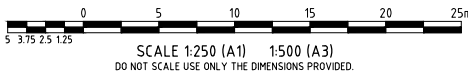


LEGEND

- 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



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
	x FOR NON ZERO LOT LINE BOUNDARY, SETBACKS ARE MEASURED TO THE OUTERMOST PROJECTION (OMP) – EXCLUDES GARAGE WALL SETBACK															
	xx OMP INCLUDES ARCHITECTURAL FEATURES SUCH AS PIERS, PYLONS, EAVES, ETC. NOTE – THIS IS A QUANTIFIABLE STANDARD THAT IS AN ALTERNATIVE PROVISION TO THE QDC, PART MP1.1, A1 (a), (b) AND (c), A2 (a), (b) AND (d) AND PART MP1.2, A1 (a), (b) AND (c), A2 (a), (b) AND (d). NON-COMPLIANCE WITH THIS PROVISION FOR A DWELLING HOUSE REQUIRES A CONCURRENCE AGENCY RESPONSE FROM TOWNSVILLE CITY COUNCIL.															
	EXCLUDES POOLS AND CLASS 10 BUILDINGS AND STRUCTURES (OTHER THAN RETAINING WALLS AND STRUCTURES). FOR REQUIREMENTS FOR POOLS AND CLASS 10 BUILDING AND STRUCTURES (OTHER THAN RETAINING WALLS AND STRUCTURES) REFER TO QDC.															
NOTES:																
#	MINIMUM SETBACK TO GARAGE WALL. FRONT GARAGE WALLS SHALL OTHERWISE REMAIN A MINIMUM 500mm BEHIND THE FRONT BUILDING LINE.															
(1)	REAR ALLOTMENT SETBACKS VARY BETWEEN 1.5m AND 3.0m DEPENDING ON THE LOCATION OF SEWER MANHOLES AND HOUSE CONNECTION POINTS.															
(2)	FRONT ALLOTMENT SETBACKS VARY BETWEEN 4.5 & 6.0m. REFER TO SITE SPECIFIC SETBACKS FOR INDIVIDUAL BUILDING ENVELOPES.															

PRIMARY OR SECONDARY FRONTAGE	COVERED CAR SPACE OPENING (S) PER STREET FRONTAGE
15m OR GREATER	6.0m WIDE MAXIMUM
LESS THAN 14.99m	SINGLE LEVEL: a. 6.0m WIDE MAXIMUM b. RECESSED AT LEAST 1.5m BEHIND THE MAIN BUILDING LINE WHERE: I. THE COVERED CAR SPACE HAS AN EAVE OF AT LEAST 450MM. AND II. THE DWELLING ESTABLISHES A PRIMARY STREET ENTRY OR DOMINATE STREET FACADE WITH SIDE ENTRY. DOUBLE LEVEL: 6.0m MAXIMUM AND RECESSED A MIN. 1.0m BEHIND THE FRONT WALL OR BALCONY OF THE UPPER LEVEL.
LESS THAN 12.49m	SINGLE LEVEL: a. MAXIMUM 50% OF THE FRONTAGE WIDTH (BEING THE FRONTAGE VEHICLE ACCESS IS FROM); b. RECESSED AT LEAST 1.5m BEHIND THE MAIN BUILDING LINE AND: I. THE COVERED CAR SPACE HAS AN EAVE OF AT LEAST 450MM. AND II. THE DWELLING ESTABLISHES A PRIMARY STREET ENTRY AND DOMINATE STREET FACADE. AND III. ESTABLISHES A MINIMUM OF TWO (2) DIFFERENT MATERIALS AND TWO (2) COLOUR SELECTIONS TO THE STREET FACING FACADE. AND IV. INCLUDES A MINIMUM 2.0m² WINDOW OF A HABITABLE ROOM, PRESENTING TO THE STREET FACING FACADE. AND V. A MINIMUM 2.5m² PORCH/ PORTICO. DOUBLE LEVEL: 6.0m MAXIMUM AND RECESSED A MIN. 1.0m BEHIND THE FRONT WALL OR BALCONY OF THE UPPER LEVEL.

SITE COVER

- SITE COVERS SYMBOL " " TO A MAXIMUM TOTAL SITE COVER OF 60% (EXCLUDES EAVES, SUN SHADING DEVICES, PATIOS, BALCONIES AND OTHER UNCLOSED STRUCTURES).

CAR PARKING SPACES

- TWO CAR PARKING SPACES ARE PROVIDED PER DWELLING.

GARAGE

- GARAGE AND CARPORT OPENINGS ARE IN ACCORDANCE WITH THE TABLE BELOW:

DRIVEWAYS

- DRIVEWAY CROSSOVERS ARE LOCATED IN ACCORDANCE THE SETBACKS & REQUIREMENTS OF ACCESS & BUILDING ENVELOPE PLANS.
- DRIVEWAYS DO NOT INCLUDE A REVERSING BAY, MANOEUVRING AREA OR VISITOR PARKING SPACES (OTHER THAN TANDEM SPACES) IN THE FRONT SETBACK.

WASTE

- EACH DUAL OCCUPANCY INCLUDES A BIN STORAGE AREA THAT:
 - IS NOT VISIBLE FROM PUBLIC AREAS OR SCREENED FROM PUBLIC AREAS;
 - HAS A MINIMUM AREA OF 1.0m X 2.0m;
 - IF LOCATED WITHIN THE GARAGE THE AREA MUST BE VENTILATED;
 - IF LOCATED WITHIN THE FRONT SETBACK MUST BE SCREENED.

CASUAL SURVEILLANCE

- DWELLINGS GENERALLY MUST ADDRESS PRIMARY FRONTAGES WITH A MINIMUM OF A WINDOW AND EITHER A FRONT DOOR OR PEDESTRIAN ENTRANCE. DWELLINGS ON CORNER LOTS MAY HAVE A FRONT DOOR ADDRESSING THE SECONDARY FRONTAGE BUT MUST STILL ADDRESS THE PRIMARY FRONTAGE WITH A WINDOW ON EACH LEVEL.

CORNER LOTS

- FOR CORNER LOTS, THE PRIMARY ROAD FRONTAGE SHALL BE CONSIDERED THE NARROW FRONTAGE ADDRESSING A ROAD.
- SETBACKS ON CORNER ALLOTMENTS SHALL ADOPT A MINIMUM 9.0m X 9.0m TRUNCATION BETWEEN THE PRIMARY AND SECONDARY FRONT BOUNDARIES PURSUANT TO THE QDC.

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

3	AMENDMENT TO VILLA LOT SIDE SET BACK	NC	LW	CH	CH	28/08/24	Registered Engineer
2	AMENDMENTS TO COVERED CAR SPACE OPENING TABLE	NC	LW	CH	CH	15/08/24	Date Register
1	MINOR AMENDMENTS	NC	LW	CH	CH	17/05/24	
0	AMENDMENTS TO STAGE BOUNDARIES	YL	YL	CH	CH	05/03/24	ENGINEERING CERTIFICATION
No.	Amendments	Drawn	Design	Design	Chk	Appd	Date
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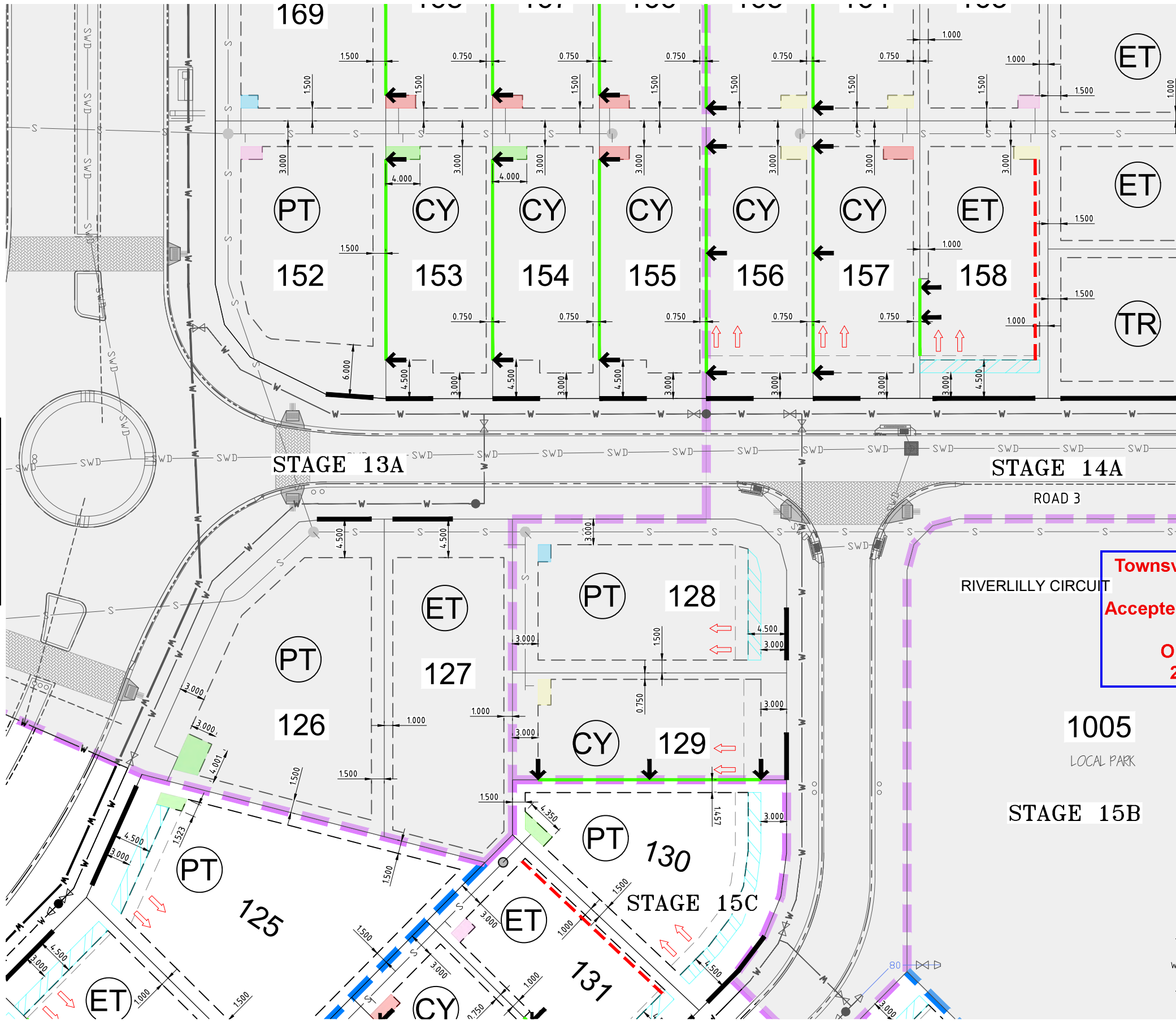


Client	URBEX PTY LTD	Datum	AHD
Project	KALYNDIA CHASE - PHASE 4 - THE RESERVE	PSM	200645
Title	ACCESS AND BUILDING ENVELOPE PLAN LOT DETAIL TYPE AND ALLOTMENT DEVELOPMENT REQUIREMENTS	RL	14.410
		(MGA) COORD	
		Project No.	B00393-ABEP00
		Drawing No.	
		Rev	3

JOINS DRAWING No. B00393-ABEP601

User: ETHAN SCHAFER File Name: S:\1026\data\MAN\2025\Y01\B00393_1131\1 CIVIL-DWG\14.4 AS CON\151 Stage 15a c\B00393-15a-ABEP

Plot Date: 12/09/2025 8:44:35 AM



JOINS DRAWING No. B00393-ABEP605

AS CONSTRUCTED

Registered Engineer				
25/9/2025				
Date				
12732				
Register				
ENGINEERING CERTIFICATION				
09/09/25				
Date				
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BUILDING SETBACK

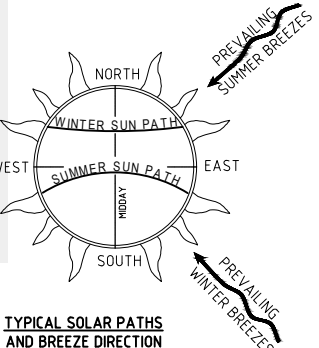
- DIMENSIONS SHOWN APPLY TO SINGLE STOREY (4.5m HIGH OR LESS) CLASS 1 BUILDINGS ONLY. THE PROVISIONS OF THE QUEENSLAND DEVELOPMENT CODE (QDC) OTHERWISE APPLY TO CLASS 1 TWO STOREY (4.5m HIGH OR MORE) BUILDINGS.
- THE PROVISIONS OF THE QDC APPLY FOR CLASS 10A BUILDINGS AND CLASS 10B STRUCTURES. EXCEPTING 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 MP1.1 AND MP1.2 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
 - 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
- PT TR ET CY V 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.

TYPICAL SOLAR PATHS AND BREEZE DIRECTION

Client	URBEX PTY LTD			Datum	AHD
Project	THE RESERVE - STAGE 15A AND 15C			PSM	200645
Title	ACCESS AND BUILDING ENVELOPE PLAN SHEET 2 OF 7			RL	14.410
				(MGA) COORD	
				Project No.	B00393-ABEP602
				Drawing No.	
				Rev	0

JOINS DRAWING No. B00393-ABEP602

JOINS DRAWING No. B00393-ABEP606

AS CONSTRUCTED

Registered Engineer
25/9/2025
Date Register

12732
Date Register

ENGINEERING CERTIFICATION

No. Amendments
Drawn Design Design Chk Appd Date

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BUILDING SETBACK

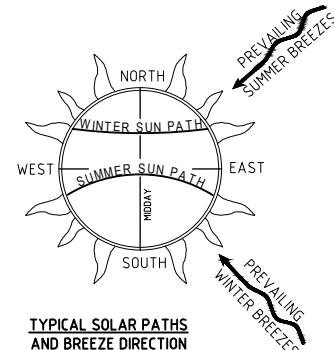
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- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP1.1 AND MP1.2 OF THE QDC.
- 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.
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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).

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)
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- BUILDING ENVELOPE SETBACK TO WALL
- PROPOSED SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN - uPVC
- PROPOSED WATER MAIN - POLY
- EXISTING WATER MAIN
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- EXISTING STORMWATER LINE
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.0m
- BUILDING ENVELOPE CUT-OUT 1.5m x 2.5m
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- BUILDING ENVELOPE CUT-OUT AS DIMENSIONED



NOTE:
THIS AS CONSTRUCTED CERTIFICATION IS RELEVANT TO STAGE 15A AND STAGE 15C ONLY.

Client
URBEX PTY LTD

Project
THE RESERVE - STAGE 15A AND 15C

Title
**ACCESS AND BUILDING ENVELOPE PLAN
SHEET 5 OF 7**

Date
**AHD
PSM 200645
RL 14.410
(MGA) COORD**

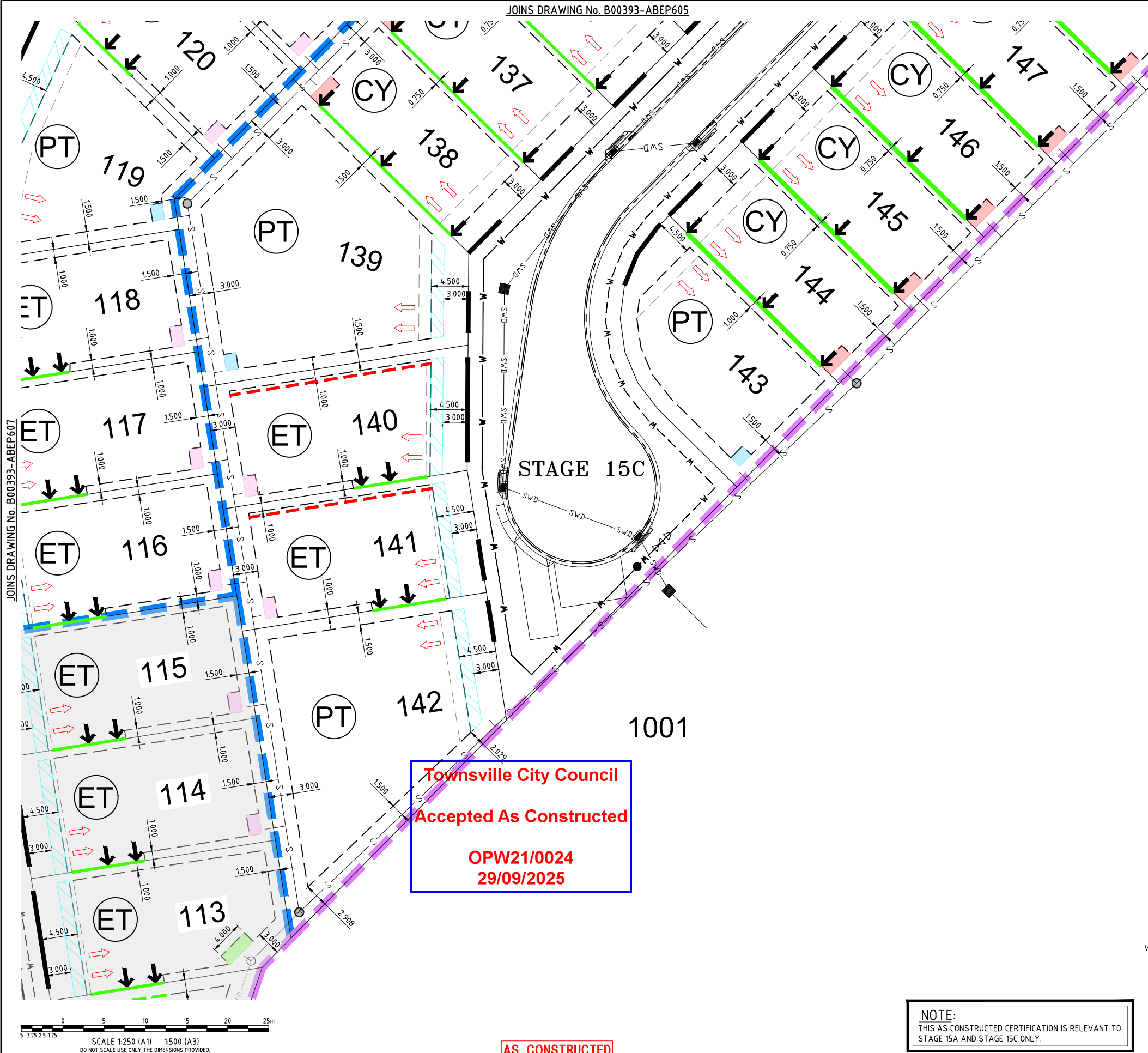
Project No.
B00393-ABEP605

Drawing No.
0

Rev
0



AS CONSTRUCTED



BUILDING SETBACK

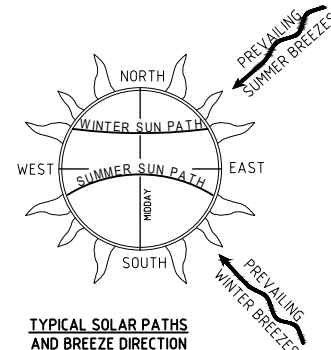
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- THE MAXIMUM LENGTH OF BUILT-TO-BOUNDARY WALL ON VILLA AND COURTYARD ALLOTMENTS SHALL NOT EXCEED 40% OF THE BOUNDARY LENGTH, WITH A MAXIMUM SINGLE WALL SECTION LENGTH NOT EXCEEDING 8.0m. ALL BUILT-TO-BOUNDARY WALL SECTIONS SHALL BE FOR NON-HABITABLE ROOMS ONLY. HABITABLE ROOMS SHALL OTHERWISE ADOPT A MINIMUM SETBACK COMPLIANT WITH SECTION A2 OF MP11 AND MP12 OF THE QDC.
- 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.
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 - 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);
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LEGEND

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

Registered Engineer
25/9/2025 12732
Date Register
ENGINEERING CERTIFICATION

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

EMPOWER

Client
URBEX PTY LTD
Project
THE RESERVE - STAGE 15A AND 15C
Title
**ACCESS AND BUILDING ENVELOPE PLAN
SHEET 6 OF 7**

Datum
**AHD PSM 200645
RL 14.410
(MGA) COORD**
Project No.
B00393-ABEP606
Drawing No.
0
Rev
0