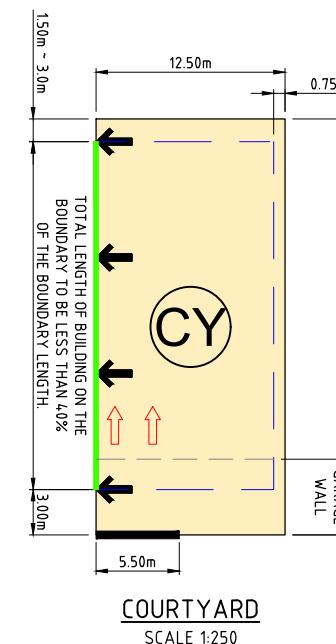
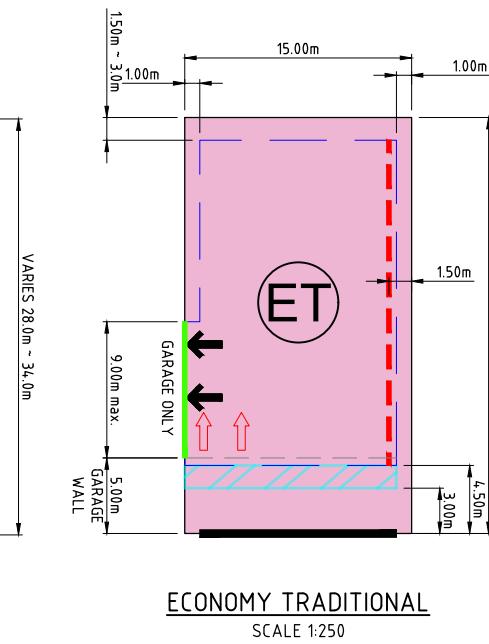


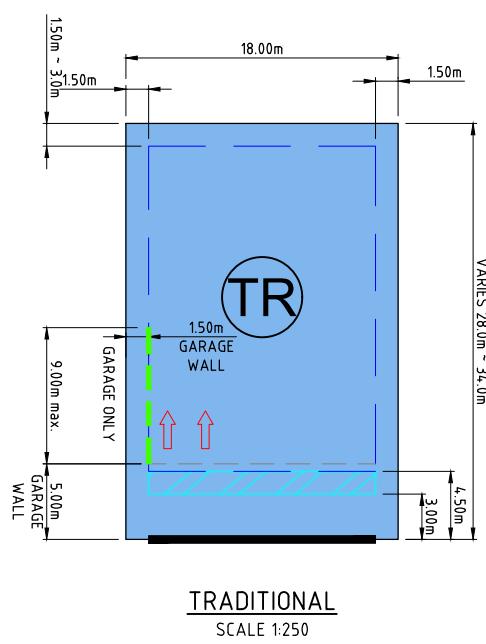
VILLA
SCALE 1:250



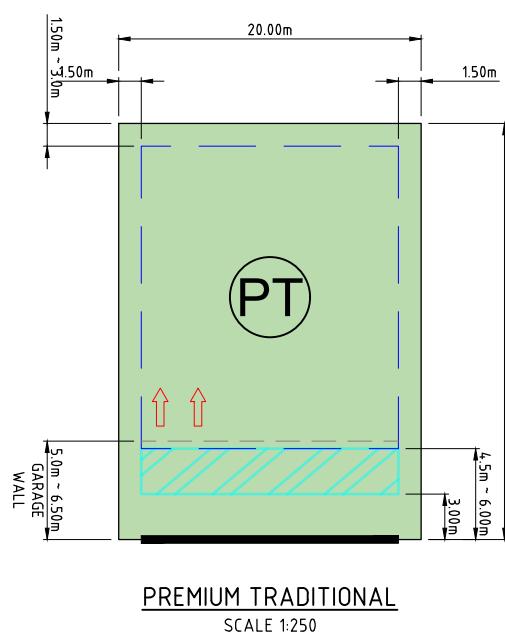
COURTYARD
SCALE 1:25



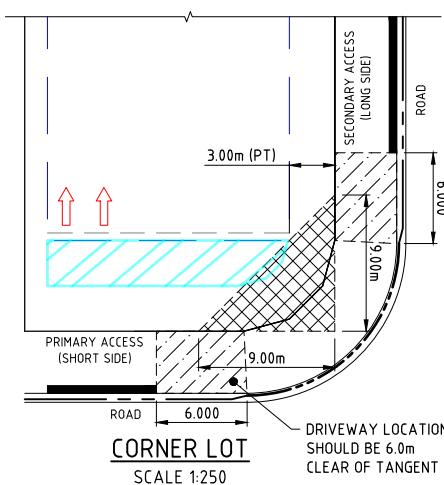
ECONOMY TRADITIONAL
SCALE 1:250



TRADITIONAL
SCALE 1:250



PREMIUM TRADITIONAL
SCALE 1:250

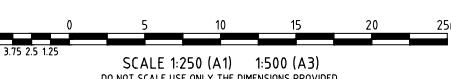


ORNER LOT — DRIVEWAY LOCATION
SCALE 1:250 SHOULD BE 6.0m
CLEAR OF TANGENT

ALLOTMENT DEVELOPMENT REQUIREMENT

| LOT TYPE | AV. LOT WIDTH (m) | TYPICAL AV. LOT SIZE (m ²) | MINIMUM BUILDING SETBACKS (REFER TO NOTES BELOW) | | | | | | | | PRIVATE OPEN SPACE (POS) | | OTHER REQUIREMENTS | LENGTH AND HEIGHT OF ZERO BOUNDARY / CLOSE TO BOUNDARY WALL | | |
|--------------------------|-------------------|--|--|----------------------|----------|------------------------|-------------------|-----------------------------|-----------|----------|--------------------------|-------------------|--------------------------------|---|---------------------------|--|
| | | | FIRST STOREY (LESS THAN 4.5m) | | | | | SECONDARY STOREY (4.5-8.5m) | | | | | | | | |
| | | | FRONT (m) | GARAGE WALL (m) | REAR (m) | OPTIONAL ZERO LOT LINE | SIDE SET BACK (m) | SECONDARY ROAD SETBACK | FRONT (m) | REAR (m) | ZERO LOT LINE | SIDE SET BACK (m) | MINIMUM AREA (m ²) | MINIMUM CIRCLE DIAMETER (m) | MAXIMUM SITE COVERAGE (%) | |
| VILLA (V) | 10.0-12.49 | 320 | 3 | 5.0 [#] | 1.5 | YES | 0.55 | 1.0 | 3 | 2 | 1 | 1.5 | 80 | 5 | 50 [^] | MAX. TOTAL LENGTH: 40% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m) |
| COURTYARD (CY) | 12.5-14.99 | 375 | 3 | 5.0 [#] | 1.5 | YES | 0.75 | 1.0 | 3 | 2 | 1 | 1.5 | 80 | 5 | 50 [^] | MAX. TOTAL LENGTH: 40% OF THE LENGTH OF THE BOUNDARY MAX. HEIGHT: 3.5m (MAX SINGLE LENGTH 9m) |
| ECONOMY TRADITIONAL (ET) | 15.0-17.99 | 450 | 4.5 | 5.0 [#] | 1.5 | YES | 1.0 | 2.0 | 4.5 | 2 | 1 | 1.5 | 80 | 5 | 50 [^] | BUILD-TO-BOUNDARY LINE (GARAGE ONLY) MAX SINGLE LENGTH 9m |
| TRADITIONAL (TR) | 18.0-19.99 | 540 | 4.5 ⁽²⁾ | 5.0 ^{# (2)} | 1.5 | NO | 1.5 | 2 | 4.5 | 2 | N/A | 2 | 80 | 5 | 50 | CLOSE-TO-BOUNDARY LINE (GARAGE ONLY) MAX SINGLE LENGTH 9m |
| PREMIUM TRADITIONAL (PT) | 20.00+ | 600+ | 6.0 ⁽²⁾ | 6.0 ⁽²⁾ | 1.5 | NO | 1.5 | 3 | 6.0 | 2 | N/A | 2 | 80 | 5 | 50 | N/A |

Townsville City Council
Accepted Subject to Conditions
OPW21/0024.20
30/08/2024



| AMENDMENT TO VILLA LOT SIDE SET BACK | NC | LW | CH |
|---|--------------|---------------|-------------------|
| AMENDMENTS TO COVERED CAR SPACE OPENING TABLE | NC | LW | CH |
| MINOR AMENDMENTS | NC | LW | CH |
| AMENDMENTS TO STAGE BOUNDARIES | YL | YL | CH |
| <i>Amendments</i> | <i>Drawn</i> | <i>Design</i> | <i>Design Chk</i> |

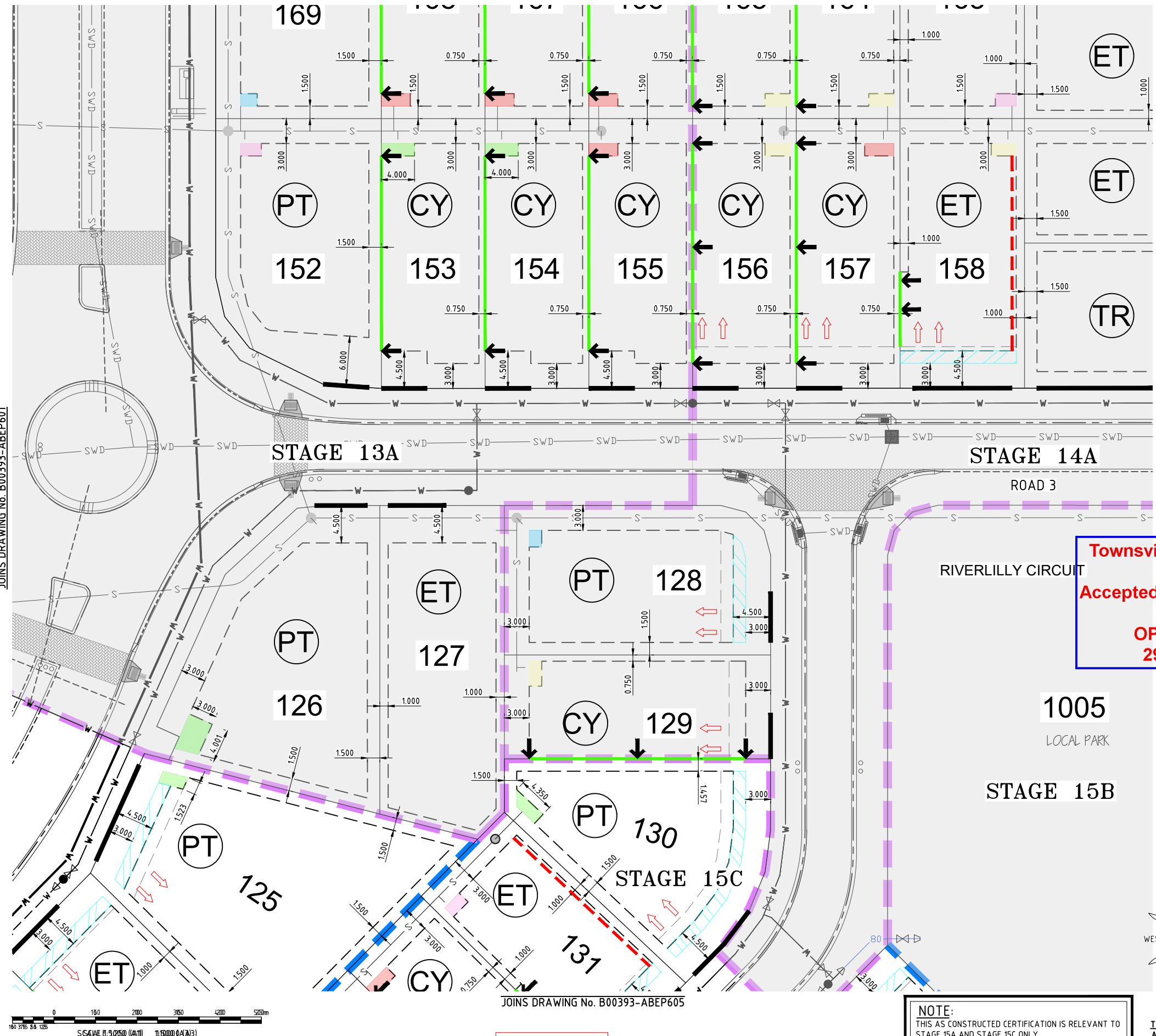


| | |
|----------------|---|
| <i>Client</i> | URBEX PTY LTD |
| <i>Project</i> | KALYNTA CHASE - PHASE 4 - THE RESER |
| <i>Title</i> | ACCESS AND BUILDING ENVELOPE PLAN LOT DETAIL TYPE AND ALLOTMENT DEVELOPMENT REQUIREMENTS |

Datum
AHD
PSM 200645
RL 14.410
(MGA) COORD

FOR CONSTRUCTION

Project No. B00393-ABEP00 Drawing No. 3 Rev.



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 FRONTRAGE 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 MP11 AND MP12 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 FRONTRAGE.
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 ORIENTATED 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 ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

LEGEND

STAGE BOUNDARY

SUBSTAGE BOUNDARY

BUILDING ENVELOPE

PREMIUM TRADITIONAL, TRADITIONAL, ECONOMY TRADITIONAL, COURTYARD AND VILLA ALLOTMENT

BUILDING ENVELOPE (OMP)
PORTICO / OPEN ENTRY PORCHES ONLY

BUILT-TO-BOUNDARY LINE

BUILT-TO-BOUNDARY LINE (GARAGE WALL ONLY)

CLOSE-TO-BOUNDARY LINE (GARAGE WALL ONLY)

ALLOWABLE DRIVEWAY ACCESS

GARAGE LOCATION MINIMUM SETBACK TO GARAGE WALL, MINIMUM 500mm BEHIND FRONT BUILDING LINE (IF MORE THAN ONE ALLOWABLE DRIVEWAY ACCESS IS ACHIEVABLE, IDENTIFIES PREFERRED LOCATION)

GARAGE WALL SETBACK LINE

BUILDING ENVELOPE SETBACK TO WALL

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 15A AND STAGE 15C ONLY

AS CONSTRUCTED

EMPOWER

| | | |
|-------------|----------------------------------|----------------------------|
| | | <i>Chithu Balaji</i> |
| | | <i>Registered Engineer</i> |
| | | 25/9/2025 |
| | | 12732 |
| | <i>Date</i> | <i>Register</i> |
| 09/09/25 | <u>ENGINEERING CERTIFICATION</u> | |
| <i>Date</i> | | |

| | | | |
|----------------|--|-----------------------|---|
| <i>Client</i> | URBEX PTY LTD | <i>Datum</i> | |
| <i>Project</i> | THE RESERVE - STAGE 15A AND 15C | AHD | |
| <i>Title</i> | ACCESS AND BUILDING ENVELOPE PLAN | PSM 200645 | |
| | SHEET 2 OF 7 | RL 14.410 |  |
| | | (MGA) COORD | |
| | | | AS CONSTRUCTED |
| | | <i>Project No.</i> | <i>Drawing No.</i> |
| | | R00393-ABEP602 | 0 |

