

BUILDING SETBACK

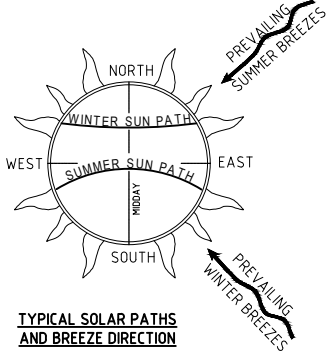
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING 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 ORIENTATED 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
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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



Accepted As Constructed

JOINS DRAWING No. B00393-ABEP302

AS CONSTRUCTED

I, RYAN MACHIN OF SURVEYING 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

RYANMACHIN SQD No. 6760

SURVEYING SOLUTIONS AUSTRALIA

ABN: 78 632 363 316 M (481) 428 258 517

49 Goolcochea Drive Buzhland Beach, QLD, 4818

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 White* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers

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

AS CONSTRUCTED

Chad White
Registered Engineer
29/3/2023 12732
Date Register

ENGINEERING CERTIFICATION

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 13C**

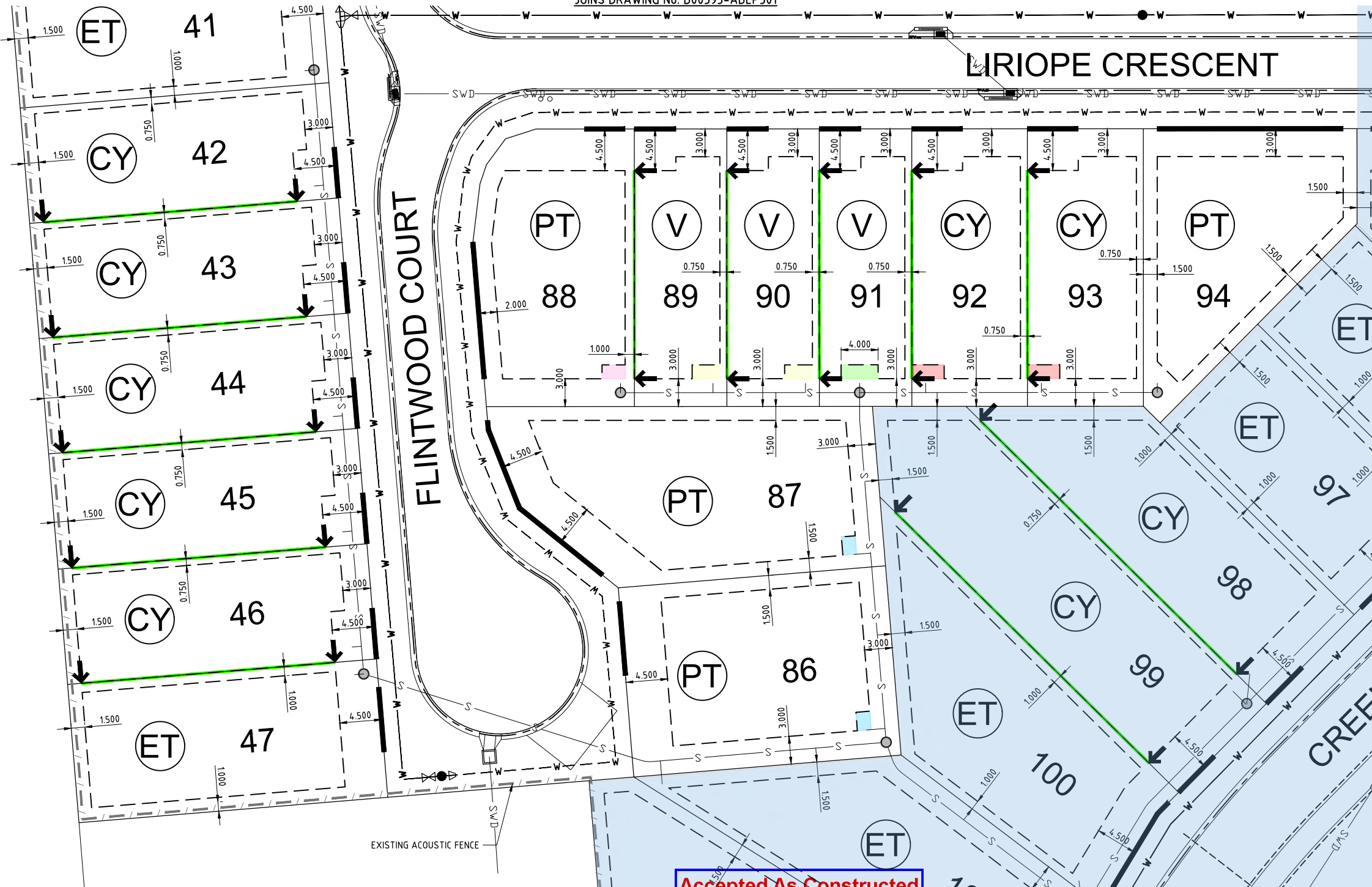
Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 1 OF 2**

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

AS CONSTRUCTED

Project No. Drawing No. Rev
B00393-ABEP301 0

User: WILLIAM GRIFFITH File Name: C:\Users\wgriffith\Documents\B00393_13B1\Civil - DRG\14.410 - AS CON 13C Stage 13C\B00393-ABEP302.dwg Date: 27/03/2023 4:45:09 PM



Accepted As Constructed

BUILDING SETBACK

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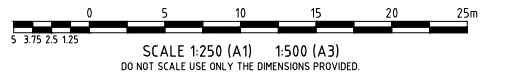
AS CONSTRUCTED

1. 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 5892 No. 6760

SURVEYING SOLUTIONS
AUSTRALIA

ABN: 78 632 363 916 M: 08 428 258 517
49 Golcochea Drive Buzhland Beach, QLD, 4818



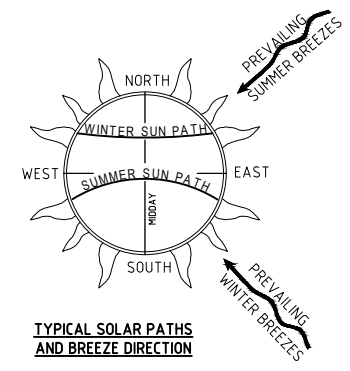
NOTE:-
THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 13C ONLY.

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: *Chellu* RPEQ: 12732

for and on behalf of Empower Engineer & Project Managers



AS CONSTRUCTED

0	AS CONSTRUCTED	JT	PDW	OR	OR	27/03/23	ENGINEERING CERTIFICATION
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: **URBEX PTY LTD**

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

Title: **ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 2**

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

AS CONSTRUCTED

Project No: **B00393-ABEP302** Drawing No: **0** Rev: **0**