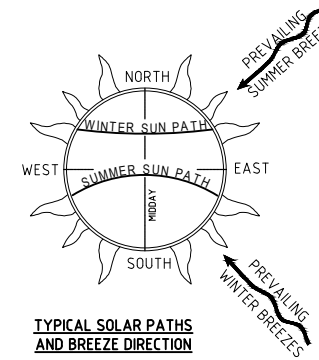


NOTE:-
THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13B ONLY.

AS CONSTRUCTED
I, RYAN MACHIN, OF SURVEY SOLUTIONS AUSTRALIA, HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE AS CONSTRUCTED DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

Ryan Machin DATE: 29.03.2023
RYAN MACHIN SBQ No 6760

SURVEYING SOLUTIONS AUSTRALIA
ABN: 78 632 383 316 M: (+61) 428 288 917
49 Gaircochlea Drive Bushland Beach, QLD, 4818



TYPICAL SOLAR PATHS AND BREEZE DIRECTION

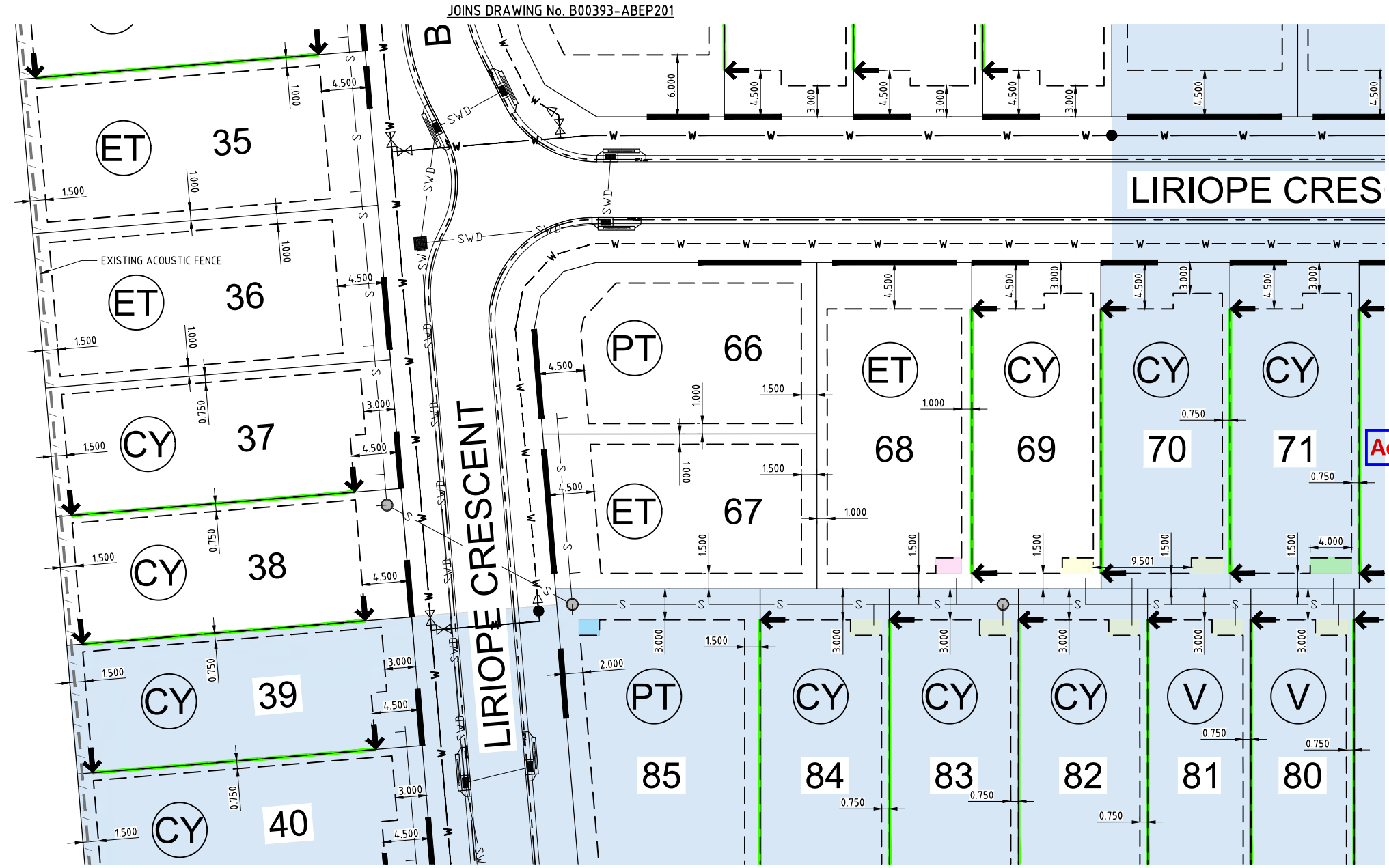
BUILDING SETBACK

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CLIMATICALLY RESPONSIVE BUILDING DESIGN

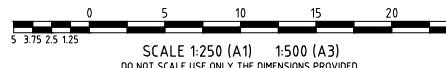
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 - A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST AND ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

Accepted As Constructed



LEGEND

- STAGE BOUNDARY
- SUBSTAGE BOUNDARY
- BUILDING ENVELOPE
- PT TR ET CY V 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



0	AS CONSTRUCTED	MC	PDW	CH	OR	27/03/23	
No.	Amendments	Drawn	Design	Design	Chk	Appd	Date
Registered Engineer <i>Chad Webb</i> 29/3/2023 Register 12732 ENGINEERING CERTIFICATION							

From the developers of Kalynda Chase
urbex designed for life

ENGINEERS & PROJECT MANAGERS
ABN 23 010 743 692

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

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

AS CONSTRUCTED
Project No. **B00393-ABEP202**
Drawing No. **0**

User: WILLIAM GRIFFITH File Name: C:\Users\jama\OneDrive\Documents\B00393_1531\1.5 CIVIL - DRGS\1.5.45 CONZ Stage 13B\B00393-ASCON-ABEP