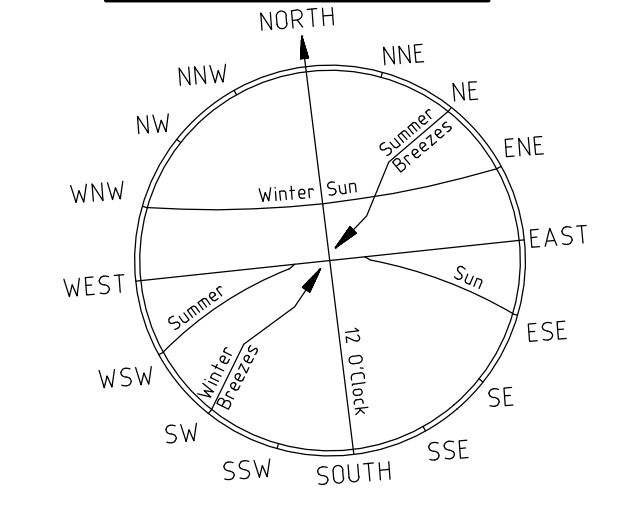


PLAN  
SCALE 1:500 @ A1

**CLIMATICALLY RESPONSIVE BUILDING DESIGN**



- THE FOLLOWING DESIGN PARAMETERS HAVE BEEN CONSIDERED DURING THE DESIGN PHASE OF PROPOSED DWELLINGS.
1. A BUILDING ORIENTATION THAT MINIMISES THE LENGTH OF EXTERNAL WALL AREAS THAT ARE EXPOSED TO SOLAR RADIATION.
  2. AN INTERNAL LAYOUT ENSURING THAT LIVING AREAS ARE PROTECTED FROM SUMMER SOLAR RADIATION (i.e. LIVING AREAS ORIENTATED NORTH TO NORTH-EAST AND SERVICE AREAS ARE ORIENTATED TO THE WEST AND SOUTH)
  3. BUILDING PROJECTIONS ARE USED TO MINIMISE SUMMER SOLAR RADIATION TO EXTERNAL WALLS (i.e. CARPORTS, LARGE OVERHANGS, EXTERNAL SCREENS ARE INCORPORATED THAT FULLY SHADE WESTERN AND SOUTH-WESTERN FACING EXTERNAL WALLS FROM SOLAR RADIATION.
  4. A BUILDING LAYOUT THAT MAXIMISES THE CAPTURE OF PREVAILING BREEZES (LIVING AREA WINDOWS AND DOORS ARE ORIENTATED TO THE NORTH-EAST, ROOM LAYOUTS AND INTERNAL ACCESS WAYS ARE DESIGNED TO MAXIMISE CROSS VENTILATION).

**LEGEND**

- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- WATER MAIN
- HOUSE CONNECTIONS (WATER)
- FH ● FIRE HYDRANT
- SIGNS
- GUIDE POSTS

**DRIVEWAY ACCESS ENVELOPE NOTES**

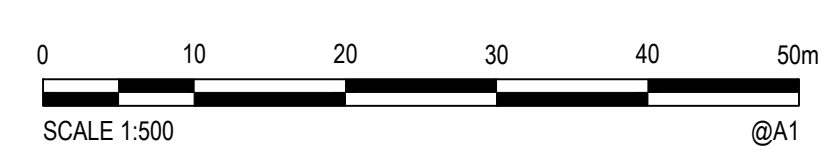
1. FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 5.0m CLEARANCE
2. ALL DRIVEWAYS REQUIRE A PERMIT TO CARRY OUT WORKS ON COUNCIL CONTROLLED LAND PRIOR TO CONSTRUCTION.
3. FOR CLEARANCES TO TELSTRA AND ERGON ENERGY INFRASTRUCTURE, REFER TO THE RELEVANT AUTHORITY.

**NOTES**

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

**BUILDING SETBACK NOTES**

1. DIMENSIONS SHOWN APPLY TO CLASS 1 BUILDINGS. FOR CLASS 10a AND 10b BUILDINGS, SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE QUEENSLAND DEVELOPMENT CODE (CHAPTER 12).
2. ALL SETBACK DISTANCES ARE TAKEN FROM THE OUTERMOST PROJECTION WHICH IS A DISTANCE MEASURED FROM THE EDGE OF THE FACIA BOARD TO THE PROPERTY BOUNDARY.



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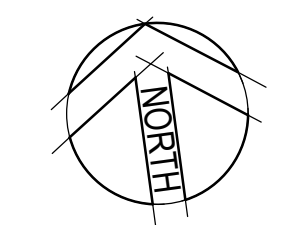
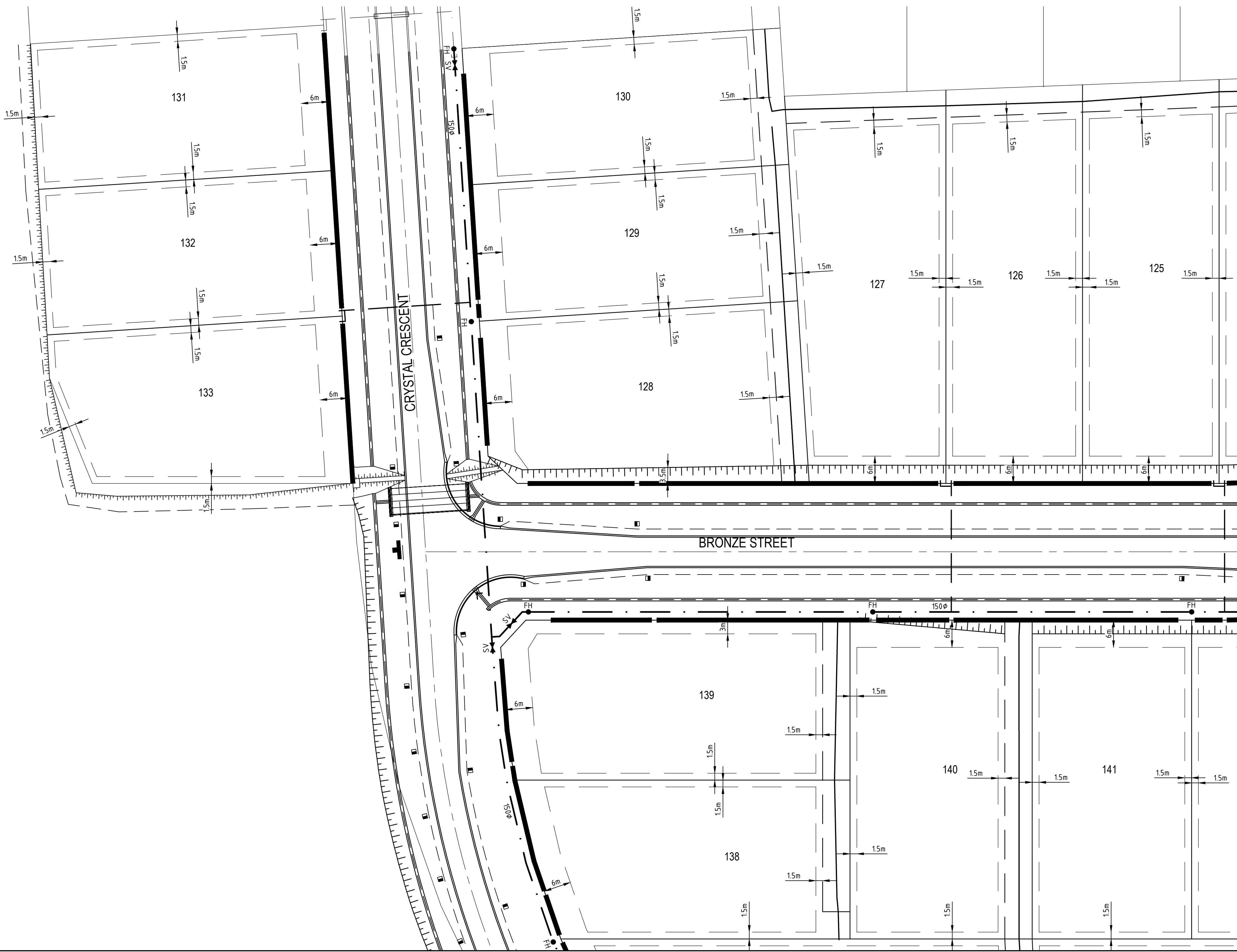
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Tel: 07 4772 1166 Fax: 07 4721 2508  
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Drawn	Date	Client
JD	20.10.2017	HOBSON CONSTRUCTIONS PTY LTD
Checked	Date	Project
JW	20.10.2017	MOUNT MARGARET, ALICE RIVER
Designed	Date	Stage
JN	30.10.2015	STAGE 5
Verified	Date	Title
MB	23.10.2017	BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN
Approved	Date	Sheet
M.BANCROFT	23.10.2017	SHEET 1 OF 3

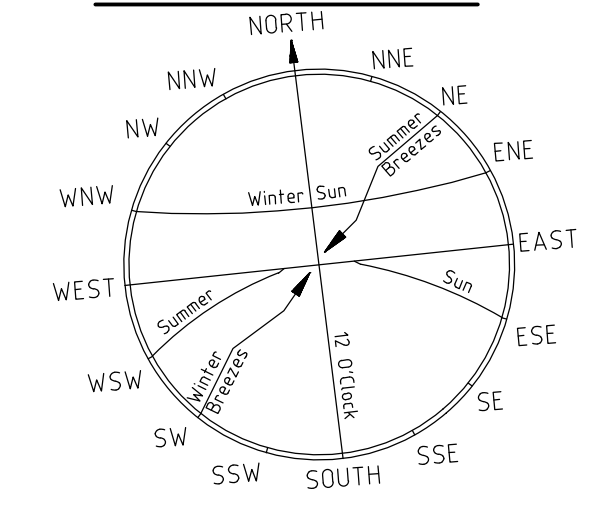
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Drawing Number			Revision
967192-CI-1518			A

Rev.	Date	Description	Des.	Verf.	Appd.
A	03.11.2017	AS CONSTRUCTED ISSUE	JD	MB	MB





**CLIMATICALLY RESPONSIVE BUILDING DESIGN**



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**LEGEND**

- BUILDING ENVELOPE
- ALLOWABLE DRIVEWAY ACCESS
- WATER MAIN
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- FH ● FIRE HYDRANT
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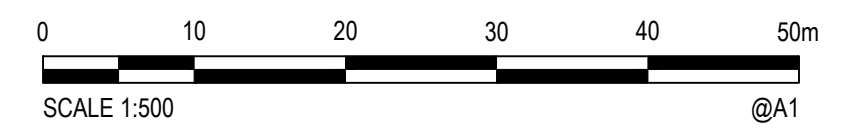
**NOTES**

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PLAN  
SCALE 1:500 @ A1



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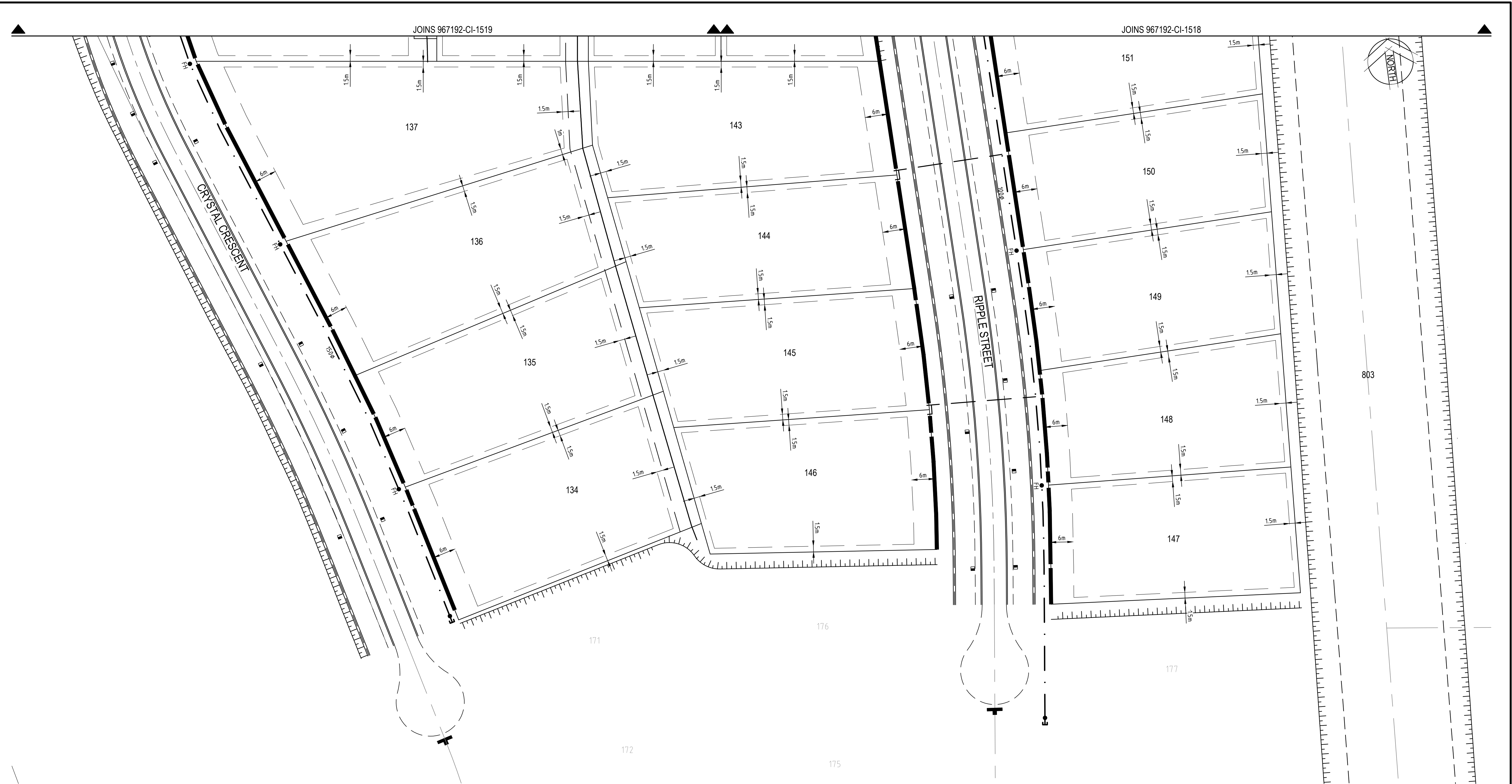
Drawn JD	Date 20.10.2017
Checked JW	Date 20.10.2017
Designed JN	Date 30.10.2015
Verified MB	Date 23.10.2017
Approved M.BANCROFT	Date 23.10.2017

Client	HOBSON CONSTRUCTIONS PTY LTD
Project	MOUNT MARGARET, ALICE RIVER STAGE 5
Title	BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN SHEET 2 OF 3

Status	AS CONSTRUCTED			
Datum	Date	Scale	Size	
A.H.D.	03.11.17	AS SHOWN	A1	
Drawing Number	967192-CI-1519			Revision
				A

Rev.	Date	Description	Des.	Verf.	Appd.
A	03.11.2017	AS CONSTRUCTED ISSUE	JD	MB	MB





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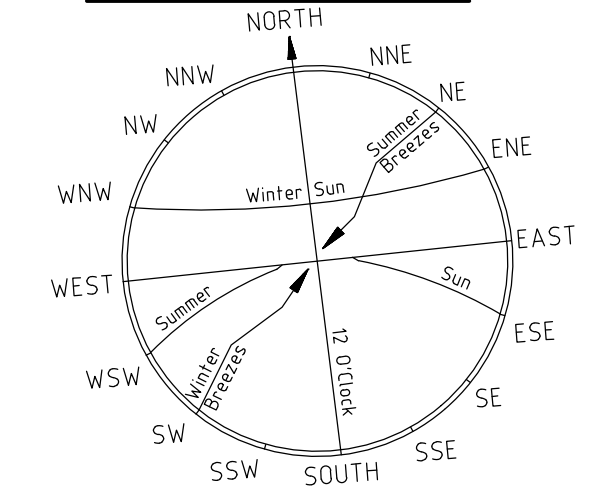
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PLAN  
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**LEGEND**

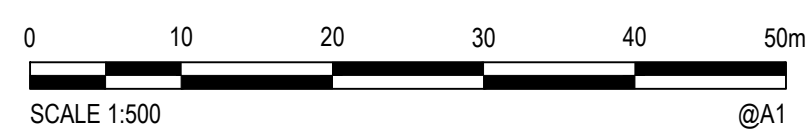
- BUILDING ENVELOPE
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Verified	Date	Title
MB	23.10.2017	BUILDING ENVELOPE AND DRIVEWAY ACCESS PLAN
Approved	Date	Sheet
M.BANCROFT	23.10.2017	SHEET 3 OF 3

Status			
<b>AS CONSTRUCTED</b>			
Datum	Date	Scale	Size
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Drawing Number			Revision
967192-CI-1520			A

Rev.	Date	Description	Des.	Verf.	Appd.
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